

	APPENDIX 3			
LOCATION	Prestatyn, 6-8 NHR	Prestatyn, Ty Nant	Rhyl, Russell House	Rhyl, 64 Brighton Road
GROSS FLOOR AREA sq m	1304.25	944.88	2727.81	2846.43
STAFF CAPACITY IN LINE WITH H&S SPACE STANDARDS	159	76	360	423
ACTUAL STAFF OCCUPANCY	31	57	190	238
ANNUAL RUNNING COSTS (2011/12)	£36,771.98	£88,558.44	£192,186.61	£212,437.13
BACKLOG MAINTENANCE	£93,214.77	£42,531.80	£105,741.12	£332,540.32
ANNUAL RUNNING COST PER HEAD OF STAFF	£1,186.19	£1,553.66	£1,016.86	£892.59
STRATEGIC CONSIDERATIONS	<p>The main building is old and there are recurring problems with the roof and adjoining parapet walls which allow frequent ingress of water. The layout above ground floor level is not suitable for a modern office environment and remodelling would be uneconomic due to the limitations of the structure and multiple changes in floor level. Prestatyn Town Council would like to preserve the Mayor's Parlour and civic meeting rooms on the first floor but these have limited use for the County Council. There is some third party occupancy with additional NCO occupation by NW Police. However, the building would require onerous levels of investment to merit consideration as an income generator. The building occupies the North West corner of a larger County owned site which could, as a whole, represent further significant development opportunity within Prestatyn. Due to the third party occupation and partial utilisation as a day care centre, vacation of this building is deemed less straightforward than Ty Nant in the short term.</p>	<p>The building is relatively new being completed circa 2000. As an office building, the layout is inefficient with approximately 46% of the gross floor area utilised for office space, although it is recognised that there are two relatively large meeting rooms on the ground floor and substantial customer facing areas in the entrance lobby (which are questionable given the buildings current service occupancy). The structure would allow remodelling and in terms of maintenance backlog and thermal efficiency is arguably one of the best in the corporate office portfolio. However, the need for a corporate office building of this size in Prestatyn is questionable and this needs to be balanced with the potential to release a larger site for development. There has been leasehold interest from a third party which could generate income in the short-medium term if the building is vacated. Due to the relatively small occupancy numbers, the building is considered relatively easy to vacate without major investment elsewhere.</p>	<p>The building is located close to the Town Centre of Rhyl and currently has a customer facing reception serving Revenues & Benefits needs. The building has a basement area which, while useable, is heavily reliant on mechanical services for maintaining a habitable environment. The structural integrity relies on internal loadbearing walls which limits remodelling to some degree. Despite having a fairly high backlog maintenance requirement, the structure is sound, the external envelope is in good order and the building should be servicable for a period in excess of twenty years. Due to the number of staff accommodated, investment would be required elsewhere to provide alternative accommodation.</p>	<p>The building is currently leased by the Council from a private landlord. The term of the lease has expired and the Council is currently "holding over" until a clearer position emerges in terms of the long term proposals for office accommodation in the North. The building is close to Rhyl Town Centre and has secure customer facing facilities. Investment is required to modernise the building, particularly in terms of environmental comfort, which would form part of negotiations with the landlord for a medium term lease. There is also the potential for the Council to declare interest in the freehold if proposals for a new office building prove unviable at this time. The Council has ownership of adjoining land which could realise a capital receipt in the event that the building becomes surplus to requirements. Due to the number of staff accommodated, investment would be required elsewhere to provide alternative accommodation.</p>