



Report to: Cabinet Meeting - 21 April 2026
 Portfolio Holder: Councillor Lee Brazier, Housing
 Director Lead: Suzanne Shead, Housing, Health & Wellbeing
 Lead Officer: Clare Barlow, Senior Housing Options Officer

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Options Appraisal for Temporary Accommodation in Ollerton
Purpose of Report	To set out options for the temporary accommodation site at Wellow Green, Ollerton and secure support for the future of the site.
Recommendations	<p>It is recommended that Cabinet:</p> <p>a) approve the refurbishment of Wellow Green as the preferred option and add £536,000 to the Capital Programme in 2026/27 financed by the Homelessness reserve; and</p> <p>b) that as part of LGR transition work, the Director - Housing, Health & Wellbeing impresses on future partner Councils this Council's priority to identify a suitable site for new temporary accommodation and report back on progress to Cabinet.</p>
Alternative Options Considered	<ul style="list-style-type: none"> • New build temporary accommodation – not viable • Disposal – viable but discounted • Use of Local Authority Housing Fund properties – viable but discounted • Use of Housing Revenue Account stock – viable but discounted • Purchasing on open-market – viable but discounted

<p>Reason for Recommendations</p>	<ul style="list-style-type: none"> • Refurbishment provides the most affordable, proportionate and deliverable option. • The refurbishment directly responds to resident feedback and improves the quality of housing, supporting the Community Plan commitment to improving wellbeing, safety and housing standards. • Aligning with Mansfield’s emerging Temporary Accommodation (TA) approach contributes to stronger partnership working and more consistent service delivery across the future unitary footprint, reinforcing the Community Plan’s priority of collaborating effectively across localities.
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1.0 Background

- 1.1 Wellow Green is a General Fund Temporary Accommodation (TA) site situated off Newark Road in Ollerton. Built in 1987 using traditional construction methods, the site features ten two-bedroom bungalows, an office, a garage, four parking spaces and a play park. These are used to accommodate homeless households under the Housing Act 1996, as amended by the Homelessness Reduction Act 2017.

- 1.2 In addition to Wellow Green, the Council owns twenty TA units at Alexander Lodge, Newark (ranging from one to three-bedroom units). This is a new build development which opened in 2024. The Council also owns six one-bedroom bungalows at Northgate, Newark considered fit for purpose, which had significant investment prior to the Council purchasing them in 2021. Both sites offer safe and cost-effective accommodation. All three sites are standard TA sites, with 6 units at Alexander Lodge being specifically reserved for accommodating rough sleepers under the Next Steps Accommodation Programme (NSAP).

- 1.3 Located near the village of Wellow, Wellow Green is approximately 1.5 miles from its closest amenities in Ollerton such as shops and a GP surgery. Although this distance can pose some challenges for families with young children and individuals with mobility issues public transport is available via the Notts on Demand bus service (the closest bus stop is a short walk away from Wellow Green). The distance of the local amenities from the site location is equidistant as Alexander Lodge is from its essential amenities.

1.4

Figure 1: The current layout of Willow Green and its architectural design.



1.5



Figure 2: A map showing the proximity of Willow Green to essential services

1.6

Over the past 12 years, nearly £100,000 has been invested in capital improvements across all ten properties. This includes new windows, new doors, electrical rewiring, upgraded heating and refurbished kitchens and bathrooms to align with the Decent Homes programme. Notwithstanding this the EPC ratings for all 10 properties remain either E or F. A key limitation of the heating is that there is no mains gas to Wellow, meaning that the heating and hot water rely on electric radiators and immersion heaters, with residents reporting average electricity costs of £80/week in winter and

£30/week in summer, creating significant financial strain on the occupants. Only minor maintenance, such as external painting, replacing the store doors and electric fires are scheduled over the next few years as part of the cyclical maintenance programme.

- 1.7 The site is in a mobile signal dead zone for the majority of providers leaving some residents digitally excluded and unable to reliably access phone or online services which poses barriers to daily life and support, particularly for vulnerable households.
- 1.8 Feedback received from residents highlighted poor mobile phone signal, a lack of CCTV for safety and expensive electricity costs.

Occupancy and Demand

- 1.9 As energy costs at Wellow Green are high, especially during the winter, many households on means tested benefits find them difficult to afford. Prospective residents are advised before moving in about the likely electricity costs so they can make an informed choice between taking temporary accommodation at Wellow Green, where they would pay for their own electricity, or at a Newark based site, where electricity costs are included in the service charge. This choice means fewer people opt for Wellow Green, and its occupancy remains relatively low.

