

ASSESSMENT FORM AND SCORING SHEET

PROPERTY/LAND TRANSFER OPPORTUNITY:	(Enter building name/land & area location):
NAME OF APPLICANT/COMMUNITY GROUP:	Brief summary of the current use of the land/buildings:
SPONSORING COUNCIL DIVISION	Brief summary of the proposed use:

FINANCIAL AND VIABILITY ASSESSMENT		
A. FINANCIAL RESOURCES:		
% of total project capital costs secured		
100% of investment achieved	20	
75% of investment achieved; or decision expected on 75% or more within 3 months	15	
50% of investment achieved; awaiting decisions on remaining finance within 6 months	10	
25% of investment achieved; further funding sources to be identified within 12 months+	5	
Less than 25% of total project cost funding in place	0	
TOTAL OUT OF 20		
B. INVESTMENT LEVERAGED		
Investment leveraged into the building (Assessment of the amount of funding that the group is able to access to invest in the building as percentage of value of the building)		
0-5%	0	
6-15%	5	
16-29%	10	
30-50%	15	
51-75%	20	
76-100%	25	
TOTAL OUT OF 25		

C.VIABILITY OF BUSINESS PLAN		
Sustainability of future revenue income stream for the building (assessment of the strength of the business plan for future use of the building)		
No evidence of 3 yr projected revenue stream provided	0	
Some evidence of 3 yr projected revenue stream provided with on-going costs partially covered	5	
Some evidence of 3 yr projected revenue stream provided and income exceeds on-going costs	10	
Good evidence of 3 yr projected revenue stream provided and income exceeds on-going costs	20	
TOTAL OUT OF 20		
Total finance score (out of 65)		

STRATEGIC ADDED VALUE:		Assessment Score
D. LOCATION (SIMD AREA STATUS)	Potential Score	
Situated in top 5% of deprived IMD areas	10	
Situated in top 10% of deprived IMD areas	5	
Located outside a priority neighbourhood area	0	
	Sub-total (out of 10)	
E. CONTRIBUTION TO THE SINGLE MIDLOTHIAN'S PLAN (SCORE AGAINST ALL OBJECTIVES)		
<i>Scoring: 0 = little or no potential achievement; 3 = low potential achievement; 5 = medium potential achievement; 10 = high potential achievement</i>		
	Potential score	
Community Safety Feel safe – reduce crime abuse/harm – Involve communities	10	
Improving Opportunities – reduce poverty, improve access to public services, positive destinations, engage citizens, reduce health inequality financial inclusion	10	
Sustainable Growth - Growth attract business, inward investment biodiversity, Midlothian's amenity, climate change,	10	
Adult Health, Care & Housing -	10	
Getting it Right for Every Midlothian Child	10	
	Sub-total (out of 50)=	

F. CONTRIBUTION TOWARDS MIDLOTHIAN [SOA/SINGLE MILOTHIAN PLAN] OUTCOMES (SCORE AGAINST ALL OUTCOMES)		
<i>Scoring: 0 = little or no potential contribution; 3 = low potential contribution; 5 = medium potential contribution; 10 = high potential contribution</i>		
Examples		
Improving Opportunities (e.g. Engages citizens though encouraging participation in management roles)	10	
Community safety (e.g. provides activities for children within a safe environment)	10	
Adult Health & Housing (e.gs, provides healthy living advice service)	10	
Getting it Right for Every Midlothian Child (e.g. provides or manages facilities for children and the wider community)	10	
Sustainable Growth (e.g. runs accredited training programmes)	10	
Sub-total (out of 50)=		
Strategic points sub-total (out of 110) =		

LOCALITY ADDED VALUE – BASED on NEIGHBOURHOOD PLAN

G. CONTRIBUTION TO NEIGHBOURHOOD PLAN PRIORITIES (SCORE AGAINST EACH)		
<i>Scoring: 0 = little or no potential achievement; 2 = low potential achievement; 4 = medium potential achievement; 8 = high potential achievement (Potential score for each 0-8 points)</i>		
	Sub-total (out of 56)=	
	Maximum points score for D E, F & G (out of 166) =	

PROPOSED ACTIVITIES & USES ASSESSMENT: (worked example)

H. COMMUNITY PARTICIPATION:	No.'s of people participating	No of hours/week, weeks per year	Multiplier/ Proxy	Basis of ascribed value:	Value£¹
Ascribed value for community users of the transferred building Sub-total			£x/p/hr		
Breakdown of community participation by group (if relevant)					
Pre-school 0-4 years					
Young people 5-19 years					
General interest e.g. adult learning courses					
Adults sports activities					
Cultural activities					
Lone Parents					
Ethnic minorities					
People with Learning Disabilities/physical disabilities					
People with health problems					
People out of work					
Over 50's					
OAPs					
General advice sessions					
Credit union members					
Community Volunteering (e.g. time volunteered to undertake building management, premises maintenance, committee meetings, organisation of classes, activities, catering)			£11.50 ²		

