Augarde & Partners

Guide to options appraisal

Jan 2025

Introduction

Options appraisal commissioned by Council

- Why? - Community Centre is under-used, doesn't work well, and loses money every year, so its future is uncertain.

- What? We will explore ways the council can rethink the space to make money that will continue to subsidise community activities.

Our process:

- Input from a range of stakeholders
- 3 workshops with users + providers
- Technical, context, funding and design considerations

→ All help us develop a community brief that feeds into the options.

What is an options appraisal?

Design options usually include different levels of intervention and investment. They should all:

- Optimise the space
- Be sustainable
- Have positive impact

Options

1. Light touch / low intervention “early wins”: focus on users’ immediate needs

2. Medium, e.g. façade & outdoor space plus internal changes to improve flexibility + access and accommodate wider future uses.

3. “Radical” i.e. major redevelopment

What informs these options?

1. **Project aspirations + identity**: Who, what, themes, geography, now & future, objectives
2. **Wider context:** General uses, demand, gaps, partners, activities
3. **Specific uses:** internal and external
4. **Technical**: Environmental, planning, Facilities & Maintenance (FM), safeguarding, access, utilities, performance
5. **Operations/ viability/ costs:** Costs (revenue + capital), funding sources, cross-subsidy, operators

How can you inform the Centre's future?

Think about how it can benefit or impact on the community over the short and long term.

1.Big picture: What are your & the community's future needs?
What will the centre be like in 5 – 10 - 20 years…?

2. Specifics: How could the building work better for you + all users?

- "Adjacent" or supporting uses – e.g. café / IT space / soft-play?
- Access – people, vehicles, needs
- How you move through the space and how that could improve?
- Visibility – what uses would benefit from a street presence?
- Any other facilities that would benefit

Questions