1.10

	Wellow Green	Alexander Lodge	Northgate
2023/24	61%	N/A	79%
2024/25	55.7%	69%	59% (low occupancy due to major works voids)
2025/26 (Q1 & Q2 only)	66.13%	69%	69.5%

Table 1: Occupancy rates across sites

- 1.12

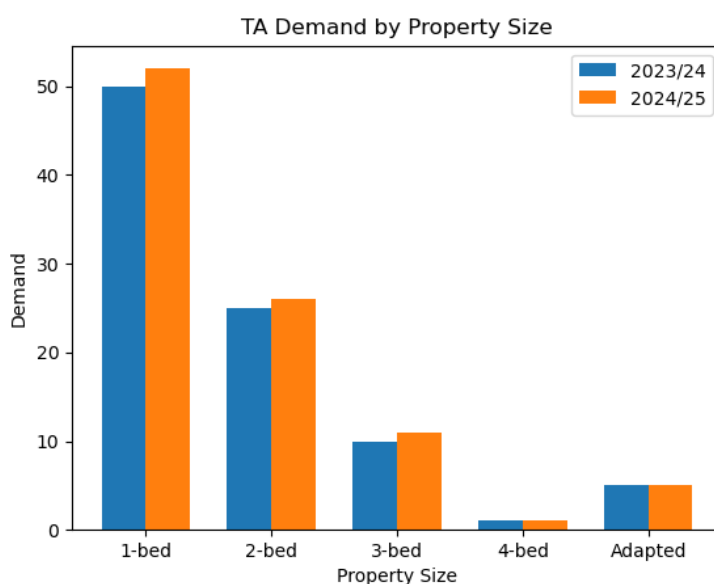


Figure 3: Bar chart showing TA demand by property size for the years 2023/24 and 2024/25.

1.13 This data clearly shows that demand is highest for one- and two-bedroom TA units. This aligns with both the Council’s adoption of the *No Second Night Out* model for rough sleepers and an increase in single vulnerable adults eligible for TA under s188 of the Housing Act 1996. Under *No Second Night Out*, the Tenancy Support team works with rough sleepers placed at the NSAP units at Alexander Lodge to develop tenancy-readiness, with placements lasting up to two years.

1.14 The following table shows the current occupation and service charges for TA across the district.

	Occupation Charge	Eligible (for Housing Benefit) Service Charge	Ineligible (for Housing Benefit) Service Charge	Total Weekly Charge for the accommodation
Wellow Green - (2 bed)	£142.49	£38.41	£5.25	£186.15
Alexander Lodge - (1 bed)	£87.16	£150.43	£19.23	£256.82
Alexander Lodge – (2 bed)	£95.78	£150.43	£19.23	£265.44
Northgate - (1 bed)	£88.96	£125.28	£19.66	£233.90

1.15 The Council also owns 14 two- to four-bedroom homes acquired through the Local Authority Housing Fund (LAHF). Per the initial guidance, these homes may be reallocated to address wider homelessness responsibilities once the initial eligible cohort's needs are met. The first residents moved into these properties about two years ago so now is a timely opportunity to review the potential future arrangements of these homes.

1.16 Given its high operating costs and ageing infrastructure, it is now the time to consider the future of Wellow Green. The following section considers a range of options; from redevelopment to full disposal, to ensure the site’s future delivers better value for residents and the Council, particularly considering the potential impact of Local Government Reorganisation

2.0 Proposal/Options Considered

2.1.0 The option to take no action is not considered viable, as the site is currently not fit for purpose.

2.1.1 Option 1 – Refurbishment for continued use as temporary accommodation

2.1.2 Refurbishing Wellow Green would modernise the site to meet current expectations for energy efficiency, safety, and resident wellbeing. Works would address poor thermal performance, high utility costs and digital exclusion.

- 2.1.3 Proposed upgrades would include new heating systems, insulation, external wall improvements, solar panels with battery storage, alongside internal works such as new kitchens, bathrooms, and flooring. It is likely that not all properties will require the same amount of investment, as one of the units was fully refitted via an insurance claim a few years ago.
- 2.1.4 The Corporate Property team have estimated the cost of refurbishment to be £528,000 (including a 10% contingency budget). Additional costs include the installation of CCTV, estimated at £4,000–£5,000 and 4G signal boosters to improve digital connectivity, estimated at approximately £3,000.

