



OPTION APPRAISAL FOR DISPOSALS AT LESS THAN MARKET VALUE

PROPERTY: Renton Nursery, Station Street, Renton

APPLICANT: West Dunbartonshire Muslim Education Society

DATE OF ASSESSMENT: 23rd June 2011

APPRAISED BY: D. Allan, S. Gibson (Estates), M. Berrill (Education), E. Hendry (Econ. Dev.), J. Ogilvie (Finance), R K

1) FINANCIAL ASSESSMENT

- a) Price - How does the price offered equate to Market Value?
- b) Funding - Has the applicant demonstrated the funding for the purchase and ongoing funding to maintain the asset and run the service?
- c) Bank reference - Has an appropriate bank reference been provided?
- d) Savings - Will the proposal result in savings for the Council?
- e) Funding - Is further Council funding likely to be required in the future?

TOTAL / 25

2) BUSINESS PLAN & APPLICANT STATUS

- a) Business Plan - Has a Business Plan been provided and does it clearly outline the aims of the applicant / project and provide evidence of its viability?
- b) Applicant status - Is the organisation / applicant well established with a track record of delivery?
- c) Governance - Is the organisation's board and governance structure established and clear?
- d) Employment - Is the project anticipated to create / safeguard jobs?
- e) Community Participation - Does the project demonstrate community support and the involvement of a variety of user groups?

TOTAL / 25

3) WDC CORPORATE PRIORITIES & BENEFITS UNDER DISPOSAL REGULATIONS

Does the project address any of the Council's key priorities / objectives and the benefits detailed under the disposal regulations? (see below for more detail on the themes)

- a) Theme 1 - Regeneration and the Local Economy
- b) Theme 2 - Health and Well Being
- c) Theme 3 - Safe and Strong Communities
- d) Theme 4 - Sustainable Environments
- e) Theme 5 - Education and Lifelong Learning

TOTAL / 25

4) STATUTORY AND REGULATORY ISSUES

- a) Health & Safety - Does the project raise any potential Health & Safety issues?
- b) Regulatory - Are any substantial Planning, Roads or Building Control issues apparent?
- c) Conditions - Is the offer conditional and are any of the conditions problematic?
- d) Risk - Are risks adequately considered and mitigation provided?
- e) State Aid - Does the proposal meet State Aid requirements?

TOTAL / 25

OVERALL ASSESSMENT / 100

Kelly (Legal)

Score 0-5

1

2
4
1
4
12

2

2
2
3

3
12

4
3
3
1
2
13

2
3
4
2
2
13
50



OPTION APPRAISAL FOR DISPOSALS AT LESS THAN MARKET VALUE

PROPERTY: Renton Nursery, Station Street, Renton

APPLICANT: Renton Community Development Trust

DATE OF ASSESSMENT: 23rd June 2011

APPRAISED BY: D. Allan, S. Gibson (Estates), M. Berrill (Education), E. Hendry (Econ. Dev.), J. Ogilvie (Finance), R Kelly (Legal)

1) FINANCIAL ASSESSMENT

Score 0-5

a) Price - How does the price offered equate to Market Value?	2
b) Funding - Has the applicant demonstrated the funding for the purchase and ongoing funding to maintain the asset and run the service?	2
c) Bank reference - Has an appropriate bank reference been provided?	3
d) Savings - Will the proposal result in savings for the Council?	1
e) Funding - Is further Council funding likely to be required in the future?	5
TOTAL / 25	13

2) BUSINESS PLAN & APPLICANT STATUS

a) Business Plan - Has a Business Plan been provided and does it clearly outline the aims of the applicant / project and provide evidence of its viability?	4
b) Applicant status - Is the organisation / applicant well established with a track record of delivery?	3
c) Governance - Is the organisation's board and governance structure established and clear?	2
d) Employment - Is the project anticipated to create / safeguard jobs?	4
e) Community Participation - Does the project demonstrate community support and the involvement of a variety of user groups?	3
TOTAL / 25	16

3) WDC CORPORATE PRIORITIES & BENEFITS UNDER DISPOSAL REGULATIONS

Does the project address any of the Council's key priorities / objectives and the benefits detailed under the disposal regulations? (see below for more detail on the themes)

a) Theme 1 - Regeneration and the Local Economy	4
b) Theme 2 - Health and Well Being	3
c) Theme 3 - Safe and Strong Communities	3
d) Theme 4 - Sustainable Environments	3
e) Theme 5 - Education and Lifelong Learning	4
TOTAL / 25	17

4) STATUTORY AND REGULATORY ISSUES

a) Health & Safety - Does the project raise any potential Health & Safety issues?	3
b) Regulatory - Are any substantial Planning, Roads or Building Control issues apparent?	4
c) Conditions - Is the offer conditional and are any of the conditions problematic?	1
d) Risk - Are risks adequately considered and mitigation provided?	2
e) State Aid - Does the proposal meet State Aid requirements?	1
TOTAL / 25	11
OVERALL ASSESSMENT / 100	57