I. EMPLOYMENT & ENTERPRISE	No.'s involved	No of hours activity/week	Multiplier/ Proxy	No.'s involved x no of hours x multiplier/proxy	Value£
Activities for Learners:					
ICT non accredited			£x.xx/hr		
ICT accredited courses					
Basic Skills (Literacy, numeracy)			£x.xx		
Skills to help get a job/prepare for employment			£x.xx		
Business management/creation skills			£x.xx		

¹ Value = total figure includes calculation over 12 month period, for 50 weeks unless otherwise stated

² Propose Adopting region average wage quoted but would need to be made regionally specific. Source 20011 Annual Survey of Hours and Earnings, National Statistics:

Job creation/ safeguarding:	No of jobs		Proxy is avg. salary for region =	No of jobs x Av salary /job created/safeguarded	
Number of jobs directly created through asset transfer:				Dependent on mix & range of activities undertaken	£
Number of jobs directly safeguarded through asset transfer				}	
	Number		Value = EU VFM figure £Z000/enterprise³	No of new enterprises set up x £zK	
Number of new enterprise start-ups based at centre			X x£zk enterprise		
Number of social enterprises to be supported by the Centre			X x £zk enterprise		
Employment and enterprise sub-total					
J. AGENCY SERVICE USAGE:	No.'s participating	Hrs p/w		£z per participant x hour	
Health services				£z per participant x hour	
Third sector (e.g.RSL)/voluntary groups				£z per participant x hour	
Local Authority/Agency use e.g. Council services, Police, Probation, PCT, YOT,				£z per participant x hour	
Private sector use e.g. private room hire				£z per participant x hour	
Agency usage sub-total					
SOCIAL VALUE OF USAGE TOTAL:					

K. VALUE OF USE OF OPEN LAND⁴ –(if applicable)					
	No of units/area of land in m2	No of users/ visitors x £5 (if applicable)	Cost of reinstatement		
Environmental preservation/habitat creation					
Public open space					
Play spaces					
• Skateboard park					

³ The figure of £6k per enterprise is taken from Government Office for Yorkshire and Humberside proxy per enterprise created through EU funding. This does not include any value for jobs created as a result of the enterprise which are recorded separately.

⁴ Based on methods suggested in CABE Space 'Making the invisible visible: the real value of park assets' (2009)

• Children's play area (under 5)					
• Children's play area (6-12)					
Sports fields					
• Grass pitch					
• Synthetic pitch					
• Golf course					
• Other (e.g. go-cart, roller blade project, etc.)					
Food production					
Biofuel and energy production					
Recycling facilities					
Ancillary buildings (e.g. changing rooms, toilets, storage, etc.)					
Unique features, e.g. sculptures or monuments					
No of volunteers involved in project formation x no of hours		No of volunteer hours x £??.			
No of volunteers to be involved in implementation x no of hours		No of volunteer hours x£??.			
No of paid staff		X £????,??k			£

L. SAVINGS TO THE LOCAL AUTHORITY		
Calculation of current costs per annum to the Council for maintaining building which would be saved through transfer (NB not all may be relevant)	Financial proxy to be used	Amount in £'s for 12 month period
Maintenance costs (internal)	£s per m2	
Maintenance costs (external)	£s per m2	
Security costs	Value of security contract	
Energy costs	£s per m2	
Officer time (currently spent on managing Council building)	Value of officer time per hr x no of hours per week	
Business rates	Annual business rate level for building	
Graffiti removal costs	Annual cost of removing graffiti from external walls of building	
		£

ASSET TRANSFER SOCIAL VALUE CALCULATION SHEET (worked example)

A. Financial resources		
B. Investment leveraged		
C. Viability of future business plan		
D. Location by Council priority area status		
E. Contribution towards Sustainable Community Strategy Objectives		
F. Contribution towards Local Area Agreement Outcomes		
G. Contribution towards neighbourhood priorities		
Total points scored		
% of possible points score		Percentage of possible total points scored = 77%
H. Community participation		£
I. Employment and enterprise		£
J. Agency service usage		£
K. Value of use of open land		£
L. Savings on costs to the local authority		£
TOTAL OF H-L		£
		ADJUST FOR % SCORE – 23%
		ADJUSTED FINAL SOCIAL VALUE TOTAL £XXXXXX