| Asset Name     | Scoring Criteria   |  |  |
|----------------|--|--|--|
| Proposed Use   | 1 = Very Poor 2 = Poor 3 = Satisfactory 4 = Good 5 = Very Good |  |  |
| Evaluated By   | Non Scored Cells   |  |  |
| Date Evaluated |  |  |  |

| Non-Scored   |                   | Comments/Notes               | Score |
|--|-------------------|------------------------------|-------|
| Questions for CPP to Complete  |                   | See CPP Scoring Guidance Tab |       |
| Strategic Objectives:  |                   |                              |       |
| What is the condition of the building?   | СРР               |                              |       |
| How well does the asset support intensification, i.e. extension/ redevelopment?  | СРР               |                              |       |
| Current utilisation v capacity of building   | СРР               |                              |       |
| How well does the asset contribute to reducing carbon footprint  | СРР               |                              |       |
| to net-zero by 2041?   | 0.1               |                              |       |
| Operational Objectives:  |                   |                              |       |
| How much capital expenditure is required to bring the asset up to an acceptable<br>quality, including compliance requirements?   | СРР               |                              |       |
| Does the capital expenditure required to make the building suitable for the<br>proposed use offer value for money relative to 'do nothing' or other options?   | СРР               |                              |       |
| What is the payback period of delivering a zero carbon performance on this<br>site?  | СРР               |                              |       |
| Financial Objectives:  |                   |                              |       |
| Does the asset generate a revenue income that exceeds any capital<br>value/repayments?   | СРР               |                              |       |
| Does the asset provide sufficient community benefit/social value so that it costs<br>can be offset elsewhere?  | СРР               |                              |       |
| Is the site market value demonstrating good use of the capital deployed in<br>relation to its use  | СРР               |                              |       |
| Are there any significant known constraints (eg restrictive covenants, planning<br>restrictions, political considerations) in making changes to the buildings use,<br>retention/disposal, expansion or improvement | СРР               |                              |       |
|  |                   |                              |       |
|  |                   |                              |       |
|  |                   | Total CPP Score              |       |
| General Questions - Building Occupier  |                   |                              |       |
| Which service(s) currently use the asset and what do they use the asset for?   | Building Occupier |                              |       |
| What is the, estimated, current capacity of the asset? I.e. No. of Rooms, Size of Rooms etc  | Building Occupier |                              |       |
| What is the, estimated, current utilisation of the asset? I.e. No. of Staff per Day,<br>No. of Activities per Day etc  | Building Occupier |                              |       |
| Is external income received by community groups, partner organisations or<br>tenants? If so how much per year is received?   | Building Occupier |                              |       |
| Are there any likely/planned changes to the way services will be delivered? I.e.<br>more focus on working within the community   | Building Occupier |                              |       |
| Are their any areas/services you want to provide but can't because of the<br>assets, their location, availability of assets etc.   | Building Occupier |                              |       |
| Are there any independencies on the assets we need to be aware of, i.e. regen<br>projects, community hubs, family hubs etc.  | Building Occupier |                              |       |
| What is the projected demand for the Service? Can you quantify this? eg how<br>many additional bed spaces each year in the future  | Building Occupier |                              |       |

| Strategic Objectives  |                   | Comments/Notes             | Score |
|---|-------------------|----------------------------|-------|
| How well does the location of the building support existing   | Building Occupier |                            |       |
| support the current use?  | Building Occupier |                            |       |
| How well does the technology available in the asset meet the proposed needs of the service?   | Building Occupier |                            |       |
| How well utilised is the asset?   | Building Occupier |                            |       |
| How well does the asset support social value? (Delivering services in areas of<br>deprivation, meeting the need of vulnerable people, near to other support such<br>as employment, alcohol/drug counselling, young mothers, social exclusion) | Building Occupier |                            |       |
| How suitable is the asset for the future delivery of services?  | Building Occupier |                            |       |
|   |                   | Strategic Objectives Score | 0     |

| Operational Objectives  |                   | Comments/Notes               | Score |
|---|-------------------|------------------------------|-------|
| How accessible is the building (i.e. are extensive improvements required to<br>satisfy the requirements of the Equalities Act)? | Building Occupier |                              |       |
|   |                   | Operational Objectives Score | 0     |

