

## APPENDIX C: ANNEX 1: Weighting and Scoring Methodology (Property Data)

Set out below are the criteria and measures applied to each building within scope of the Property Strategy (LCC property holdings only):

### Accessibility

(scores of 1-4, where 1=0-5mins, 2=5-15mins, 3=15-30mins, 4=+30mins)

- Walking time to nearest bus stop served by a commercial bus service (the initial proposal was to consider proximity to a bus stop, this was amended to take account of changes to bus subsidies)
- Walking time to nearest bus station
- walking time to nearest railway station
- walking time to nearest car park

### Index of Multiple Deprivation (IMD)

- number of Households within 800m Network Distance
- index of multiple deprivation;

### Finance

- total condition cost (£/m<sup>2</sup>)
- annual running cost based on 2014/15 actuals (£/m<sup>2</sup>)
- notional DEC rating (energy efficiency) (A=1, B=2, C=3 etc.)

### Legal

- if subject to claw back of capital investment (yes/no)
- tenure (e.g. scores of Freehold=0, Leasehold and Licence=5)

### Sufficiency

- the gross internal area (m<sup>2</sup>)
- the usable space within building(m<sup>2</sup>)

### Suitability

- the number of floors
- if currently multi-service delivery (yes/no)

### Status (based on knowledge)

- possible exit strategy already identified (yes/no)

Some of these measures have an absolute value (e.g. running cost per square metre), whilst some have a relative score applied to them (e.g. walking time to nearest bus stop score of 1, 2, 3 or 4) others are binary (e.g. if an exit strategy has been identified or not). To make analysis possible, each measure is given a numerical score. However, the absolute value of each measure makes it difficult to compare them, and

so an index score is used, which standardises the score around a mean. Therefore a mean score would be 100, with anything below 100 representing a measure with a better score, and anything above a 100 giving an index worse than the mean. A weight has been applied to each score to reflect its overall importance in relation to the other measures as follows:

Weighting	Measure	For identification of:
10	IMD	Premises that are available to deliver in target areas for LCC services
7	Accessibility	Premises that are accessible in terms of location
6	Finance	Financially efficient premises
5	Legal	Premises 'more straightforward' to vacate
5	Sufficiency	Larger premises to deliver multiple services
5	Suitability	Premises more suited to flexible multi service delivery
5	Status (exit strategy)	Those premises LCC may already be in negotiation to vacate.

A mean has then been created for each property using each measure that has a value. This provides each of the properties with an overall score, based on the measures available.

These LCC property data sets have been scored and weighted to give an indication of the benefits each building offers from a property perspective.

However this approach does not give the whole picture and so professional judgement has been applied taking into account local context, community need and service requirements in order to provide a range of preferred building options.