Item	Unit Cost	Total Cost
Upgrade all units to same standard	£48,000 per unit + 10% contingency	£528,000
Installation of CCTV	Fixed Cost	£5,000
4G boosters	Fixed Cost	£3,000
Total Project Cost (estimated)		£536,000

Table 2: Total estimated cost of refurbishing Wellow Green.

- 2.1.5 In 2024–25, Wellow Green generated total income of £40,500, comprising approximately £31,000 in rent and £9,500 in service charges, with operating costs around £11,000. Based on the Alexander Lodge 2-bed charging model and applying a 55.7% occupancy rate, income would have been an estimated £63,871. As the Facilities Site Supervisor now oversees all three temporary accommodation sites, a full-service charge review is scheduled for 2026/27, to ensure a fair and consistent charging approach across the three TA sites.
- 2.1.6 Following the 12 June 2025 Spending Review, MHCLG announced £950m in capital via Round 4 of the Local Authority Housing Fund which was available for Councils to apply for to increase the supply of higher-quality TA. This funding has now been allocated to eligible authorities, with the remaining unallocated monies available via expressions of interest. Due to the funding constraints the Council chose not to submit an EOI.
- 2.1.7 To facilitate these works there would need to be a phased programme, closing 50% of the scheme which would reduce available TA provision whilst refurbishment is undertaken. It is estimated that delivering the works to 50% of the site would take approximately 12 weeks.
- 2.1.8 Refurbishing Wellow Green provides the most balanced and sustainable approach to meeting temporary accommodation needs within the Sherwood area. It allows the Council to modernise the existing asset, deliver modern and energy-efficient homes, significantly improve EPC performance, reduce resident energy costs, and enhance safety through CCTV. It also offers an opportunity to address digital exclusion — all issues raised directly by residents and evidenced through site data — while retaining Wellow Green within the temporary accommodation portfolio at a time when maintaining Sherwood-side capacity is crucial. CCTV installation at Wellow Green would be integrated into the Council’s corporate CCTV system, ensuring monitoring, data storage and access are managed in line with the Council’s approved CCTV Policy.

- 2.1.9 This option also aligns with wider regional direction. Mansfield District Council is currently progressing a similar refurbishment programme at Tideswell Court, reinforcing refurbishment as the emerging TA model across the area. Choosing to refurbish Wellow Green strengthens consistency of approach across the future unitary footprint, supports smoother cross-district homelessness pathways, and ensures we enter Local Government Reorganisation with a modernised, fit-for-purpose asset. For these reasons, refurbishment is the preferred option and recommendation.
- 2.1.10 The Council currently holds £833,334 in homelessness reserves. For 2026/27, the Council has been awarded an additional £652,410 through the Homelessness, Rough Sleeping and Domestic Abuse Grant from MHCLG. After accounting for all committed and potential expenditure for 2026/27 and allowing for a substantial contribution from reserves towards the refurbishment, it is projected that more than £250,000 will remain available within the reserves. This residual funding can be directed towards homelessness prevention initiatives over the following three years.
- 2.2 Option 2 – Redevelop a purpose-built TA site on the existing site.**
- 2.2.1 Using the site for a purpose-built TA site would offer a sustainable, long-term solution, tailored to meet current and future demand—particularly for one-bedroom and family units. A modern build would be energy efficient, cost-effective to operate, and designed with resident wellbeing in mind.
- 2.2.2 Indicative costings suggest a smaller scale “Alexander Lodge” type scheme on the Wellow Green site at around £2.6 million (Corporate Property estimate), excluding CCTV, 4G boosters, (costs detailed above) and demolition costs, which Corporate Property have estimated at £20k per property due to the need to remove asbestos.
- 2.2.3 A new build development on the existing site was considered but discounted. While it would deliver high-quality, purpose-designed temporary accommodation, this approach requires very substantial upfront capital investment and lengthy delivery times. It is considered that the capital costs alone make this approach unviable.
- 2.3 Option 3 – Disposal**
- 2.3.1 Disposing of Wellow Green could generate a one-off capital receipt of c£180,000 if sold for residential development or c£120,000 for use as a Gypsy Roma Traveller (GRT) site (Pygott & Crone, Oct 2024).
- 2.3.2 Disposal of Wellow Green could be viable in principle, generating a one-off capital receipt and removing ongoing operating liabilities, but it would only be deliverable if permanent alternative TA provision were identified within the Sherwood area. Without this, the Council would need to seek approval to operate all TA solely from Newark, which risks disadvantaging residents who work or have support networks on the Sherwood side of the district. While future unitary arrangements may allow some access to neighbouring TA in Mansfield, Ashfield or Bassetlaw, both Ashfield and Bassetlaw are currently heavily reliant on hotel placements, meaning this cannot be considered a reliable or sustainable substitute at this stage.

