## Appendix A Breakdown of Pricing Evaluation Criteria

<u>Item</u> <u>No.</u>	<u>Service</u>	Price (excl VAT)	<u>Tier 3</u> <u>Weightii</u> g
1	Price per instruction / valuation (Valuation up to £500k)	-	100%
	Negotiation for Residential Acquisition (Tier 2 wei	ghting 5%)	
Item No.	<u>Service</u>	Price (excl VAT)	Tier 3 Weighting
1	Price per instruction / valuation (Valuation up to £500k)	-	100%
	l sition of Freehold & Leasehold Property (including Co	l mpulsory F	Purchase (
ltem	Tier 2 weighting 5%)  Value Band (at conclusion)	Price (ovel	Tier 3
		Price (excl VAT)	Tier 3 Weighti g
ltem		(excl	Weighti
<u>Item</u> <u>No.</u> <u>1</u> <u>2</u>	Value Band (at conclusion)	(excl	Weighti g
<u>Item</u> <u>No.</u>	<u>£0 - £499,999</u> <u>£500,000 - £999,999</u> <u>£1,000,000 - £5,000,000</u>	(excl	Weighti g 20%
<u>Item</u> <u>No.</u> <u>1</u> <u>2</u>	<u>Value Band (at conclusion)</u> <u>£0 - £499,999</u> <u>£500,000 - £999,999</u>	(excl	Weighti g 20% 20%
1 2 3	<u>£0 - £499,999</u> <u>£500,000 - £999,999</u> <u>£1,000,000 - £5,000,000</u>	(excl	Weighti g 20% 20% 20%

<u>Item</u> <u>No.</u>	Value Band (at completion)	Price (excl VAT)	Tier 3 Weightin g
<u>1</u>	<u>£0 - £999,999</u>		20%
<u>2</u>	£1,000,000 - £2,500,000	_	20%
<u>3</u>	£2,500,001 - £5,000,000	_	20%
4	£5,000,001 - £10,000,000	_	20%
<u>5</u>	£10,000,001 and over	_	20%
	Total Tier 3 score		
	Total Tier 2 score (total tier 3 score/100*5 (tier 2)		
	Disposal of Land & Property (Tier 2 weighting	5%)	'
<u>Item</u> No.	Value Band (at conclusion)	Price (excl VAT)	Tier 3 Weightin g
<u>1</u>	<u>£0 - £999,999</u>		20%
<u>2</u>	£1,000,000 - £2,500,000	_	20%
<u>3</u>	£2,500,001 - £5,000,000	_	20%
<u>4</u>	£5,000,001 - £10,000,000	_	20%
<u>5</u>	£1,000,000 - and over	_	20%
	Total Tier 3 score		
	Total Tier 2 score (total tier 3 score/100*5 (tier 2)		
Com  Item No.	mercial Estate Management Services- Rent Review Vatenant or landlord) (Tier 2 weighting 3%)  Value Band (at conclusion)14775	Price (excl	Tier 3 Weightin
		VAT)	g
<u>1</u>	£0 - £49,999	-	20%
2	£50,000 - £249,999	-	20%
3	£250,000 - £499,999	-	20%
4	£500,000 - £999,999	-	20%
<u>5</u>	£1,000,000 and over	-	20%
Comm	ercial Estate Management Services - Rent Review Neg tenant or landlord) (Tier 2 weighting 2%)		Council as
<u>Item</u> <u>No.</u>	Value Band (at conclusion)	Price (excl VAT)	Tier 3 Weightin g

