

St Clares Court - remain the same or rebuild

	A	B	C	D
1	SUMMARY OF OPTIONS - Figures in brackets are net incomes, all others are net costs	Total capital cost for PCC - Housing Investment Programme	Total revenue effect over 30 years	Net Present Value
		£ 000	£ 000	£ 000
2	Option 1 - Do nothing - continue to use and maintain St Clares Court in its existing configuration	0	(1,935)	(1,414)
3	Option 2 - Rebuild and modernise St Clares Court. Fewer overall units, but more flats rather than bedsits, leading to increased occupancy	1,438	(4,509)	(1,517)

NOTES

Option 2 is the best option, as it provides decent homes for residents, reduces void losses, and is overall saves the HRA more money than Option 1