

<i>Financial Objectives</i>		<i>Comments/Notes</i>	<i>Non Scored</i>
Are you aware of any capital projects that might improve the utilisation or suitability of the asset?	Building Occupier		

			Total Score
			0
			NB: Traffic Light score bands (ie Red, Amber, Green) will be determined once test scores run through template
			RAG
<i>Property Performance Appraisal - Recommended Next Action</i> <i>(Choose one of the options in this column)</i>	<i>Priority</i> <i>(High, Medium, Low)</i>	<i>Comments/Notes</i> <i>(Expand on further analysis, investigations, advice required)</i>	
Retain			
Invest			
Divest			
Repurpose			

Performance Rating Guidance for CPP Questions

Question	Rating - Examples to Assist Scoring				
	Very Poor (Score 1)	Poor (Score 2)	Satisfactory (Score 3)	Good (Score 4)	Very Good (Score 5)
Strategic Objectives:					
What is the condition of the building?	Life Expired and/or serious risk of failure (Condition survey criteria 1)	Exhibiting major defects and/or not operating as intended (Condition survey criteria 2)	Performing as intended but exhibiting minor deterioration (Condition survey criteria 3)	Performing as intended and operating efficiently (Condition survey criteria 4)	Newly built or refurbished
How well does the asset support intensification, i.e. extension/ redevelopment?	No opportunity for intensification	Limited scope for minor extensions or improvements to layout, but amount of work would be substantial	Some opportunities for intensification, work required would be feasible and should be considered	Evident scope for intensification of use i.e. under utilised rooms, or land	Strong case for intensification with unused space, land or buildings available
Current utilisation v capacity of building	Less than 50% utilisation	50-75% utilisation	75-85% utilisation	85-100% utilisation	100% utilisation
How well does the asset contribute to reducing carbon footprint to net-zero by 2041?	EPC Rating F or G	EPC Rating D or E	EPC Rating C	EPC Rating B	EPC Rating A
Operational Objectives:					
How much capital expenditure is required to bring the asset up to an acceptable quality, including compliance requirements?	A programme of major work/refurbishment is required	Some significant items such as replacement boilers or lifts, roofs etc, but not wholesale refurbishment	Medium cost items required eg more significant decoration, improvements to compliance	Low cost items eg limited decoration, building changes or maintenance	No expenditure required
Does the capital expenditure required to make the building suitable for the proposed use offer value for money relative to 'do nothing' or other options?	At this stage of the assessment process, I suggest this is not scored, however, comments are made as to the benefit to the service of carrying out this work. Detailed cost benefit analysis would be part of the Project Initiation Documents				
What is the payback period of delivering a zero carbon performance on this site?	As above, suggest this is not scored at this stage. Detailed work would be required as part of the Project Initiation Documents				
Financial Objectives:					
Does the asset generate a revenue income that exceeds	Discuss with Amanda and Shehnaz - this question probably more appropriate for commercial/investment properties? See				
Does the asset provide sufficient community benefit/social value so that it costs can be offset elsewhere?	No social value being derived from the building	Limited use by community groups/partner organisations or limited social value being created	Some social value created, occasional use by community groups/partner organisations	Good social value created, eg several community groups/partner organisations using the building for a few days per week	Significant social value delivered from building to local community, for example multiple community groups/partner organisations using the building throughout the week
Is the site market value demonstrating good use of the capital deployed in relation to its use	Significant difference between high market value and low useage of building	Scope for improvement to use of capital by utilising vacant areas or considering relocation where market value is likely to be higher than another location	With some improvements to utilisation or configuration, use could be improved	Good use of capital as the site use is good	Very good use of capital as the site use has very good efficiency versus value
Are there any significant known constraints (eg restrictive covenants, planning restrictions, political considerations) in making changes to the buildings use, retention/disposal, expansion or improvement	This section should be for notes and not scored as further work and investigation would be required as part of the Project Initiation Documents because the nature of planning restrictions or restrictive covenants may not be fully known.				

Traffic Light System and Scoring of Performance	The traffic light system referred to on the PRP should be an input to the overall recommendation for each property and not the sole
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