4			
1	<u>£0 - £49,999</u>	-	<u>20%</u>
2	£50,000 - £249,999	_	<u>20%</u>
<u>3</u>	£250,000 - £499,999	_	20%
4	£500,000 - £999,999	_	<u>20%</u>
<u>5</u>	£1,000,000 and over	_	20%
		_	
		_	
		_	
Commercia	Estate Management Services - Lease Rene	wal Valuation (	Council as
	tenant or landlord) (Tier 2 weighting		
<u>ltem</u>	Value Band (at conclusion)	Price	Tier 3
No.	Talac Dalla (al College la	(excl	<u>Weightin</u>
		VAT)	g
1	<u>£0 - £49,999</u>	_	<u>20%</u>
<u>2</u>	£50,000 - £249,999	_	<u>20%</u>
<u>3</u>	£250,000 - £499,999	-	<u>20%</u>
<u>4</u>	£500,000 - £999,999	_	20%
<u>5</u>	£1,000,000 and over	_	20%
Commercial	Estate Management Services - Lease Renev	val Negatiation	(0
		vai Neuolialion (	Councii as
	tenant or landlord) (Tier 2 weighting		(Council as
			(Council as
Item	tenant or landlord) (Tier 2 weighting	g 2%)	
Item No.		g 2%) Price	Tier 3
	tenant or landlord) (Tier 2 weighting  Value Band (at conclusion)	g 2%)	<u>Tier 3</u> <u>Weightin</u> <u>g</u>
<u>No.</u> <u>1</u>	tenant or landlord) (Tier 2 weighting  Value Band (at conclusion)  £0 - £49,999	g 2%) Price (excl	Tier 3 Weightin g 20%
No. 1 2	tenant or landlord) (Tier 2 weighting  Value Band (at conclusion)	g 2%) Price (excl	<u>Tier 3</u> <u>Weightin</u> <u>g</u>
<u>No.</u> <u>1</u>	tenant or landlord) (Tier 2 weighting  Value Band (at conclusion)  £0 - £49,999	g 2%) Price (excl	Tier 3 Weightin g 20%
No. 1 2	<u>Value Band (at conclusion)</u> <u>£0 - £49,999</u> <u>£50,000 - £249,999</u>	g 2%) Price (excl	Tier 3 Weightin g 20% 20%
No. 1 2 3	<u>Value Band (at conclusion)</u> <u>£0 - £49,999</u> <u>£50,000 - £249,999</u> <u>£250,000 - £499,999</u>	g 2%) Price (excl	Tier 3 Weightin g 20% 20% 20%
No. 1 2 3 4	<u>Value Band (at conclusion)</u> <u>£0 - £49,999</u> <u>£50,000 - £249,999</u> <u>£250,000 - £499,999</u>	Price (excl VAT) - - -	Tier 3 Weightin g 20% 20% 20% 20%
No. 1 2 3 4	<u>Value Band (at conclusion)</u> <u>£0 - £49,999</u> <u>£50,000 - £249,999</u> <u>£250,000 - £499,999</u>	Price (excl VAT) - - -	Tier 3 Weightin g 20% 20% 20% 20%
No. 1 2 3 4	<u>Value Band (at conclusion)</u> <u>£0 - £49,999</u> <u>£50,000 - £249,999</u> <u>£250,000 - £499,999</u>	Price (excl VAT) - - -	Tier 3 Weightin g 20% 20% 20% 20%
No. 1 2 3 4 5 5	<u>Value Band (at conclusion)</u> <u>£0 - £49,999</u> <u>£50,000 - £249,999</u> <u>£250,000 - £499,999</u>	9 2%) Price (excl VAT)	Tier 3 Weightin g 20% 20% 20% 20% 20% 20%
No. 1 2 3 4 5 5	tenant or landlord) (Tier 2 weighting         Value Band (at conclusion)         £0 - £49,999         £50,000 - £249,999         £250,000 - £499,999         £500,000 - £999,999         £1,000,000 and over	9 2%) Price (excl VAT)	Tier 3 Weightin g 20% 20% 20% 20% 20% 20%
No. 1 2 3 4 5 5	tenant or landlord) (Tier 2 weighting         Value Band (at conclusion)         £0 - £49,999         £50,000 - £249,999         £250,000 - £499,999         £500,000 - £999,999         £1,000,000 and over	9 2%) Price (excl VAT)	Tier 3 Weightin g 20% 20% 20% 20% 20% 20%
No. 1 2 3 4 5 5 Comme	tenant or landlord) (Tier 2 weighting           Value Band (at conclusion)           £0 - £49,999           £50,000 - £249,999           £250,000 - £499,999           £500,000 - £999,999           £1,000,000 and over    reial Estate Management Services - Lettings	Price (excl VAT)	Tier 3 Weightin g 20% 20% 20% 20% 20% 20%
No. 1 2 3 4 5 5	tenant or landlord) (Tier 2 weighting         Value Band (at conclusion)         £0 - £49,999         £50,000 - £249,999         £250,000 - £499,999         £500,000 - £999,999         £1,000,000 and over	9 2%) Price (excl VAT)	Tier 3 Weightin g 20% 20% 20% 20% 20% 20%

<u>1</u>	£0 - £49,999	-	<u>20%</u>
<u>2</u>	£50,000 - £249,999	=	<u>20%</u>
<u>3</u>	£250,000 - £499,999	=	<u>20%</u>
<u>4</u>	£500,000 - £999,999	-	<u>20%</u>
<u>5</u>	£1,000,000 and over	-	<u>20%</u>

## General Valuation, Commercial Estate Management, Development Consultancy & Strategic Property Advice (Tier 2 weighting 10%)

<u>ltem</u>	Value Band (at completion)	<u>Hourly</u>	Tier 3
<u>No.</u>		<u>Rate</u>	<u>Weightin</u>
		(excl	<u>g</u>
		<u>VAT)</u>	
<u>1</u>	Professionally qualified Lead Partner/Director (with	_	<u>20%</u>
	at least 10 years post qualification experience)		
2	Professionally qualified Partner/Director (with at		<u>20%</u>
	least 10 years post-qualification experience.)		
3	Professionally qualified Associate Partner/Director		<u>20%</u>
	(with at least 5 years post-qualification experience.)	_	
4	Professionally qualified Senior Surveyor		<u>20%</u>
<u>5</u>	Graduate or Assistant Surveyor	_	<u>20%</u>