



# Dumbarton Library Options Appraisal

Report for West Dunbartonshire Council

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## Approach Adopted to Options Appraisal

An options appraisal was undertaken to identify the most viable, cost effective and deliverable options for the reuse of Dumbarton Library. This included:

- initial discussion with WDC identified the parameters for the options appraisal and ascertained any uses that were considered unsuitable for the building – an open approach was taken and nothing was excluded at this stage;
- analysis of the internal spaces within the building by ZM Architecture to identify what uses could potentially be accommodated within the restored spaces;
- analysis of the existing services and facilities within Dumbarton to avoid duplication and identify gaps;
- early consultations with key stakeholders and interested parties to identify preferences and priorities; and
- information from a market assessment for the previous options appraisal for Glencairn House by Lambert Smith Hampton was used to examine the commercial context which various uses would be operating in.

## Building Description

Address: Dumbarton Library, Strathleven Place, G82 1BD

Dumbarton Library was constructed in 1910 to designs by local Architect William Reid thanks in large part to the generous donation from renowned Scottish public library benefactor Andrew Carnegie. The context and setting of the library on Strathleven Place has changed unrecognisably since its inception due to the subsequent mass demolition of the urban area around the library, which in part was to facilitate the construction of Glasgow Road.

Dumbarton library currently reads as a 'building in the round' but originally it was located as part a streetscape, in the middle of the block where it was set back from the established building line and abutted its neighbouring building on its eastern side. This clarifies why the original rectilinear building reads as two parts with the public, street facing side built in white Dalreoch Sandstone with the originally less visible rear and sides built in red imperial brick.

The two-storey sandstone front, despite its relatively modest size, has a grand appearance with an assemblage of renaissance features, featuring rusticated joints, ionic columns, cornice and frieze, and broken pediments with inlayed carved sculptures. The building has undergone various transformations during its life. The recorded interventions are 1951 when the internals were refurbished to provide open access to the books and 1968 when the full-length extension was built on the east side which doubled the existing floor size.

Internally the original Carnegie Library contains many original architectural features with two fine principal rooms which have vaulted ceilings with decorative ribbed plaster work and inset circular rooflights. The extension is simpler in form, designed as one large open plan volume, it is predominately over a single level although reverts to a mezzanine and sub-floor to the south. The extension is primarily top lit through four saw tooth rooflights that span the full width of the building.

Dumbarton library is not listed.

## Suitability of Conversion

Overall it is considered that the building has the potential for conversion to a different use. Any use would however have to work with the original layout of the Carnegie library as the two principal rooms cannot be sub-divided without loss of architectural value.

The extension offers a wider degree of flexibility and greater potential for change to suit any new use. The extension can accommodate either large volumes or more cellular accommodation depending on requirements, although consideration needs to be given to any walls that run perpendicular to the rooflights as these would have a more challenging interface that would need to be overcome. The extension has no windows being predominately top lit, however it is considered that windows could be installed to the east elevation if required.

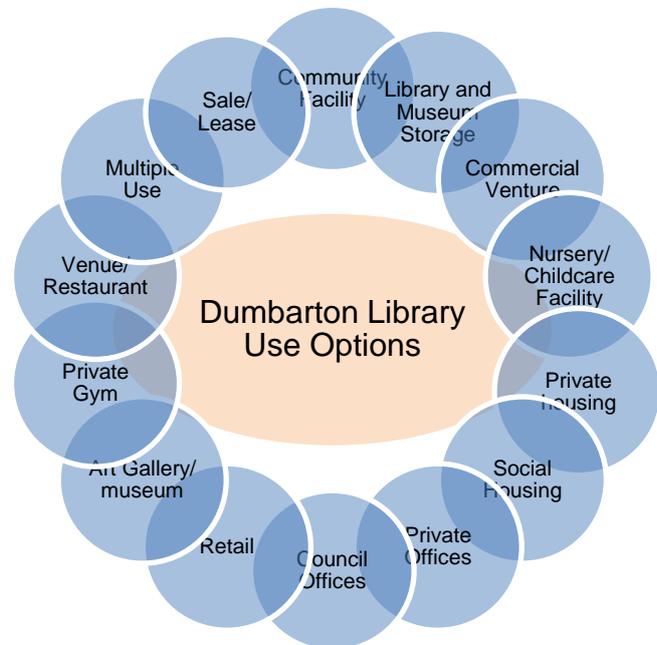
The internal principal floor level is elevated from the external ground by approximately one metre. In its current form the building is not fully DDA compliant. Access to principal level can be reached by a lift although the entrance to this is via a side door which is not recommended under the current guidance. The southern and eastern sides of the building have the external space to accommodate being remodelled to provide ramped access although any proposals to the front would require alteration to the existing stairs which may lead to loss of architectural value which would need to be carefully considered.

