**PROPERTY AT 40 CHRISTCHURCH ROAD, READING BIDDING OPPORTUNITY - SCORING SYSTEM**

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| **Score Reference** | **Information requested** | **Scoring description** | **Rating** | **Score** |
| 1 | Level of Financial Offer | Financial benefit to the Authority | Market value  Less than market value  Consideration in kind  Nominal/ nil | **6**  **4**  **2**  **0** |
| 2 | Basis of the Offer | Deliverablity and timing | Unconditional  Non-onerous conditions  Onerous conditions | **2**  **1**  **0** |
| 3 | Detail of the Offer | Understanding of freehold acquisition | Detailed terms  Headline terms  Outline terms | **3**  **2**  **1** |
| 4 | Organisational Structure | The group is well-established and well organised  The group is established and organised  The group is in the process of being established  No formal organisation or structure | Well established  Estbalished  Being established  No formal structure | **3**  **2**  **1**  **0** |
| 5 | Audited accounts for the last 2 financial years | The bid will not be considered eligible if your organisation is not able to provide audited accounts over the last 2 full years | **Pass/Fail** | **Pass or Fail** |
| 6 | Evidence of your experience in managing property | 1. Has managed a range of properties for at least 2 years and has appropriate qualifications 2. Has managed a similar property for at least 2 years 3. Limited experience of property management 4. No previous experience of property management | Added value  Met  Part met  Not met | 3  2  1  0 |
| 7 | Evidence of access to an experienced property manager on an ongoing basis | 1. Experienced property manager is trustee/ member of staff/volunteer 2. Contact details of proposed experienced property manager provided 3. No evidence provided | Added value  Met  Not met | 2  1  0 |
| **Score Reference** | **Information requested** | **Scoring description** | **Rating** | **Score** |
| 8 | Business Plan to support proposal that addresses matters relating to current building condition, showing understanding of building issues and opportunities | 3. The Business Plan shows sufficient funds available to make repairs and a planned approach to maintenance and repairs  2. The Business Plan shows sufficient funds available to begin to effect repairs and plans for income generation over a 3 year period to adequately maintain the building   1. The Business Plan shows a plan to generate sufficient income to meet the cost of repairs 2. The Business Plan fails to demonstrate awareness of cost of repairs and has planned income available to repair the property | Added value  Met  Part met  Not met | 3  2  1  0 |
| **9** | **Building Summary** | **Summary of works required**  Detailed assessment  Minimal ssessemnt  No assessment | Detailed summary  Headline Summary  No summary | **2**  **1**  **0** |
| **10** | **Current activity in Reading linked to RBC priorities** | **3**. Reading Borough Council is dependent on the organisation for a level of service provision that is funded by the local authority  2. The group provides services that are closely tied to Council Corporate Plan priorities   1. The group provides activities that are valued by a particular group (neighbourhood or community –based) of Reading residents 2. The group has no current activity in Reading | Added value  Close links  Some links  No links | **3**  **2**  **1**  **0** |
| **Score Reference** | **Information requested** | **Scoring description** | **Rating** | **Score** |
| **11** | **Proposal for use of the building linked to RBC priorities** | 3.The organisation proposes activities that Reading Borough Council depends on for provision of statutory services to Reading residents  2.There is a close match between the proposed activities and the priorities set out in the Council Corporate Plan priorities  1.Proposed use has some links to RBC priorities Reading  0.Proposed use does not link to RBC priorities Reading | Added value  Close links  Some links  No links | **3**  **2**  **1**  **0** |