

Inch Pavilion & Land, croft Road, Montrose



## **Option Appraisal Questionnaire**

**for**

**Inch Pavilion and Bowling Green, Croft Road, Montrose  
Property Transaction (the “Property”)**

**September 2023**

## **Section 1 – Returning date and enquiries**

### **Returning Date**

Please note all responses to the questionnaire are to be returned to the e-mail address which issued the questionnaire by **5pm on Monday 18 September 2023**. **Please note if there is no response by the closing date/time we will be unable to fully consider your offer.**

### **Enquiries**

Any enquiries must be submitted to the e-mail address which issued the questionnaire as soon as possible and prior to **5pm on 13 September 2023**. The Council will circulate a copy of any such enquiry (without, where practicable, revealing the enquirer's identity) and the response thereto to all parties who have been issued with a questionnaire.

## **Section 2 – Objectives**

This questionnaire has been prepared for the purposes of assisting Angus Council with its assessment and appraisal of your bid relating to the Property. Angus Council Officers will assess your bid (based on the information contained in your Offer (as issued) and on your responses to this questionnaire) against the following objectives:

1. Provide a commitment to deliver, and adhere to, proposed use.
2. Provide inclusive and sustainable economic growth in Angus with focus on investment in offshore renewable energy.
3. Provide fair work opportunities and deliver programmes to help people into work
4. Community benefits
5. Impact on Angus area wide on Net Zero carbon emissions and impact on Angus biodiversity
6. Capital implications
7. Ongoing revenue implications
8. Risk

## **Section 3 – Scoring**

The assessment and appraisal of your bid will be scored against each of the objectives on a 0 to 4 marking scale. Further information on how the assessment and appraisal of your bid will be scored is set out below:

### **Objective 1 - scoring**

In terms of Objective 1, the response to question 1 in the Questionnaire will be either "Yes" or "No". This question (and therefore, Objective 1) will then be scored 4 marks for a "Yes" answer and 0 marks for a "No" answer.

### Objectives 2, 3, 4 and 5 – scoring

Answers to Questions 2, 3, 4 and 5 of the questionnaire will be scored against objectives 2, 3, 4 and 5, respectively, using the following scale of awarding marks:

Score	Standard
4	Excellent response demonstrating clear understanding and comprehensive ability to fulfil requirements, submitting full detail how the requirements of the Council shall be achieved.
3	Good response providing evidence of good understanding and compliance although limited detail provided for some areas.
2	Average response providing some indication of understanding and compliance.
1	Minimal or poor response providing little evidence of understanding or compliance.
0	Nil or inadequate response with little or no understanding of requirement or evidence of compliance.

### Objective 6 – scoring

In terms of objective 6, the highest capital receipt from a bidder will receive a score of 4 marks; all other capital receipts from bidders will be scored on a pro-rata basis with any nil offers from a bidder scored as zero.

### Objectives 7 and 8 - scoring

Objectives 7 and 8 will be assessed and scored based on scale of impact of your bid using the following scoring standards:

Score	Standard
4	Significant positive impact/very low risk.
3	Positive impact/low risk.
2	Neutral impact/medium risk.
1	Negative impact/high risk.
0	Significant negative impact/very high risk.

## Weighting

Weighting factors will be applied to scores based on the relative importance of each objective as determined by Council Officers. These weightings help to ensure that the most important factors have the greatest influence on the outcome of the appraisal. A weighting of 1-5 for each objective is considered sufficient to ensure that the appropriate balance between the relative importance of the objectives is achieved.

The scores against the objectives are then weighted on the following basis.

Objective	Weighting
1. Provide a commitment to deliver, and adhere to, proposed use.	5
2. Provide inclusive and sustainable economic growth in Angus with focus on investment in offshore renewable energy.	5
3. Provide fair work opportunities and deliver programmes to help people into work	3
4. Community benefits	3
5. Contribution to Angus area wide Net Zero carbon emissions and impact on Angus biodiversity.	4
6. Capital implications	5
7. Ongoing revenue implications	1
8. Risk	1
TOTAL	27

The relevant weighting and the score against each objective will be multiplied together to provide a weighted total for each objective. These totals will be added together to give a final figure, providing an overall score in respect of your bid.

## Section 4 – Questions

**Question 1 – 1. Provide a commitment to deliver, and adhere to, proposed use.**

**Please confirm that you will agree to enter into a missive with the Council for the purchase of the Property on terms which are suspensively conditional on detailed planning permission being granted on terms previously approved by the Council in its capacity as land-owner within a reasonable timescale, and that you accept that in the event that the Property is not available for use for your Proposed Use within a further reasonable timescale, you will be obliged to offer the Property for sale back to the Council at market value (to be determined by a mutually appointed and independent RICS valuation surveyor).**

**and**

**Please confirm that you accept that the use of the Property will be restricted to your Proposed Use for all time.**

### **Answer to Question 1**

**Please tick box below as either Yes confirming the statements above or No if you are unable to comply with the requests.**

<b>YES</b>	<input type="checkbox"/>
<b>NO</b>	<input type="checkbox"/>

**Question 2 – Inclusive and sustainable Economic Growth in Angus with focus on investment in offshore renewable energy**

**Please provide details (in the box below) of how your offer will provide inclusive and sustainable economic growth in Angus with focus on investment in offshore renewable energy.**

**Supporting documentation can be provided separately as part of the response.**

**Answer to Question 2**

### **Question 3 – Fair Work Opportunities and Deliver Programmes to Help People into Work**

Please provide details (in the box below) of how you will support fair work practices and opportunities in your bid such as:

- a fair and equal pay policy that includes a commitment to supporting the living Wage, including, for example being a Living Wage Accredited Employer;
- clear managerial responsibility to nurture talent and help individuals fulfil their potential, including for example, a strong commitment to Modern Apprenticeships and the development of Scotland's young workforce; promoting equality of opportunity and developing a workforce which reflects the population of Scotland in terms of characteristics such as age, gender,
- religion or belief, race, sexual orientation and disability;
- support for learning and development;
- stability of employment and hours of work, and avoiding exploitative employment practices, including for example no inappropriate use of zero hours contracts;
- flexible working (including for example practices such as flexi-time and career breaks) and support for family friendly working and wider work life balance;
- support progressive workforce engagement, for example Trade Union recognition and representation where possible, otherwise alternative arrangements to give staff an effective voice;
- pay suppliers within a reasonable timescale.

Please provide details (in the box below) programmes that you will look to put in place through the use of the site to help people into work. This could include for example, proposed use of apprenticeship schemes, vacancy sharing, work experience placements for young people and through employability programmes, etc.

Supporting documentation can be provided separately as part of the response.

**Answer to Question 3**

**Question 3 continued**



**Question 4 - Community Benefits**

Please identify (in the box below) what Community Benefits will be provided from your use of the site. This could include donations of time, materials, involvement with local community groups/charities, schools or other local groups together with assisting local suppliers to develop supply chains.

Include how your proposals for the site would affect the local neighbourhood and adjoining properties such as noise, vibration, dust and traffic.

Supporting documentation can be provided separately as part of the response.

**Answer to Question 4**

A large yellow rectangular area intended for the user to provide their answer to Question 4.

**Question 5 – Impact on Angus area wide on Net Zero carbon emissions and impact on Angus biodiversity**

**Please identify (in the box below) how your proposal for the use of the site will impact on carbon emissions and Net Zero reduction in Angus and where appropriate in Scotland. Please include in your response how your proposal for the use of the site will impact on biodiversity on the site and where appropriate across Angus.**

**Supporting documentation can be provided separately as part of the response.**

**Answer to Question 5**