The building has access to an existing parking network which would be of great benefit to any development and the building also has external space aligned to the north which could be remodelled as part of any development.

## Scoring Criteria

From the initial review and analysis, 14 uses were identified as possibilities for review at the long-list options appraisal stage, as shown on the figure opposite. These could either require use of the full building or could be accommodated in part of building as a mix of uses.

These potential 'uses' for Dumbarton Library were appraised against nine criteria:



- fit within the physical space of the building;
- the retention of the heritage aspect of the existing building;
- the public sector cost implications;
- the contribution to the wider regeneration of Dumbarton;
- level of stakeholder support;
- level of risk – broad categorisation of risk;
- likely demand – for the use in this particular building/ location;
- level of impacts and benefits that could be generated; and
- potential for displacement from elsewhere in Dumbarton/ West Dunbartonshire.

Each criteria was scored between 1 (low) and 10 (high), with the exception of level of risk and potential for displacement which were subject to inverse scoring (i.e. 1 high and 10 low).

Each use could achieve a maximum score of 90, and was then assigned a coding of:

- **Not recommended** – a score of 49 or less; and
- **Consider** – a score of 50+.

The Options Scoring Matrix is presented in **Appendix A**. The initial scoring identified nine options falling into the 'not recommended' score (community facility, commercial venture, private housing, social housing, retail, office, art gallery/museum, private gym, and private lease/sale) and five into the 'consider' score (museums and library storage, nursery/childcare facility, venue / restaurant, multiple use, and local authority office development).

## Long List Options Appraisal

### Community Facility

The current library building would be well-suited to use as a community facility, with a combination of large open spaces for community events, and smaller areas for smaller groups. However, this would likely require significant investment to repurpose and has limited revenue potential. Further, there are already a number of community facilities nearby (Concord Community Centre, Benview Centre, Denny Civic theatre) and it is unclear if there is sufficient need or demand for such a large community space. There may be potential for some community use as part of a multi-use facility however.

*Outcome: scores 45/90 therefore reject*

### Library and Museum Storage

As a large and versatile space, the existing library building would be well suited to storage. The existing storage space is located in an industrial unit on Poplar Road which would be well suited to repurposing for a variety of industrial purposes. This option would likely have a positive effect on public finances as there would be no additional revenue costs, and there would be income from the sale/let of the existing storage asset.

Capital costs for re-fit of the building are also likely to be less substantial than some of the other options, however there may be additional capital costs associated with repurposing the Poplar Road premises, however these are beyond the scope of this study. This use would also limit access to the general public, and therefore its use as a heritage asset may be limited.

*Outcome: scores 62/90 therefore consider further*

#### Commercial Venture e.g. soft play or trampoline park

The existing library building would be suitable for a number of commercial leisure uses, with the most realistic option being a children's soft play facility. Options such as the Trampoline Park or a climbing centre would require larger areas or higher ceilings. The exact nature of this venture is highly dependent upon demand by commercial operators and would be subject to high level of risk.

*Outcome: scores 47/90 therefore reject*

#### Nursery/ childcare facility

With the changes to free childcare entitlement by 2020, new nursery provision is required in Dumbarton, and with the availability of Dumbarton Library, it would seem to be an obvious fit. The large space would allow additional facilities such as an on-site kitchen and children's library. The viability of this use would be dependent upon Care Inspectorate approval, which is contingent upon the adequate delivery of a space for outdoor education, and the timescales of development.

*Outcome: scores 52/90 therefore consider further*

#### Private housing

Private housing development would likely be ill-suited to the library site, as it would be too small for the construction of family homes and would only be suitable for a limited number of flats. It would also have implications for the heritage of the building – particularly if the building was demolished, but also if it was converted to housing, as the general public would be restricted in its use of the building.

