## Current Office Property Portfolio (REDACTED as marked *)

<table>
<thead>
<tr>
<th>Building</th>
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<th>Premises Related Budgets 2014/15</th>
<th>Current no of occupied Workstations</th>
<th>Additional Facilities (non-core office functions)</th>
<th>Specific Building Considerations</th>
<th>Alternative use / Considerations with estimated disposal/ redevelopment values</th>
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</table>
| Civic Centre      | Freehold              | 767,200                          | 480 (560 workstations in total)    | Reception, post room, data centre, print shop, committee suite & chamber, occupational health suite, secure strong room. | Grade 2 listed main entrance & foyer                                                        | • General office - £m*  
• Conversion into school.  
• Residential conversion - £k*  
(*source BNP Paribas appraisal) |
| Town Hall         | Freehold              | 696,100                          | 440 (500 workstations in total)    | Reception, CCTV suite & parking camera suite, Borough Control Centre, cash office for market traders             | Clock tower of particular local interest due to history of the town centre.                  | • General office - £m*  
• Residential - £m*  

As an alternative to selling, the Council could fund the conversion works and held the units as an investment then this could generate an investment value (NPV) of c£11.12m over 40 yr finance term.  
(*source BNP Paribas appraisal) |
| Roycraft House    | Freehold              | 657,900                          | 420 (480 workstations in total)    | Reception for Children’s Services / YOS, Contact Centre & 24hr Careline, Multi-Agency Safeguarding Hub.           | None                                                                                         | • General office disposal Em  
• Residential land value: £m  

As an alternative to selling, the Council could fund the conversion works and held the unit as an investment then this would site could generate an investment value of (NPV) of c£20m over a 40 yr finance term  
(*source BNP Paribas appraisal) |
| Frizlands Offices | Freehold              | 96,595                           | 70 (75 workstations in total)     | 24 hr access for noise & nuisance team                                                                         | adjacent to depot & civic amenity site                                                   | • Residential conversion (£k)*  
(*source BNP Paribas appraisal) |
| John Smith House  | Freehold – part leased to health provider | 82,362                           | 70 (all occupied)                | Reception for Housing Advice Service                                                                            | None                                                                                         | • Residential conversion (£k* –)  
(*source BNP Paribas appraisal) |
| Porters Avenue    | Leased from           | 152,600                          | 10 (all)                          | None                                                                                                           | Length of lease                                                                           |  


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<td>Pondfield House</td>
<td>Freehold – funded via the HRA</td>
<td>£478,900</td>
<td>175 (all occupied)</td>
<td>Building materials storage (contracted service), parking for housing repairs fleet.</td>
<td>None</td>
<td>To be retained</td>
</tr>
<tr>
<td>Maritime House</td>
<td>Leased until July 2015</td>
<td>£323,100</td>
<td>100 (150 workstations in total)</td>
<td>None</td>
<td>Building lease will terminate in July 2015</td>
<td></td>
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| The Foyer (Streetbase)  | Long lease from East Thames | £100,000                         | 55 (60 workstations in total)     | None (Learn-to-Live Resource Room separately located within the building)            | Rent free (service charge and other cost are LBBD) in respect of Council’s land contribution to the East Thames development | • Develop as a self-funding business centre \( ^{iii} \)  
  • Commercial letting (subject to landlords consent and market demand) |
| 90 Stour Road            | Freehold & vacant           | £190,000                         | 0                                 | None                                                                                  | None                                                                                             | • Included within the Becontree Heath estate regeneration plans  
  (no budget for demolition).  
  • Could be leased commercially in the interim. |
| 2 Stour Road             | Freehold & currently partially vacant | £105,000                         | 20 (all occupied)                 | Public access for family group conferencing.                                        | None                                                                                             | • Included within the Becontree Heath estate regeneration plans.  
  • Capital budget exists to demolish |
| **TOTAL**                |                              | £3,649,757                       | 1,840 occupied workstations (2,100 in total) |                                                                                        |                                                                                                  |                                                                                  |

\(^{i}\) Includes 33% of Facilities Officers costs  
\(^{ii}\) No specific premises budget but funded from the Children’s Services service budget for 14-19 provision  
\(^{iii}\) Option to be included with draft Cabinet Report regarding future of Braking Enterprise Centre (which has a waiting list of tenants)  
\(^{iv}\) 90 Stour Rd included within current savings and presently showing as a cost pressure within Environmental Services  
\(^{v}\) 2 Stour Rd included within current savings and presently showing as a cost pressure with Environmental Services