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

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

## Performance Rating Guidance for CPP Questions

|   | Rating - Examples to Assist Scoring  |   |  |   |   |  |  |
|---|--|---|--|---|---|--|--|
| Question  | 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<br>serious risk of failure<br>(Condition survey criteria<br>1)   | Exhibiting major defects<br>and/or not operating as<br>intended (Condition<br>survey criteria 2)  | Performing as intended<br>but exhibiting minor<br>deterioration (Condition<br>survey criteria 3)             | Performing as intended<br>and operating efficiently<br>(Condition survey criteria<br>4)   | Newly built or refurbished  |  |  |
| How well does the asset support intensification,<br>i.e. extension/ redevelopment?  | No opportunity for<br>intensification  | Limited scope for minor<br>extensions or<br>improvements to layout,<br>but amount of work<br>would be substantial   | Some opportunities for<br>intensification, work<br>required would be<br>feasible and should be<br>considered | Evident scope for<br>intensification of use i.e.<br>under utilised rooms, or<br>land  | Strong case for<br>intensification with<br>unused space, land or<br>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<br>footprint<br>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:<br>How much capital expenditure is required to bring the<br>asset up to an acceptable quality, including compliance<br>requirements?  | A programme of major<br>work/refurbishment is<br>required                            | Some significant items<br>such as replacement<br>boilers or lifts, roofs etc,<br>but not wholescale<br>refurbishment  | Medium cost items<br>required eg more<br>significant decoration,<br>improvements to<br>compliance            | Low cost items eg limited<br>decoration, building<br>changes or maintenance   | No expenditure required   |  |  |
| Does the capital expenditure required to make the<br>building suitable for the proposed use offer value for<br>money relative to 'do nothing' or other options?   | carrying o   | ut this work. Detailed cost   | nis is not scored, however, o<br>benefit analysis would be p   | art of the Project Initiation I   | Documents   |  |  |
| What is the payback period of delivering a zero carbon performance on this site?  | As above, suggest this   | s is not scored at this stage   | . Detailed work would be re  | quired as part of the Projec  | t Initiation Documents  |  |  |
| Financial Objectives:   |  |   |  |   |   |  |  |
| Does the asset generate a revenue income that exceeds   | Discuss with Amano   | la and Shehnaz - this quest   | ion probably more appropr  | iate for commercial/investr   | ment properties? See  |  |  |
| Does the asset provide sufficient community<br>benefit/social value so that it costs can be offset<br>elsewhere?  | No social value being<br>derived from the building                                   | Limited use by<br>community<br>groups/partner<br>organisations or limited<br>social value being<br>created  | Some social value<br>created, occasional use<br>by community<br>groups/partner<br>organisations              | Good social value<br>created, eg several<br>community<br>groups/partner<br>organisations using the<br>building for a few days<br>per week | Significant social value<br>delivered from building to<br>local community, for<br>example multiple<br>community<br>groups/partner<br>organisations using the<br>building throughout the<br>week |  |  |
| Is the site market value demonstrating good use of the capital deployed in relation to its use  | Significant difference<br>between high market<br>value and low useage of<br>building | Scope for improvement<br>to use of capital by<br>utilising vacant areas or<br>considering relocation<br>where market value is<br>likely to be higher than<br>another location | With some improvements<br>to utilisation or<br>configuration, use could<br>be improved                       | Good use of capital as the site use is good   | Very good use of capital<br>as the site use has very<br>good efficiency versus<br>value   |  |  |
| Are there any significant known constraints (eg<br>restrictive covenants, planning restrictions, political<br>considerations) in making changes to the buildings use,<br>retention/disposal, expansion or improvement |  |   | <br>further work and investigati<br>nning restrictions or restric  |   | -   |  |  |

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