*Outcome: scores 41/90 therefore reject*

#### Social housing

Similar to private housing option, social housing would be a poor fit for the physical space and would not protect the heritage aspect of the building. However, this option would likely have greater support from stakeholders, but would have less public sector revenue potential.

*Outcome: scores 38/90 therefore reject*

### Commercial Office Development

The library building would be well suited to a large open plan office, would require minimal refurbishment, and could provide income for the council through sale or rent. However, there is little commercial demand for office space in Dumbarton, with over 15,000 sq. ft. currently being advertised across two properties – Strathleven House and Leven Valley Enterprise Centre – both multi-occupancy business centres providing serviced small office units, mainly to local business owners.

*Outcome: scores 42/90 therefore rejected*

### Local Authority Office Development

As with the commercial office development, the library building would be well suited to conversion to office space, and would entail comparatively little refurbishment costs. This option would result in the greater concentration of WDC staff in or near Dumbarton Town Centre when considered alongside the ongoing development of the WDC headquarters.

This option would likely be revenue neutral as it would be the moving of existing WDC functions and may have positive implications for revenue as there would be a reduction in leases paid for private office space.

*Outcome: scores 58/90 therefore consider further*

### Retail

Located close to Dumbarton town centre and the train station, retail is an obvious option for the re-use of Dumbarton Library. However, there are currently over 20 shop units unoccupied in the town centre and there is unlikely to be demand for this use. Further, the space seems unsuited to a retail offering and would displace retail activity from the town centre.

*Outcome: scores 30/90 therefore rejected*

### Art Gallery/ Museum

An art gallery/ museum would be a good use of the large library space and would be an ideal way to preserve the heritage of the building. However, the proposed relocation of library services to Glencairn House would include a museum element which should deliver sufficient museum services to Dumbarton.

*Outcome: scores 44/90 and therefore rejected*

### Private Gym

A private gym would likely be a good use of the Library building with relatively minimal refurbishment required. This would also preserve the heritage aspect of the building for use by the local community and provide an income for the council through sale or rent of the building.

However, the close proximity of the Meadow Centre would likely result in high levels of displacement or the under-utilisation of the new gym. It is unlikely that there would be sufficient levels of demand to support two large gyms in the town centre.

*Outcome: scores 46/90 and therefore rejected*

### Venue/ Restaurant

The heritage aspects and size of the original library building, would make it well suited to a venue for events such as weddings and live music. The wedding market is a particular opportunity due to the lack of similar venues in Dumbarton and its proximity to the Dumbarton Municipal buildings, a popular wedding ceremony venue.

A restaurant or other evening economy venue could be a good complement for the venue, although it is unclear whether there would be demand for such a large space. This would allow the building to be revenue generating when it is not being used for events. The rent or sale of the building for this use would likely have a positive impact on the public finances, although, this would depend on where the costs of renovation would fall, as these would likely be considerable. A good quality restaurant or other venue, would enhance the evening economy offering of Dumbarton, although there is a substantial risk that it could displace activity from the town centre.

*Outcome: scores 51/90 therefore consider further*

### Multiple Use

The library building as is, is separated into a number of sections for various uses (kids section, IT section, local history section, etc.) and has the potential for further separation into a number of smaller sections. Therefore, the building could be separated into a number of uses including community space, community café, office incubation space, nursery/ childcare and/or venue. There is also scope for temporary uses such as exhibition space or pop-up bars/ restaurants. This option may also reduce the risk for the building as it would not be reliant upon a single use.

*Outcome: scores 50/90 therefore consider further*

Sale/ Lease

The sale or lease of the building without any re-purposing investment is an attractive option for the public finances, however, this will reduce the demand from the private sector and risks the building lying empty for a significant period.

*Outcome: scores 45/90 therefore consider reject*

## Long List Options Summary Results

Based on the appraisal criteria presented over the previous pages, nine use options have been rejected at this stage (see red boxes) and five identified for further detailed consideration (see green boxes).

