

Option	Outline	advantages	disadvantages
<p><b>1. Third party to operate</b></p>	<p>Seek a third party e.g.; Wenta to operate the facility</p>	<ul style="list-style-type: none"> <li>• Arms length</li> <li>• No direct financial risk to the Council</li> <li>• DBC could negotiate a percentage of any profit</li> <li>• In line with funding agreement</li> <li>• Potential for a reduction in business rates</li> <li>• Businesses supported on site</li> <li>• Show case centre for inward investment</li> <li>• Home for business networking</li> <li>• Attracting entrepreneurial SMEs to Dacorum</li> <li>• Expertise in setting up and running centres for multiple occupancy on team</li> </ul>	<ul style="list-style-type: none"> <li>• Less likely to deliver true incubation to whole centre as per the aspirations of DBC, as this might end up as a only a managed workspace</li> <li>• Net profit generated will be received by the third party and DBC would have less control over the way the centre is run</li> <li>• Failure to deliver business expectations</li> <li>• Less opportunity for Partnership working through S.E.A.</li> <li>• Lost opportunity for business community centre – less flexibility</li> <li>• Less reward for DBC in service delivery</li> <li>• Lost opportunity to offer business support within a managed environment to all businesses in Dacorum.</li> <li>• Less control on rent levels as likely to be set by third party to make a profit</li> </ul>
<p><b>2. DBC Asset Management team and unincorporated Operating Board</b></p>	<p>Managed using existing asset management processes supplemented by on site support from the ED team and external partner agencies who form the unincorporated Operating Board</p>	<ul style="list-style-type: none"> <li>• Processes already in place</li> <li>• Less risk</li> <li>• Payroll through DBC Contract arrangements</li> <li>• Accounting services through DBC</li> <li>• Save costs on setting up systems</li> <li>• Proven track record</li> <li>• Can run as incubation but has flexibility</li> <li>• Demonstrate councils commitment to business</li> <li>• Businesses supported on site through partner organisations</li> <li>• Show case centre for inward investment</li> <li>• Home for business networking</li> <li>• Dacorum – an exemplar for business</li> </ul>	<ul style="list-style-type: none"> <li>• Not truly independent</li> <li>• Might fail to deliver business expectations</li> <li>• Financial risk carried by the Council</li> </ul>

		<p>incubation</p> <ul style="list-style-type: none"> <li>• Attracting entrepreneurial SMEs to Dacorum</li> <li>• Expertise in setting up and running centres for multiple occupancy on team</li> <li>• In line with funding agreement</li> <li>• No need to buy new systems as already exist</li> </ul>	
<p><b>3. Third party to operate</b></p>	<p>Seek a third party e.g.; Wenta to operate the facility</p>	<ul style="list-style-type: none"> <li>• Arms length</li> <li>• No direct financial risk to the Council</li> <li>• DBC could negotiate a percentage of any profit</li> <li>• In line with funding agreement</li> <li>• Potential for a reduction in business rates</li> <li>• Businesses supported on site</li> <li>• Show case centre for inward investment</li> <li>• Home for business networking</li> <li>• Attracting entrepreneurial SMEs to Dacorum</li> <li>• Expertise in setting up and running centres for multiple occupancy on team</li> </ul>	<ul style="list-style-type: none"> <li>• Less likely to deliver true incubation to whole centre as per the aspirations of DBC, as this might end up as a only a managed workspace</li> <li>• Net profit generated will be received by the third party and DBC would have less control over the way the centre is run</li> <li>• Failure to deliver business expectations</li> <li>• Less opportunity for Partnership working through S.E.A.</li> <li>• Lost opportunity for business community centre – less flexibility</li> <li>• Less reward for DBC in service delivery</li> <li>• Lost opportunity to offer business support within a managed environment to all businesses in Dacorum.</li> <li>• Less control on rent levels as likely to be set by third party to make a profit</li> </ul>