

## Appendix A

### Breakdown of Pricing Evaluation Criteria

<u>Residential Acquisitions for Social Housing - Valuations (Tier 2 weighting 5%)</u>			
<u>Item No.</u>	<u>Service</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>Price per instruction / valuation (Valuation up to £500k)</u>	-	<u>100%</u>
<u>Negotiation for Residential Acquisition (Tier 2 weighting 5%)</u>			
<u>Item No.</u>	<u>Service</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>Price per instruction / valuation (Valuation up to £500k)</u>	-	<u>100%</u>
<u>Acquisition of Freehold &amp; Leasehold Property (including Compulsory Purchase (Tier 2 weighting 5%))</u>			
<u>Item No.</u>	<u>Value Band (at conclusion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>£0 - £499,999</u>	-	<u>20%</u>
<u>2</u>	<u>£500,000 - £999,999</u>	-	<u>20%</u>
<u>3</u>	<u>£1,000,000 - £5,000,000</u>	-	<u>20%</u>
<u>4</u>	<u>£5,000,001 - £10,000,000</u>	-	<u>20%</u>
<u>5</u>	<u>£10,000,001 and over</u>	-	<u>20%</u>
	<u>Total Tier 3 score</u>		
	<u>Total Tier 2 score ( total tier 3 score/100*5 (tier 2)</u>		
<u>General Valuation Advice - All Properties (including EUV, AUV, Marketing) (Tier 2 weighting 5%)</u>			

<u>Item No.</u>	<u>Value Band (at completion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>£0 - £999,999</u>	-	<u>20%</u>
<u>2</u>	<u>£1,000,000 - £2,500,000</u>	-	<u>20%</u>
<u>3</u>	<u>£2,500,001 - £5,000,000</u>	-	<u>20%</u>
<u>4</u>	<u>£5,000,001 - £10,000,000</u>	-	<u>20%</u>
<u>5</u>	<u>£10,000,001 and over</u>	-	<u>20%</u>
	<u>Total Tier 3 score</u>		
	<u>Total Tier 2 score ( total tier 3 score/100*5 (tier 2)</u>		
<u>Disposal of Land &amp; Property (Tier 2 weighting 5%)</u>			
<u>Item No.</u>	<u>Value Band (at conclusion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>£0 - £999,999</u>	-	<u>20%</u>
<u>2</u>	<u>£1,000,000 - £2,500,000</u>	-	<u>20%</u>
<u>3</u>	<u>£2,500,001 - £5,000,000</u>	-	<u>20%</u>
<u>4</u>	<u>£5,000,001 - £10,000,000</u>	-	<u>20%</u>
<u>5</u>	<u>£1,000,000 - and over</u>	-	<u>20%</u>
	<u>Total Tier 3 score</u>		
	<u>Total Tier 2 score ( total tier 3 score/100*5 (tier 2)</u>		
<u>Commercial Estate Management Services- Rent Review Valuation (Council as tenant or landlord) (Tier 2 weighting 3%)</u>			
<u>Item No.</u>	<u>Value Band (at conclusion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>£0 - £49,999</u>	-	<u>20%</u>
<u>2</u>	<u>£50,000 - £249,999</u>	-	<u>20%</u>
<u>3</u>	<u>£250,000 - £499,999</u>	-	<u>20%</u>
<u>4</u>	<u>£500,000 - £999,999</u>	-	<u>20%</u>
<u>5</u>	<u>£1,000,000 and over</u>	-	<u>20%</u>
<u>Commercial Estate Management Services - Rent Review Negotiation (Council as tenant or landlord) (Tier 2 weighting 2%)</u>			
<u>Item No.</u>	<u>Value Band (at conclusion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>

<u>1</u>	<u>£0 - £49,999</u>	-	<u>20%</u>
<u>2</u>	<u>£50,000 - £249,999</u>	-	<u>20%</u>
<u>3</u>	<u>£250,000 - £499,999</u>	-	<u>20%</u>
<u>4</u>	<u>£500,000 - £999,999</u>	-	<u>20%</u>
<u>5</u>	<u>£1,000,000 and over</u>	-	<u>20%</u>
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**Commercial Estate Management Services - Lease Renewal Valuation (Council as tenant or landlord) (Tier 2 weighting 3%)**

<u>Item No.</u>	<u>Value Band (at conclusion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>£0 - £49,999</u>	-	<u>20%</u>
<u>2</u>	<u>£50,000 - £249,999</u>	-	<u>20%</u>
<u>3</u>	<u>£250,000 - £499,999</u>	-	<u>20%</u>
<u>4</u>	<u>£500,000 - £999,999</u>	-	<u>20%</u>
<u>5</u>	<u>£1,000,000 and over</u>	-	<u>20%</u>

**Commercial Estate Management Services - Lease Renewal Negotiation (Council as tenant or landlord) (Tier 2 weighting 2%)**

<u>Item No.</u>	<u>Value Band (at conclusion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
<u>1</u>	<u>£0 - £49,999</u>	-	<u>20%</u>
<u>2</u>	<u>£50,000 - £249,999</u>	-	<u>20%</u>
<u>3</u>	<u>£250,000 - £499,999</u>	-	<u>20%</u>
<u>4</u>	<u>£500,000 - £999,999</u>	-	<u>20%</u>
<u>5</u>	<u>£1,000,000 and over</u>	-	<u>20%</u>

**Commercial Estate Management Services - Lettings (Tier 2 weighting 5%)**

<u>Item No.</u>	<u>Value Band (at completion)</u>	<u>Price (excl VAT)</u>	<u>Tier 3 Weighting</u>
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<u>1</u>	<u>£0 - £49,999</u>	-	<u>20%</u>
<u>2</u>	<u>£50,000 - £249,999</u>	-	<u>20%</u>
<u>3</u>	<u>£250,000 - £499,999</u>	-	<u>20%</u>
<u>4</u>	<u>£500,000 - £999,999</u>	-	<u>20%</u>
<u>5</u>	<u>£1,000,000 and over</u>	-	<u>20%</u>
<b><u>General Valuation, Commercial Estate Management, Development Consultancy &amp; Strategic Property Advice (Tier 2 weighting 10%)</u></b>			
<b><u>Item No.</u></b>	<b><u>Value Band (at completion)</u></b>	<b><u>Hourly Rate (excl VAT)</u></b>	<b><u>Tier 3 Weighting</u></b>
<u>1</u>	<u>Professionally qualified Lead Partner/Director (with at least 10 years post qualification experience)</u>	-	<u>20%</u>
<u>2</u>	<u>Professionally qualified Partner/Director (with at least 10 years post-qualification experience.)</u>	-	<u>20%</u>
<u>3</u>	<u>Professionally qualified Associate Partner/Director (with at least 5 years post-qualification experience.)</u>	-	<u>20%</u>
<u>4</u>	<u>Professionally qualified Senior Surveyor</u>	-	<u>20%</u>
<u>5</u>	<u>Graduate or Assistant Surveyor</u>	-	<u>20%</u>