**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.

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

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| --- | --- | --- | --- | --- | --- | --- |
| **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% |