

Draft Assessment Criteria

1. Nature of proposed use (weighted to form 30% of the overall score).

Under this heading we will consider matters such as the following:

- a. the proposed end use(s) of the building
- b. the range of those uses,
- c. how inclusive or exclusive the uses could be,
- d. what engagement there has been with the public
- e. the provision of novel facilities for the borough or locality (is a facility being proposed which does not currently exist within the borough)
- f. the benefits for the community as a whole (considering the economic, social and environmental benefits).

Facilities which meet unmet demand and which will be widely available for use by the community, both in the locality and the wider area, will score more highly.

2. Financial viability and deliverability (weighted to form 40% of the overall score).

Under this heading we will consider matters such as the following:

- a. The level of subsidy required above £450,000 from the funding held by the Council.
- b. The source of any other funding required and how certain this is.
- c. The refurbishment programme proposed and how this has been costed.
- d. What assessment has been made of the ongoing running/ maintenance costs and how it is proposed that these will be funded.
- e. Whether any “purchase price” is proposed to be paid.

Whilst the minimal use of Council subsidy is preferred, bids will score most highly which indicate that a proposal is financially viable. Where an application for third party funding has been made, it will initially be assumed that such application would be successful – acceptance of the bid would then be conditional on funding being secured in a reasonable time (to be specified).

3. The balance of risks (weighted to form 20% of the overall score).

Under this heading we will consider the likely balance of risks between the Council and the bidder, should the matter proceed. Under this heading we will consider matters such as the following:

- a. The governance structure of the bidder – whether it will be an individual, company, registered charity or other form of entity.
- b. The interest which the bidder proposes to acquire – freehold, leasehold etc.
- c. The bidder’s proposals in respect of accessing the Council’s subsidy funding.

The proposal which best manages the assessed risks, and in respect of which the level of risk retained by or transferred to the Council is minimised, will score most highly.

4. Quality /Environmental factors (weighted to form 10% of the overall score).

Under this heading we will consider such matters as:

- a. The type/quality of materials proposed.
- b. The proposed method of construction.
- c. Whether any features are proposed which will improve the environmental sustainability of the building, compared with previous uses and/or other comparable buildings in the area.

The proposal will score most highly which best preserves this listed building, whilst at the same time reduces the impact of the operation of the building on the environment.

Scoring Matrix

The above criteria will be scored in accordance with the table below, before the scores are then weighted in accordance with the percentages set out above to produce an overall score.

0	Completely fails to meet appropriate standard or does not provide a proposal.
1	Proposal significantly fails to meet the appropriate standard, contains significant shortcomings or is inconsistent with other proposals.
2	Proposal falls short of achieving appropriate standard in a number of identifiable respects.
3	Proposal meets the appropriate standard in several material respects, but is lacking or inconsistent in others.
4	Proposal meets the appropriate standard in most material respects, but is lacking or inconsistent in some.
5	Proposal meets the appropriate standard in all material respects.