

## FINANCIAL APPRAISAL

## Wingfield Street and Westminster Place Refurbishment

	A	B	C	D
1	<b>SUMMARY OF OPTIONS - Figures in brackets are net incomes, all others are net costs</b>	Total capital cost for PCC - Housing Investment Programme	Total revenue effect over 30 years	Net Present Value
		£ million	£ million	£ million
2	Option 1 - Concrete repairs, Improvements, Decoration and Cladding	£2.13	£0.08	£2.12
3	Option 2 - Concrete repairs and Decorations - includes remedial works every 10 years	£2.73	£0.07	£2.30

**NOTES****Option 1 is the preferred over option 2**

The works will ensure the structural integrity of the blocks, thus maintaining lettable assets for PCC.

The works will improve the living environment for residents whilst also reducing ongoing repair costs.

Fire Safety Works to comply with legislation.

The project will improve the visual appearance of the blocks, in turn improving the external environment for residents

The works will help to contribute to PCC Corporate Priority 6 – “Increase availability, affordability, and quality of housing”.