



**OPTION APPRAISAL FOR DISPOSALS AT LESS THAN MARKET VALUE**

**PROPERTY:** Howatshaws Hall, Howatshaws Road, Bellsmyre, Dumbarton

**APPLICANT:** Bellsmyre Development Trust

**DATE OF ASSESSMENT:** 13th January 2012 (TBC)

**APPRAISED BY:** Craig Maxwell (Estates); Michael McGuinness (Economic Development); Robert Kelly (Legal Services); Gillian McPhail (Finance) & Fiona McGuigan (Leisure Services)

**1) FINANCIAL ASSESSMENT**

**Score 0-5**

a) Price - How does the price offered equate to Market Value?	0
b) Funding - Has the applicant demonstrated the funding for the purchase and ongoing funding to maintain the asset and run the service?	3
c) Bank reference - Has an appropriate bank reference been provided?	0
d) Savings - Will the proposal result in savings for the Council?	4
e) Funding - Is further Council funding likely to be required in the future?	5
<b>TOTAL / 25</b>	<b>12</b>

**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?	0
c) Governance - Is the organisation's board and governance structure established and clear?	4
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?	5
<b>TOTAL / 25</b>	<b>17</b>

**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	2
b) Theme 2 - Health and Well Being	3
c) Theme 3 - Safe and Strong Communities	4
d) Theme 4 - Sustainable Environments	2
e) Theme 5 - Education and Lifelong Learning	4
<b>TOTAL / 25</b>	<b>15</b>

**4) STATUTORY AND REGULATORY ISSUES**

a) Health & Safety - Does the project raise any potential Health & Safety issues?	4
b) Regulatory - Are any substantial Planning, Roads or Building Control issues apparent?	5
c) Conditions - Is the offer conditional and are any of the conditions problematic?	n/a*
d) Risk - Are risks adequately considered and mitigation provided?	4
e) State Aid - Does the proposal meet State Aid requirements?	4
<b>TOTAL / 20</b>	<b>17</b>
<b>OVERALL ASSESSMENT / 95</b>	<b>61</b>

64%

\* Not Applicable therefore amend possible total accordingly, i.e. deduct 5 points from total