

## **EXTRA CARE Land Options Appraisal scoring approach**

1. **SHAPE AND SIZE OF SITE;** 3864m<sup>2</sup> was selected as the minimum site size ASC were comfortable with. So sites above that size of regular shape with no other site considerations e.g. slopes would score well.
2. **LOCATION;** extent of existing extra care provision in the local area. Lower score given if other extra care provision is nearby.
3. **EASE OF ACCESS;** slightly subjective. Assess plans for distance to nearest bus stop/route and also proximity of main roads e.g. ring road.
4. **DISTANCE TO NEAREST GP;** measure provided. Suggest;
  - <than 200 mtrs= 5 points
  - <than 400 mtrs= 4 points
  - <than 600 mtrs= 3 points
  - <than 800 mtrs= 2 points
  - >than 800 mtrs= 1 point
5. **DISTANCE TO NEAREST PHARMACY;** same as above
6. **ACCESS to ASC SUPPORT FACILITIES;** what other ASC facilities are nearby. Higher score given if other facilities are nearby.
7. **ACCESS TO LEISURE FACILITIES;** measures provided for nearest facilities if within a reasonable distance. Should enable a somewhat subjective assessment of what's around/ how relevant it is?
8. **SITE ENVIRONMENT;** neighbouring use and noise. Lower score given if near to noisy area, higher score given for residential area.
9. **AVAILABILITY / OTHER INTERESTS;** any known current and future use.
10. **RESTRICTIONS ON DEVELOPMENTS;** conservation area or other planning restrictions.
11. **SITE VALUATION;** obtained from Investment Division. Working on the logic that sites of lowest value should score highest (the assumption being that higher value sites would offer potential better capital receipts for LCC if not used for Extra Care) the following scoring scale was applied:

- Up to £100k = 5 points
- Between £101k and 300k= 4 points
- Between £301k and £500k= 3 points
- Between £501k and £750k= 2 points
- Over £750k = 1 point

**12. DELIVERABILITY RISKS;** are there any factors impacting on the use of the site e.g. demolition of current building. Higher score given to vacant and cleared site, lower score given to occupied sites requiring demolition.

**Overall, each section was given a weighting of importance, the higher the weighting the more important it is to the scheme.**