

Assessment Criteria – RAG Rating - The following matrix details the criteria used to assess the suitability of a Band C library service in Lytham. Each building has been scored as red, amber or green.

	Unsuitable based on current position
	Some issues identified
	Suitable with no significant issues identified

Issue	Hastings Place	Lytham Institute	Lytham Assembly Rooms
Capability to host a Band C library			
Location	Green Town centre location	Green Town centre location	Green Town centre location
Parking	Amber On street	Amber On street	Amber On street
Proximity to public transport	Green Town centre location	Green Town centre location	Green Town centre location
Access to ground floor of premises	Green Disabled entrance via ramp to front of premises	Green Separate disabled entrance via ramp to side of premises	Amber Separate disabled access to rear of premises via car park
Access to first floor	Amber Staircase limits access	Amber Staircase limits access	Green Not required
Disabled WC	Green Yes	Green Yes	Green Yes
Listed status (implications for works and premises use)	Green No	Amber Yes – Grade II	Green No
Conservation Area	Amber Yes	Amber Yes	Amber Yes
Energy Performance	Amber EPC: G rating	Amber EPC: unknown	Amber EPC: D rating
Condition of premises	Amber See Appendix C	Amber See Appendix C	Amber See Appendix C
Asbestos and legionella	Green See Appendix C	Green See Appendix C	Green See Appendix C
Requirement for vacant possession	Red Disruption to public facing services	Green Currently vacant	Green Currently vacant
Ease of adaptation	Red Cellular building requiring significant remodelling	Amber Cellular building requiring remodelling	Green Large community room. No structural work, mainly cosmetic
Tenure	Green Freehold	Red User right agreement: 61% liability	Green Leasehold negotiable
Cost of adaptation	Green See Appendix C	Amber See Appendix C	Green See Appendix C
Premises costs	Green £33,000 per annum (2016/17) - liability for full running and maintenance costs	Red £45,000 per annum (2016/17) - 61% liability for premises related running and maintenance costs	Green £22,000 – no liability for external maintenance. Includes estimate contribution to utility costs.
Potential for community use	Red Minimal due to size of building	Green Sufficient existing community space	Green Sufficient existing community space
Other premises use	Red Adult social care. Registration service (interim)	Red Underutilised. Heritage Society, some community use	Green Commercial lettings at approximately 50%, community use at 25%

