

APPENDIX E – SITE FEASIBILITY REPORT

Executive summary

Current service locations

The current locations hinder the development of modern, efficient services. Issues (Chapter 2) include:

- No room for expansion of accommodation at Ruthin Gaol.
- Grade II listed status could restrict options for future development of the existing accommodation
- Accommodation that was designed for an entirely different purpose and thus stifles service development
- Collection storage is full
- Reliance on air conditioning to achieve required environmental conditions in much of storage areas
- Very limited public amenities at Ruthin
- Undermines the public awareness of the services
- Inefficient sites which undermine the efficient use of the small staffing complements

Ruthin Gaol and The Old Rectory are not fit for purpose in the long term. They are adapted buildings that restrict service development and build significant inefficiencies into service delivery. A specifically designed new, energy efficient building would provide a more viable service, economies of scale through pooling staffing and resources, a much more attractive civic amenity and the facilities to provide a service tailored to wider audiences that delivers on-site, off-site and remote services.

Assessment of six potential sites

The proposed sites for a new building have been assessed. The summary of the findings is as follows. Note that in this summary the building cost is for a building designed on Passivhaus principles and containing all the areas identified in the space brief (i.e. both mandatory and optional) at 2017 costs and is purely an indicative guide. The full costings in Appendix 3 provide for costings at 2017, 2020 and 2022 prices for both mandatory only and mandatory plus optional spaces.

	Total cost 2017 prices	PD5454 audit score	Public service venue score	Site availability	Other factors
Greengates Farm	£10.1mn for building + £0.588mn site preparation	95%	29%	Dependent on development of business park for which there is no timeline	
43 Canol Y Dre	£10.3mn for building + £0.723mn for site preparation	75%	54%	Available immediately	Room for expansion in future
Old Abattoir Site	£10.1mn for building + £0.603mn site preparation	65%	37%	Available immediately	
Corporate Store refurbishment	£6.5mn for building + £0.163mn site preparation	65%	40%	Would require rehousing of existing services at potentially significant costs	Not Passivhaus or bespoke so considerably lower quality option.
Flint Mountain Primary School	£10.3mn for building + £0.681mn site preparation	95%	43%	Immediately available	Residential neighbours who may have concerns over large facility
Theatr Clwyd	£10.1mn for building + £0.347mn site preparation	80%	82%	Feasibility study currently under way for theatre redevelopment	