3.0 Alternative TA provision options if disposal is recommended

3.1 Use LAHF properties as alternative TA provision

- 3.1.1 The 14 properties acquired through the Local Authority Housing Fund could provide additional temporary accommodation once the needs of the current eligible cohort have been met. If properties do not become vacant through natural move-on of occupants, consideration would need to be given to how to use this stock – possibly by offering the current residents secure tenancies within the HRA stock to ensure they continue to get security of tenure. Most are three-bedroom homes, which does not align closely with current demand for one- and two-bedroom temporary accommodation.
- 3.1.2 As an alternative use, LAHF properties in suitable locations could be converted into Houses in Multiple Occupation (HMOs) to address the demand for smaller temporary accommodation units. This would require investment to meet HMO and fire safety standards but could offer a cost-effective, long-term option aligned with rough sleeper and single adult needs. The works would include the installation of fire safety doors, emergency lighting and other standard fire safety measures. This is estimated to cost no more than £3k per property conversion, which would cover the costs of emergency lighting and fire doors. Their dispersed locations would require a revised approach to tenancy support, considering increased mileage costs and staff travel time across the district. The properties would require additional services such as garden maintenance, cleaning of communal areas, and a review of the best way to deliver support sessions in a safe environment which would need reflecting in service charges.
- 3.1.3 Tenancy Support Workers have previously successfully managed dispersed TA properties, as when Alexander Lodge was being constructed, vacant properties on Yorke Drive and Lincoln Road were used as TA. It is important to note that having dispersed TA within general residential areas may lead to increased complaints due to potential behaviour of some of our more complex customers who have severe multiple disadvantages.
- 3.1.4 Although LAHF homes could have a future role in TA provision, this option has been discounted because there are no current voids, moving existing households would be disruptive, investment would be required to convert properties into HMOs, and their dispersed nature would introduce operational and neighbourhood challenges that limit their suitability as an alternative TA solution.

3.2 Use HRA properties as alternative TA provision

- 3.2.1 Vacant HRA stock in Boughton could be identified and some could be converted into HMOs to meet similar demand. This would require the same investment as the LAHF properties to meet HMO and fire safety standards, but tenancy support could be delivered via the Boughton Hub in a safe environment and easy access to other services.

- 3.2.2 These units would be let to the General Fund and remain in the HRA, with rental income and costs retained within the ring-fenced account. If it was agreed that they could be used as TA, a Service Level Agreement with the General Fund could apply, enabling rent and service charges to be set at a fair rate that covers costs and supports the HRA's financial position. Residents would have a weekly periodic licence to occupy combined with the SLA from the HRA to the General Fund this would negate the risk of a secure tenancy being created.
- 3.2.3 Demand for Boughton three-bedroom HRA homes is generally modest, with recent adverts attracting between 19 and 47 bids and six of the last ten allocations to Band 3 applicants or below. This relatively low demand means they could be a practical option, particularly if LAHF stock is unavailable. Demand data for one- and two-bedroom properties within Boughton shows that they are in higher demand attracting 35-73 bids per property with all allocations going to Band 2 or higher.
- 3.2.4 Overall, while this option is viable, it has been discounted as it relies on suitable voids being available, requires investment and operational change, and would reduce the HRA stock available for letting to applicants who are already waiting for housing.

3.3 Purchase properties on the open market that could be used as TA

- 3.3.1 Properties for sale on the open market could be purchased, and a dispersed tenancy support model could be put in place. Both 2- and 3-bedroom properties within Ollerton are currently on the market for an average cost of £150,000. To meet the demand for household size, the Council would need to purchase c.4 properties and ensure that they meet the lettable standard. As above, one of these could be repurposed into a HMO to meet the demand for single people households.
- 3.3.2 The Council has experience of this type of acquisition, which is quicker and cheaper than new build. As above, the tenancy support model would need to be adjusted to ensure support sessions could be delivered in a safe manner.
- 3.3.3 Although this approach is viable, it has been discounted because it is entirely dependent on suitable properties being available on the open market and would require ongoing investment and management adjustments to operate effectively and safely.

