

Lease of the Corn Exchange first floor Wellbeing assessment

1. Introduction

This assessment will be used to make judgements about the suitability of bids which clearly indicate that the tender includes an element of wellbeing for which a discounted rent is sought.

2. Assessment criteria

The wellbeing element will be assessed using five criteria against which a score will be given. The total community benefit score is then considered against the discount required from the highest rental offer. The assessment criteria are:

- a. deliverability and sustainability
- b. community benefits
- c. number of users/beneficiaries
- d. additional inward investment
- e. contribution to the council's priorities

3. Community benefit assessment scoring

Criteria A: Deliverability and sustainability

1. All of the five elements in this sub section must be complied with; failure to do so will result in the bid being rejected.
2. The wellbeing and rent bid must:
 1. be capable of being delivered and sustained without financial assistance from the council ☐
 2. be supported by an effective business plan which demonstrates the deliverability and sustainability of the proposal ☐
 3. include within the business plan details and evidence of provision for set up costs and ongoing revenue sustainability ☐
 4. be supported by an effective risk assessment and proposals to mitigate risk ☐
 5. Be supported by robust and effective management and governance arrangements ☐

3. Assessment

The proposals will be assessed using the information provided in section 2 above in accordance with the scoring matrix below.

High	Deliverable, sustainable No or very low risk	20 points
Medium	Deliverable, sustainable Low risk	10 points
Low	Deliverable, sustainable Moderate risk	5 points
Not sustainable	Not deliverable or sustainable and/or high risk. Application will be rejected.	0 points
Total score		

Criteria B: Community benefits

1. Details of the community benefits that the wellbeing and price bid will achieve. The benefits should be clearly set out and detail the benefits in terms of the uniqueness of the proposal, what social, economic and environmental community needs are being addressed and what gaps in existing community provision are being filled. This should exclude the number of service users/beneficiaries which is the subject of the next criteria.

High benefit	Unique to the borough and/or fully addressing a gap or shortfall in existing provision and bringing wide ranging and significant social, economic and environmental benefits.	20 points
Medium benefit	Making a significant contribution to a gap or shortfall in existing provision and bringing wide ranging and significant social, economic and environmental benefits.	10 points
Low benefit	Making a contribution to a gap or shortfall in existing provision or a significant contribution to existing provision or bringing social, economic or environmental benefits.	5 points
Little or no benefit	Makes little or no contribution to the community or duplicates existing provision.	0 points
Total score		

Criteria C: Number of users / benefits to individuals

1. Details of the estimated numbers of users or direct beneficiaries of the proposal. These should where appropriate be supported by market testing or other user data. The robustness of the data provided will be considered in the assessment of these criteria. In the event of the proposal being similar to a service for which the council has user data and/or market experience or service need, the council will in its assessment of the bid compare its own data against that provided by the community interest.
2. In order that proposals involving low numbers of users are not unfairly disadvantaged by this criterion, the council will also consider in its scoring the measurable benefit for individuals, if appropriate. Again, the robustness of the evidence will be the critical factor.

3. Assessment:

High	Over 50,000 users a year and/or very high measurable benefit per user	20 points
Medium	20,000-50,000 visitors a year and/or significant measurable benefit per user	10 points
Low	5,000-20,000 visitors a year and/or some measurable benefit per user.	5 points
Not significant	Less than 5,000 visitors a year and/or little benefit per user.	0 points

Total score

Criteria D: Additional inward investment

1. Details of any inward investment in third party funding that the proposal will attract. This may be capital investment or on going revenue support. This will be assessed against the highest market rent and assessment points credited for any additional investment which exceeds the highest rent.

2. Assessment:

High level of additional investment	More than £50,000 a year	20 points
Medium level of additional investment	£10,000 - £50,000 a year	10 points
Low level of additional investment	£2,500 - £10,000 a year	5 points
Little or no level of additional investment	Less than £2,500 a year	0 points

Total score

Criteria E: Contribution to the council's priorities

1. Details of how the wellbeing and price bid supports the council's priorities set out in the Corporate Plan (the Corporate Plan is available for downloading from the council's website at <http://www.stedmundsbury.gov.uk/sebc/live/corporate-plan.cfm>). Criteria E will be assessed from the level of its contribution to all sections of each of the priorities:

- **Raising corporate standards and efficiency**
- **Improving the safety and wellbeing of the community**
- **Securing a sustainable and attractive environment**
- **Creating a prosperous local economy**

Details of how these priorities are to be delivered is contained in the Corporate Plan, on the website.

2. Assessment:

High contribution	Very significant contribution to at least three of the four priorities covering most sections of each priority.	20 points
Medium contribution	Significant contribution to two or more of the four priorities.	10 points
Low contribution	Contribution to two or more of the four priorities or significant contribution to one priority.	5 points
Little or no contribution	Makes little or no contribution to council priorities or duplicates existing provision.	0 points

Total score