62	Museums and Library Storage
58	Local Authority Office Development
52	Nursery/ Childcare Facility
51	Venue/ Restaurant
50	Multiple Use Facility
47	Commercial Venue e.g. Soft Play
46	Private Gym
45	Community Facility
45	Private Sale/ Lease
44	Art Gallery/ Museum
42	Office Development
41	Private Housing
38	Social Housing
30	Retail

## Preferred Options

Five options were taken forward for further consideration. Due to the large size of the Library building, the museum and library storage, and local authority office development have been combined into a single option. The scenarios are as follows:

- Venue/ restaurant;
- Nursery/ childcare facility;
- Multi-use facility; and
- Museum and library storage with associated office space.

<b>Scenario 1: Venue/ Restaurant</b>	
Description	A wedding/ live music venue with an associated bar and restaurant. Primary purpose would be as a private hire venue, particularly for weddings taking place at Dumbarton Municipal Buildings, as well as other private and commercial functions, live music, etc. The restaurant could be open to the general public when there are no events or smaller events taking place.
SWOT	<p><u>Strengths</u></p> <ul style="list-style-type: none"> <li>• good physical fit with building</li> <li>• retains access and builds upon heritage aspect of the building</li> <li>• will provide revenue for council through rent or sale of premises</li> </ul>
	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> <li>• high risk as the level of interest from community or commercial developers unclear</li> <li>• would likely need significant public expenditure to support renovation costs</li> <li>• will likely displace activity from town centre</li> </ul>
	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• restaurant will increase the evening economy offer in Dumbarton bringing in more people to the town</li> <li>• proximity to the train station could help retain commuters evening spend in Dumbarton, particularly with the new council offices</li> <li>• no existing comparator venue facility in town centre</li> </ul>
	<p><u>Threats</u></p> <ul style="list-style-type: none"> <li>• level of demand for venue and restaurant unclear at this time</li> <li>• may take limited resources (staff time and money) from other projects and/or activities</li> <li>• risk of building lying empty for some time whilst a suitable developer is found</li> </ul>
Capital Cost	<p><b>£2.4m</b></p> <p>This will likely be paid by a mixture of public and private investment from the future operator. However, it is unclear exactly what the proportions would be, and would be subject to negotiations with private operator. Income from sale or rent would offset these costs over the medium term, however, further work would be required to determine the likely level of demand for this use and the willingness to contribute towards capital costs.</p>
Additional Revenue Cost	Zero. If taken over by a commercial operator, there would be zero additional revenue costs. Would likely have a revenue income in the case of rent, or capital income in case of sale.
Outcome	<p>There may be limited support for a restaurant given there are already a number of pubs/ restaurants in the town centre and there may a significant level of displacement from the town centre.</p> <p>There are substantial capital costs required to renovate the building, a portion of which the council would likely need to pay, however, the level of council investment would be dependent on negotiations with the future operator of the facility. This investment could, however, be offset by income from sale or future revenue income.</p> <p>How workable this would be would be highly dependent upon finding a private sector/ community operator for the facility and there is therefore as substantial level of risk associated with this option.</p>

<b>Scenario 2: Nursery/ Childcare Facility</b>	
Description	A nursery facility utilising the entire building with a kitchen and perhaps a children's library at the existing downstairs children's library.
SWOT	<p><u>Strengths</u></p> <ul style="list-style-type: none"> <li>• filling a gap in childcare facilities in Dumbarton</li> <li>• rising demand for childcare services by 2020 due to increase in free entitlement</li> <li>• able to retain library storage in basement</li> </ul>
	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> <li>• may be too large for the number of places needed</li> <li>• limited outdoor space for both outdoor play and parking</li> <li>• renovation would likely need to be completed by 2020</li> <li>• limits access of general public to important heritage asset</li> </ul>
	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• need for childcare facility in the town and funding for refurbishment may be available</li> <li>• likely increase in demand for childcare facilities in town centre due to council employment being moved to adjacent site</li> <li>• costs of nursery renovation and operation may be covered by Scottish Government</li> </ul>
	<p><u>Threats</u></p> <ul style="list-style-type: none"> <li>• Care Inspectorate approval dependent upon condition that outdoor education would be delivered in some form. With lack of scope for outdoor provisions, additional spend from education would be needed to deliver this in some other way</li> <li>• may be insufficient time to deliver this option before summer 2020 when it would be required, necessitating some kind of temporary library facility</li> </ul>
Capital Cost	<p><b>£1.9m</b></p> <p>This investment would be covered by public investment, however, Scottish Government funding may be available.</p>
Additional Revenue Cost	Would likely be substantial additional costs associated with the operation of this new council facility. However, this is a facility that is needed by WDC and therefore a cost that will need to be met irrespective of location. May be some additional long term costs associated with upkeep of heritage asset.
Outcome	<p>Given the current lack of nursery facilities and the increase in the provision of free childcare by 2020, there will be a need of additional nursery premises somewhere in Dumbarton. Given its availability over this time-frame, council ownership of the asset, central location and suitability for conversion, the library building seems an obvious choice.</p> <p>There are two main issues. Firstly, there is a lack of space for outdoor play and that would be a requirement for Care Inspectorate approval. A creative solution would need to be found in order to overcome this, which would likely entail additional costs. Secondly, there is a limited timeframe for delivery of the nursery, and it is doubtful whether the relocation of the library to Glencairn House and the renovation of the existing library building could be achieved in time. The use of temporary facilities for the library would likely be necessary, and would likely incur considerable additional costs.</p>

