**GBC & Days Field Options**

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| **Options** | **Comments** |
| 1. a. As per outline proposal - a centre for tourism to highlight the environment, plus conference centre, community room hire etc. Like the C.A.T. centre in Wales.

b. Locate a tourist/leisure/hospitality-based enterprise to take a lease on the whole centre. | 1a. Refurbishment Building costs would need to be funded: BDC/NCC/LEP??Who would manage the centre?1b. Could there be possible options not yet sourced? No one came forward to buy from Breckland in 3 years.  |
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| 1. a. Parkwood Holdings occupy the ground floor as the anchor attraction, the upper 2 floors could be utilised for Sports & Leisure related activities and/or conference facilities. See activity suggestions.

ORb. Vertical Division of the building, so that one half has 3 floors all Sports and Leisure related and the other half Town Hall/Museum and conferencing.ANDc. The outside areas could be used for further Sports, Leisure and Wellbeing activities, including using the SP Land. All these activities can be on an ‘as and when’ basis and would be commercially rented, not managed. See activity suggestions. | 2a. Would Breckland/Parkwood or ANO fund this enterprise?2b. As above, would need funding; costs expected to be higher if vertically divided.2c. Outside areas could be let out, following allocation of space that is required for the different activities and sports e.g. Astroturf Pitch, field tracks. |
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| 1. a. Using the same scenario as point 2, part of the land could be used for Commercial Business Units, with a drive through to the SP Land as a Sports/wellbeing area.

OR b. Could Sell off part of the land for Commercial use, which could include Swimming Pool Land (if not restricted). | As point 2c, allocation and subdivision of land required. Architect with specialism in Sports and Leisure.3b. An option to bring in income for a contribution to the refurbishment of the GBC Building. |
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| 1. a. Do the Swap and put up for Sale again?

b. Demolish the building and sell as commercial land | 4a. How long would this take; would you sell as land only or market the building as well? Agents fees to consider.4b. Valued at £1.75M with GBC freehold.Cost of demolishing high £300,000, which reduces the revenue; commercial land is a lower value than residential.Need estimate for use as commercial land only.N.B. The Swimming Pool Land valued at £17500 as agricultural land - £7300 per acre. |
| **Days Field** |
| 1. Sell for residential housing. Outline Planning already been renewed
 | What would STC use the monies for?Value with OPP - £775,000 (£155,000 per acre).What facilities are required other than Sports and Leisure? |
| 1. Open options from previous debates in 2018
 | Previous debates for Days Field, not popular with residents. |

**Costs known to date**

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| **Company/organisation** | **Date** | **Cost £** |
| Replacement glass panes  | 2019 | £200,000 per pane grid. |
| Conditions survey Daniel Connal Partnership | August 2013 | £52,730 |
| TK Drake Electrical works |  |  |
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