3.4 Construct a purpose-built TA site on a different site close to local amenities

- 3.4.1 Corporate Property colleagues have estimated that a new build TA site, on a well-located plot, would cost approximately £200,000 per unit plus £25,000 per unit for land, bringing a 10-unit site with an office to approximately £2.5 million.
- 3.4.2 Although a new-build TA scheme would deliver high-quality, purpose-designed accommodation in a good location, this option has been discounted as non-viable due to the very high capital costs involved. At an estimated £2.5 million the upfront investment required is significantly beyond what is affordable or proportionate when compared to other options.

- 3.4.3 When the Ollerton Regeneration Project commences, it is possible that the land where the Ollerton Office is located, could be used to have some purpose built one bedroom TA. This approach could be revisited in the future, particularly once the Ollerton Regeneration Project progresses and purpose-built one-bedroom TA on that site becomes a realistic option.
- 3.4.4 Discussions have already begun with neighbouring councils regarding the potential development of an additional new-build temporary accommodation facility for mid and north Nottinghamshire post-LGR. Ashfield and Mansfield District Councils have both expressed interest in progressing this further.
- 3.5 A table summarising the options is in **Appendix A** and a table summarising proposed alternative TA provision is in **Appendix B**.

4.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Y	Equality & Diversity	Y
Human Resources	Y	Human Rights	N/A
Legal	Y	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	Y
LGR	Y	Tenant Consultation	N/A

4.1 **HR and Training HR2425/2931 FK**

The purpose of this report is to outline options in relation to Wellow Green, Ollerton. There are no direct staffing impacts at this point but, once a preferred option is selected, further consideration should be given to whether that remains the case.

4.2 **Financial Implications (FIN25-26/ 1886)**

4.2.1 **Capital**

This report proposes to progress Option 1 – Refurbishment for continued use as temporary accommodation. This will cost £536,000 as stated in table 2 at paragraph 2.1.4.

It is proposed that this is funded from the balance in the homelessness reserve which currently has a balance of £833,334 as described in paragraph 2.1.10.

4.2.2 **Revenue**

Option 1: Recommended

With construction expecting to take a maximum of 12 weeks, this would have an expected £14k loss in rental income and service charge income.

Over the 12-week period it is anticipated that there would be one household consistently in B&B temporary accommodation whilst the works are going ahead, this would cost c. £5,650.

It is proposed that these costs are funded from the homelessness reserve.

Post-works it is likely that energy costs would reduce due to the units being made more energy efficiently so there may be budget savings here.

Option 2

Another option proposed is the complete rebuild of the existing site as stated in paragraph 2.3. During the construction (estimated to be 18-months), the decant of the existing units would require the use of alternative temporary accommodation such as hotel/B&B placements. This is estimated to cost £180,000 if 6 households* need B&B placements for the full 18-month period.

* This is calculated based on the current occupancy rate of 61% in the 10 units (the average over 3 years).

Over the 18-month closure period, the loss of budgeted rental income and service charge income would total c. £81.5k and reduction of budgeted expenditure of £103k

Post-construction it is likely that energy costs would reduce due to the units being made more energy efficiently.

Option 3

Disposal would result in the permanent loss of rental and service charge income from all ten units, c. £54k per annum (increasing with inflation) and reduction of budgeted expenditure of £68k per annum. It would also create an immediate need for replacement temporary accommodation in the Sherwood area.

If either option 2 or option 3 were chosen to be proposed, that option would be worked up and detailed financial implications will be provided.

4.3 **Equality & Diversity Implications**

Option 1 and Option 2.

My advice is that an Equality Impact Assessment (EIA) should be carried out and attached to the report for Cabinet to consider.

The reasons for this are:

The combination of remote location, limited access to local amenities, inadequate IT infrastructure, and insufficient diversity may pose significant challenges for certain communities, particularly regarding language barriers and social cohesion. Additionally, potential tenants with mobility concerns could face difficulties reaching essential services and connecting with their support networks.

4.4 **Legal Implications - LEG2627/4883**

The proposed decision can be taken under the Council's general power of competence as contained in section 1 of the Localism Act 2011.

There are a number of legal duties that impact on the management, maintenance and improvement of the Council's housing assets, and the Council must ensure full compliance with all relevant statutory requirements. These include, but are not limited to, the Landlord and Tenant Act 1985, the Homes (Fitness for Human Habitation) Act 2018, the Gas Safety (Installation and Use) Regulations 1998, the Decent Homes Standard, the Building Safety Act 2022, the Fire Safety Act 2021, the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety (England) Regulations 2022, and the Social Housing (Regulation) Act 2023.