<b>Scenario 3: Multi-use facility</b>	
Description	A multi-use facility for a variety of functions depending upon local demand. Uses could include business incubation office space, community hall and café, small soft play and space for temporary exhibitions or pop-up bars/ restaurant. Operator would likely need to be council or community as private sector are unlikely to be interested.
SWOT	<p><u>Strengths</u></p> <ul style="list-style-type: none"> <li>flexible facility that would be able to host a variety of functions</li> <li>facility able to respond rapidly to changes in demand and usage requirements</li> <li>less risk with a number of individual uses that will generate some income alongside space for temporary, multi-function use</li> </ul>
	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> <li>lack of focal point use could undermine attractiveness to potential tenants and users</li> <li>may be a need for grant funding to support renovation costs</li> <li>potential gap in revenue depending upon demand for temporary space</li> </ul>
	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>facility has the potential to become a community hub and bring a host of cultural activities to the town</li> <li>initial consultation feedback suggest a gap in community café provision in town centre</li> <li>opportunity to provide a cultural offering to young people, building on successes and good practice elsewhere</li> </ul>
	<p><u>Threats</u></p> <ul style="list-style-type: none"> <li>potential missed opportunity to take advantage large numbers of council employees moving into town centre e.g. improved food &amp; drink offer</li> <li>lack of demand for space would undermine viability of the facility</li> <li>lack of a clear vision of what the facility would do</li> </ul>
Capital Cost	<p><b>£1.8m</b></p> <p>The bulk of this investment would likely need to be covered by West Dunbartonshire Council, however, grant funding could be used to cover a portion of these costs.</p>
Additional Revenue Cost	<p>If WDC operated, all operating and revenue costs are additional – staffing, utilities, insurance, maintenance, activities/ events. Assumes 3 new FTE positions plus additional casual staff to support activities and events.</p> <p>If community operated will require at least 2 FTE but with additional volunteer staffing to allow the facility to operate seven days a week. May also require additional casual staff for events. May require some on-going revenue grant support.</p> <p>Insufficient information at this stage to quantify costs. Will also be dependent upon final delivery model, WDC run, community run, ALEO, etc. and how any revenue income will be treated within the project budget.</p>
Outcome	<p>The main advantage of this option would be its versatility and adaptability. It would be able to host a variety of uses, host temporary functions/events and be able to quickly change uses. The facility would likely generate less revenue than the other potential uses, however, there may be a lower level of risk as the facility can offer space to a wider variety of users, rather than relying upon a single tenant.</p> <p>A further disadvantage to this use is the lack of a focal point. Without this, the purpose of the building is unclear and may be difficult to sell to investors, local authority decision makers, potential tenants and customers.</p>

