

APPENDIX 8 – COUNCIL BUILDINGS CONSIDERED

LOCATION	REASON FOR DISCOUNTING	EXPLANATION
19 PROPERTIES IN ROYSTON	These properties are held on long leases, which the Council would wish to honour. Even if the Council were to explore these properties it would be difficult to negotiate a surrender.	The buildings are situated in the industrial area and consist mainly of larger industrial buildings. Royston is on the edge of the Council's district and is not perhaps as convenient as other locations.
CHURCHGATE SHOPPING CENTRE	Most of the shop units apart from the Iceland Unit mentioned in the report are too small to be considered.	The Churchgate Shopping Centre will be redeveloped
LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT	The museum storage facility would be an inappropriate use on these sites.	The returns from housing coupled with our targets under the Local Plan for additional dwellings means that these areas of land have not been considered.
OTHER PROPERTIES IN BURY MEAD ROAD, HITCHIN	The other properties in Bury Mead Road are let on long leases.	The Council would wish to honour the existing leases in place but even if this was not the case, the Council would need to negotiate a surrender of existing leases and lose the income currently generated from those properties. In addition, none of the properties would appear to be suitable for the museum storage facility.
10 PROPERTIES IN BLACKHORSE ROAD, KNAPP CLOSE & FLINT ROAD, LETCHWORTH GARDEN CITY	These properties are held on long leases which the Council would wish to honour, and even if this were not the case, it would be difficult to negotiate a surrender although it may be possible to negotiate a lease of a building on one of the sites.	The properties are held on long leases which the Council would wish to honour and the buildings situated on them are in the main unsuitable for the museum storage facility. The only site where it may be possible for us to rent a building from the long

		leaseholder is Site 8 Blackhorse Road, LGC where there is a dilapidated office building known as UMO house.
TOWN HALL, LETCHWORTH GARDEN CITY	This property is let and income producing.	The Council would wish to honour the existing lease agreements in place, and even if this were not the case, the Council would need to negotiate a surrender of the lease and lose the income currently generated from this property plus the property is not really suited to museum storage.
MISCELLANEOUS PROPERTIES	Football ground, former toilet blocks, Community Centres, Scout Huts, Childrens Nursery, car parks, BP petrol station, garden land, Bury Mead Waste facility, Royston Town Hall annexe, Brotherhood Hall, Letchworth, licences of access roads, and properties under 1,000 sq ft (92.9 sq m)	These properties are not suitable for the museum storage facility