**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 valueLess than market valueConsideration in kindNominal/ nil | **6****4****2****0** |
| 2 | Basis of the Offer | Deliverablity and timing | UnconditionalNon-onerous conditionsOnerous conditions | **2****1****0** |
| 3 | Detail of the Offer | Understanding of freehold acquisition | Detailed termsHeadline termsOutline terms | **3****2****1** |
| 4 | Organisational Structure | The group is well-established and well organisedThe group is established and organisedThe group is in the process of being establishedNo formal organisation or structure | Well establishedEstbalishedBeing establishedNo 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 valueMetPart met Not met  | 3210 |
| 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 valueMetNot met  | 210 |
| **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 building1. 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 valueMetPart met Not met  | 3210 |
| **9** | **Building Summary** | **Summary of works required**Detailed assessmentMinimal ssessemntNo assessment | Detailed summaryHeadline SummaryNo 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 authority2. The group provides services that are closely tied to Council Corporate Plan priorities1. 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 valueClose linksSome linksNo 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 residents2.There is a close match between the proposed activities and the priorities set out in the Council Corporate Plan priorities1.Proposed use has some links to RBC priorities Reading0.Proposed use does not link to RBC priorities Reading | Added valueClose linksSome linksNo links | **3****2****1****0** |