<b>Scenario 4: Museums and library storage with associated office space</b>	
Description	The relocation of Museums and library storage and associated office space from the current premises on Poplar Road.
SWOT	<p><u>Strengths</u></p> <ul style="list-style-type: none"> <li>• large, flexible space which would be well suited to storage</li> <li>• relatively low cost of operation compared to other public sector uses for this building, and relatively low risk compared to commercial uses</li> <li>• current staffing of c.15 at the current archive would make obvious occupants of the new office space</li> <li>• may result in a lower costs due to reduction in private office leasing</li> </ul>
	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> <li>• limited public access to space, therefore makes poor use of the heritage aspect of the building although this will be mitigated if an accessible archive is created</li> <li>• missed opportunity for public or commercial uses as building is in a prime location close to town centre amenities and transport connections</li> <li>• unclear exactly how much space is required for storage</li> <li>• moving from private sector office premises would have a negative effect on already depressed sector</li> </ul>
	<p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• current storage premises could be re-let as industrial unit, providing revenue income</li> <li>• option of creating a public art archive which would give access to both archived materials and the library building. Would also open up the possibility of Creative Scotland funding</li> <li>• would result in greater concentration of WDC staff in or near Dumbarton Town Centre, increasing footfall</li> </ul>
	<p><u>Threats</u></p> <ul style="list-style-type: none"> <li>• may be limited opportunities for external funding due to lack of public access and support</li> <li>• potential for costs associated with re-purposing existing storage premises might undermine viability of the relocation</li> <li>• current uncertainty with regards to need for WDC office space due to ongoing HQ redevelopment</li> </ul>
Capital Cost	<p><b><u>£0.4m (WDC Estimate) to £0.7m (Surveyors estimate)</u></b>            Actual cost likely somewhere between these two figures            It is likely that WDC would be liable for all of these costs.</p>
Additional Revenue Cost	Likely zero. This option would likely be revenue neutral, as it is the relocation of existing functions. However, potential longer term operating costs uplift due to ongoing maintenance of heritage asset. There would be income from sale or rent of existing storage on polar Road.
Outcome	<p>The redevelopment of Dumbarton Library as storage and office space would be a low-risk, relatively low-cost option which would open up valuable industrial space in the town which would generate revenue for the council through sale or let. The main risks would be that this does not make best use of a heritage asset in a well-used and accessible location near both the train station and the town centre (although some allowance could be made for public access), particularly given the forthcoming council HQ in the town centre, which will bring in considerable footfall to the area.</p> <p>Combining storage and office functions into a single facility, as is the case at Poplar Road, would be less risky than having a single use asset, and would also allow easy public access to the building and archived materials. Moving existing Poplar Road staff to the new location alongside the archive would be make sense, however, depending upon how much space is required for storage, additional office space could be made available on either a temporary or permanent basis, although there is uncertainty as to the level of need for office space due to the ongoing HQ redevelopment.</p>

## Options Summary

<b>Factors for Consideration</b>	<b>Scenario 1: Venue/ Restaurant</b>	<b>Scenario 2: Nursery/ Childcare Facility</b>	<b>Scenario 3: Multi-use facility</b>	<b>Scenario 4: Museums and library storage with office space</b>
Level of benefits created	Medium-High	High	Low	Medium
Level of risk	Risks associated with demand and licensing approval High	Risks associated with finance, Care Inspectorate approval and timings High	Risks associated with demand and lack of anchor tenant Medium-High	Risks with lack of access to heritage asset Low
Capital cost	£2.4m	£1.9m	£1.8m	£0.4m - £0.7m
Additional Revenue Cost	Low – will likely be revenue from rent or sale of the building	High – but will be required irrespective of whether this option goes ahead	Medium – additional running costs if WDC run and will likely require grant support if Community run	Low – involves relocation of existing services. Will likely be revenue from rent or sale of existing premises
<b>Simple Cost-Benefit Score</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>	<b>Medium-High</b>

