IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives (delete as appropriate):	Priority 3 – Enable a flourishing local economy
Consultation:	This report has been prepared for the Financial Sustainability Committee
Legal:	Contained in the report
Financial:	This investment helps assist with the future revenue income to the Council. The other finance and property implications are contained in this report.
Human Resource:	N/A
Risk Management:	The opportunity – potential investment income – is set out in the main report but risks include downturn in the economy. The site contains a number of reputable businesses. The property is situated in a low to very low river flood risk zone and borders a medium to low surface water flood risk zone. The tenant is to remain responsible for buildings insurance but future leases could change. (Evidence of adequate buildings insurance should be provided by the tenant.) The current flood risk would not cause difficulties at present were the council required to arrange insurance cover. Construction materials and methods, alarm status etc will be determined during survey. Claims history generally is unknown and should be sought from the tenant. In the past 18 months the following crimes have been reported in or near the area, presumably due to its location near the town centre: Building

	damage 2. Theft of / from property 3. Bike theft 4. Vehicle crime 4. Violence / sexual assault / public order 19.
Health and wellbeing – issues and impacts:	N/A
Equality, diversity and human rights considerations, and whether Equality Impact Assessment required:	N/A
Environmental Sustainability	The building is of modern construction, less than 20 years old. The EPC score is good and in line with similar modern construction office buildings. The building has a pitched roof with half south facing, which assists in the possibility for future solar panel improvement/investment.