

Site of old Forfar Academy, Taylor Street, Forfar – Options Appraisal

Description of option	Advantages	Disadvantages	Cost benefit analysis and triple bottom line appraisal	Rank in order of preference
Status Quo (Do nothing)		<ul style="list-style-type: none"> • Site will continue to need to be maintained including rates and security costs; • Inefficient use of council resources. 	<ul style="list-style-type: none"> • Ongoing revenue costs 	4
Appropriation to Housing Revenue Account (HRA)	<ul style="list-style-type: none"> • Provides affordable housing • Delivers the Council's Strategic Housing Investment Plan (SHIP) 		<ul style="list-style-type: none"> • Council's General Fund would benefit from a £736,000 capital receipt • Council General Fund makes revenue savings from releasing maintenance liabilities to the HRA • Significant Capital Investment and potential to secure external funding from Scottish Government 	1
Lease of Property	<ul style="list-style-type: none"> • Rental income • Council's General Fund revenue savings from 	<ul style="list-style-type: none"> • Timescale to let and potential future periods without tenant • Marketing costs 	<ul style="list-style-type: none"> • Lack of capital receipt • Marketing costs • Ongoing liabilities 	3

	releasing maintenance liabilities to the tenant	<ul style="list-style-type: none"> Property returns to council at some point in the future for re-leasing or disposal 		
Sale of Property	<ul style="list-style-type: none"> May generate a greater capital receipt albeit reduced by marketing costs and interim revenue costs 	<ul style="list-style-type: none"> May not generate a greater capital receipt Lack of certainty about timing of sale and future use of the site 	<ul style="list-style-type: none"> Marketing costs Ongoing revenue costs ahead of sale Unknown capital receipt 	2