## Appendix A: Options Scoring Matrix

	Physical fit in space	Retain Heritage Asset	Public Sector Cost Implications	Contribution to Dumbarton Regeneration	Stakeholder Support	Level of Risk (Inverse)	Likely Demand	Economic Impacts/ Benefits	Potential for Displacement (Inverse)	Total Score (Max. 90 pts)	Outcome/ Recommendation
<b>Community Facility</b>	5	8	3	6	7	7	3	3	3	45	Reject
<i>Rationale: The current building would be well suited to a community facility, although there would likely be significant works required and would generate little revenue for the council. Additionally, there are a number of existing community facilities nearby, including the Benview centre, which is very close by. Possible use within multi-space option with art of the building could be used as a community facility.</i>											
<b>Museums and Library Storage</b>	9	5	9	4	7	8	8	4	8	62	Consider
<i>Rationale: The current building would be well suited to storage, and this option would be low cost and low risk. There would likely be demand for the existing storage premises on Poplar Road as an industrial unit, although costs for repurposing are unknown. As this facility would have very limited public access - it would make poor use of the building as a heritage asset.</i>											
<b>Commercial venture e.g. soft play or trampoline park</b>	3	6	6	7	4	3	5	6	7	47	Reject
<i>Rationale: Large open space may be suitable for a variety of commercial ventures, particularly a soft-play as there are none in the immediate area. Other options include other leisure activities, e.g. laserquest, however, would depend upon commercial demand. May be an opportunity to do something complimentary with Unit 23 Skate Park.</i>											
<b>Nursery/ childcare facility</b>	5	5	7	6	6	2	5	8	8	52	Consider
<i>Rationale: With a lack of childcare facilities in the area and an increase in demand due to the expanded free childcare entitlement by 2020, there is a need for a new facility in Dumbarton. The availability of the library make it an obvious option. The main risks are that the building may not be ready in time for the expanded childcare requirement and would require temporary library facilities, there is a lack of outdoor space, and it would require care inspectorate approval.</i>											
<b>Private Housing</b>	2	1	7	5	1	5	7	5	8	41	Reject
<i>Rationale: The area of land is too small for family homes projects and would require the demolition of the existing building. Possible demand from developers for flats but would need major redevelopment of building (possibly some demolition). If demand existed from developer, this would likely be the most cost effective option for the public sector as the land would be sold and minimal work would need to be done.</i>											
<b>Social housing</b>	2	1	3	5	2	4	8	5	8	38	Reject
<i>Rationale: Similar to private housing, the area of land is likely to be too small for development, and this would likely have negative implications for public sector cost.</i>											
<b>Commercial Office Development</b>	8	5	6	7	3	2	2	4	5	42	Reject
<i>Rationale: The building would be well suited to an office development, however, there is currently a large oversupply of office space in Dumbarton. No strong demand identified at present but potential for uplift once WDC HQ operational in TC. Possible use within multi-space option.</i>											
<b>Local Authority Office Development</b>	8	5	8	7	8	8	5	4	5	58	Consider
<i>Rationale: Similar benefits to commercial development. Would be a low risk, relatively low cost option that would concentrate WDC employees in Town Centre and drive additional footfall.</i>											
<b>Retail</b>	3	5	7	3	1	2	3	4	2	30	Reject
<i>Rationale: The site seems ill-suited to a retail offering and would displace activity from Dumbarton Town Centre.</i>											
<b>Art Gallery/ museum</b>	9	9	1	5	5	1	3	4	7	44	Reject
<i>Rationale: The site would be ideally suited to a Art Gallery/ Museum, however, this would result in significant public sector cost implications. Likely demand from local people for museum use, but no demand from operators. Glencairn library option includes a museum element.</i>											
<b>Private Gym</b>	8	5	7	6	4	6	3	4	3	46	Reject
<i>Rationale: A private gym would make good use of the building, however, the meadow leisure centre is very close by and could result in significant displacement. Private gym operators likely preference for non-heritage assets.</i>											
<b>Venue/ restaurant</b>	10	9	5	7	3	1	5	7	4	51	Consider
<i>Rationale: A venue for weddings and events would make good use of the space and would complement the nearby municipal buildings, a common place for marriage ceremony's. No other venue in town centre area - could be used for range of events including live music and performance. A restaurant or other evening economy venue would be a good fit for the space and would add to the towns nighttime economy offer.</i>											
<b>Multiple Use</b>	8	8	3	7	4	5	4	6	5	50	Consider
<i>Rationale: Since the existing library is a large space, a number of uses could be considered concurrently, making some uses more viable. Examples could include a nursery/soft play, a venue/ community facility or a museum / public sector office space.</i>											
<b>Private Lease/Sale</b>	8	5	9	5	3	2	2	6	5	45	Reject
<i>Rationale: A sale or lease of the building without any up-front investment or re-purposing is an attractive option in terms of the public finances, however, there may be a low level of private sector demand and a risk that the building will sit on the market without finding a user.</i>											