All procurement activity associated with the delivery of the outcomes proposed within this report will be undertaken with the support of the Welland Procurement and in accordance with the Council's Contract Procedure Rules and all relevant procurement legislation.

4.5 **Crime and Disorder (Sue Miller)**

From an Anti-Social Behaviour perspective, Wellow Green is not identified as a current or historic hotspot, with no recorded calls for service over the past 24 months, comparing favourably with other temporary accommodation, particularly Northgate bungalows and Alexander Lodge. Its location provides access to Ollerton's facilities while remaining outside key ASB hotspot areas, reducing exposure to risk associated with high-footfall and highly visible sites. This offers a more discreet and sensitive setting for residents with complex needs and results in minimal demand on enforcement and neighbourhood services, supporting the continued suitability of the accommodation.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

Appendix 1 – Options for the Future of Wellow Green

	Financial Feasibility	Policy Considerations	Risk Factors
<p>Option 1: Refurbish Wellow Green</p> <p>Upgrade existing 10-unit site with modern heating, insulation, digital access, and safety features.</p>	<ul style="list-style-type: none"> - £528K (plus ~£7–8K for CCTV and boosters) - potentially partially supported by homelessness reserves 	<ul style="list-style-type: none"> - Supports Housing First principles - Aligns with carbon reduction and EPC targets - Retains Sherwood district-side TA provision 	<ul style="list-style-type: none"> - Costs based on desktop estimate only - Site limitations remain (e.g. layout and location) - No increase in capacity should there be future demand - loss of c.50% of TA whilst refurbishment undertaken
<p>Option 2: New Build TA on existing plot</p> <p>Develop bespoke, energy-efficient TA on existing plot</p>	<ul style="list-style-type: none"> - estimated 2.6M - Significant capital investment - long term operational savings - Temporary loss of TA whilst building may require more use of B&B 	<ul style="list-style-type: none"> - Fully policy-aligned - Long-term sustainability - Designed for Housing First model 	<ul style="list-style-type: none"> - High cost and long delivery timeframe - Loss of TA for c.18 m - site limitations remain
<p>Option 3: Dispose of Wellow Green</p>	<ul style="list-style-type: none"> - £120–180K capital receipt - Proceeds could be invested in alternative TA provision 	<ul style="list-style-type: none"> - Loss of TA provision unless alternative sourced 	<ul style="list-style-type: none"> - market conditions could affect value and timing of sale

Appendix 2 – Alternative TA provision if Wellow Green is disposed.

<p>Use LAHF properties as HMOs as they become void</p>	<p>-HMO conversion costs</p>	<p>-aligns with rough sleeper/single adult needs</p> <p>-does not fully match demand for property size</p> <p>- unsettling for current residents if they are required to move elsewhere</p>	<p>-increased staff travel time and mileage costs due to dispersed nature</p> <p>-safe delivery of support sessions require planning</p> <p>- potential neighbour complaints if complex residents placed there</p> <p>- no security/CCTV for vulnerable residents.</p>
<p>Use HRA Properties</p> <p>Convert low demand vacant HRA stock in Boughton for TA use</p>	<p>- potential HMO conversion costs</p> <p>- As HRA stock would require SLA with General Fund.</p>	<p>- Addresses demand for 1-bed TA if 3 beds converted to HMOs</p> <p>- Aligns with TA need if LAHF stock unavailable</p> <p>- Tenancy support delivered via Boughton Hub</p>	<p>-higher demand for smaller units</p> <p>-SLA must ensure fair cost recovery</p> <p>- potential neighbour complaints if complex residents placed there</p> <p>- no security/CCTV for vulnerable residents.</p>
<p>Purchase Properties on the Open Market for TA</p>	<p>- Average cost £150k per property</p> <p>- additional costs to bring to HMO standard</p>	<p>-provides flexibility to meet demand</p> <p>- property can be sold back to HRA/Resettlement if no longer required as TA</p>	<p>- requires careful selection to ensure suitable for TA</p> <p>-dispersed model brings support and safety challenges</p> <p>- market availability and prices may fluctuate</p>
<p>Construct New TA Site</p> <p>Develop purpose build TA on a new, well-located site.</p>	<p>-estimated at £2.5m for 10 units + office</p>	<p>-long term sustainable TA</p> <p>-tailored to current and future demands</p>	<p>-high upfront investment</p> <p>-site identification required</p> <p>-longer lead for delivery but current Wellow Green could be used until built.</p>