

Strategic Case

Option / Scenario	Description	Floor space	Strategic Alignment	Financials	Economic Case	Deliverability	Overall Rating
Business as Usual	No investment in new facilities. The Green Car Park site will remain as a car park.	NA	This option does not support any local, regional or national priorities in terms of improving access or life outcomes for our communities.	NA	NA	<ul style="list-style-type: none"> Achievability: Good 	Discounted - Not a suitable option
Option 1 - New Library only	The Green Car Park will be developed to deliver a new Library only. Healthcare services will continue to be distributed, and no other development proposed.	800 sqm	Aligns with local strategy to improve Crosby village centre, but creates a high financial burden on Council for the development and continued maintenance of the existing library site.	<ul style="list-style-type: none"> Upfront Costs: High, for the development of new facility Whole Life Costs: High, as no additional rental income 	<ul style="list-style-type: none"> Economic Benefits: lower than Option 2 Wider public welfare benefits: lower than Option 2 	<ul style="list-style-type: none"> Achievability: Good Financial delivery: Poor 	Discounted - Not a suitable option
Option 2 - New Library and Healthcare centre provision	The Green Car Park site will be developed into a new Library, healthcare, and office hub.	2,360 sqm	Aligns with local strategy to improve Crosby village centre, and delivers a range of services from one site. But creates a high financial burden on Council for the development and continued maintenance of the existing library site.	<ul style="list-style-type: none"> Upfront Costs: Very High Whole Life Costs: Medium, revenue from rental income marginally higher than operating costs 	<ul style="list-style-type: none"> Economic Benefits: High (~£4.3m p.a.) Wider public welfare benefits: High (£33.2m over a 5 year appraisal period) 	<ul style="list-style-type: none"> Achievability: Good Financial delivery: Medium 	Taken forward
Option 3 - New Library, Healthcare centre and Residential above	The Green Car Park site will be developed into a new Library and healthcare hub, with residential development above (as per LUF Round 1 funding bid scheme).	4,470 sqm	Aligns with local strategy to improve Crosby village centre, and delivers a range of services from one site. But creates potential policy challenges due to amenity and open space for incoming residents in the town centre.	<ul style="list-style-type: none"> Upfront Costs: higher than option 2 Whole Life Costs: similar to option 2 	<ul style="list-style-type: none"> Economic Benefits: Higher than option 2 Wider public welfare benefits: Higher than option 2 	<ul style="list-style-type: none"> Achievability: Poor, due to planning restrictions Financial delivery: Poor 	Discounted - Not a suitable option
Option 4 – New Library and Residential development	Green Car Park will be developed into a new Library with residential development above.	2,250 sqm	Generally good alignment. But creates potential policy challenges due to amenity and open space for incoming residents.	<ul style="list-style-type: none"> Upfront Costs: Similar to option 2 Whole Life Costs: Similar to option 2 	<ul style="list-style-type: none"> Economic Benefits: Similar to option 2 Wider public welfare benefits: Similar to option 2 	<ul style="list-style-type: none"> Achievability: Poor, due to planning restrictions Financial delivery: Medium 	Discounted - Not a suitable option