

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

