

APPENDIX 1

BARHAM PARK UNIT 1 CARD ROOM, 660 HARROW ROAD, WEMBLEY RECOMMENDATION

That the Trust note the details below and approve the lease of Unit 1 The Card Room to Tamu Samaj UK (TSUK) for a 7 year term.

Details

The Trust agreed on the 7 July 2015 that the Card Room be marketed under Brent Council's Community Asset Transfer (CAT) policy. Tamu Samaj UK (TSUK) and the Shree Vishwakarama Association (SVAUK) presented their proposals on 26th January 2017.

The attached table is in alignment to the criteria set out in the Council's CAT policy. Each bidder has a description of how it meets the criteria.

Officers considered that the 2 parties were very close in terms of their overall approach and fit with the CAT policy. TSUK propose a use that is wider in terms of impacts on a wider range of the community and positive impact on the park and a higher social value measure. SVAUK presented a stronger financial proposal.

The Trust needs to therefore weigh up the relative benefits of which of the 2 bidders it would like to approve.

Friends of Barham Library although submitting a proposal, required a longer lease than the 7 years offered. Therefore whilst the Trust have other offers that meet the criteria this bidder did not go to the presentation round.

SAAFI (Refugee outreach) did not submit any information about the Social Value Test and this is a key element of the CAT and therefore this bidder did not go the presentation round.

Application Evaluation.

Criteria	Tamu Samaj UK (TSUK-Gurkha Veterans)	SAAFI (Refugee outreach)	Shree Vishwakarama Assoc UK	Friends of Barham Library
1. Qualifying organisation	Yes. Registered Charity No: 1150097.	From July 2016 in the process of becoming a CIC.	Yes. Registered charity.	Yes. Registered charity.
2a. Properly constituted and governed.	Yes. Trust charitable body with minutes AGM.	Constituted with Board of trustees.	Yes. Charity governed by constitution governed by board of trustees.	Charity & company limited by guarantee.
2b. Skill and Capacity to manage asset and provide service	First time proposed leaseholders. Have hired many halls for events & have numerous people skills. At interview demonstrated personal & organisational skills gained in the army that could be transferable.	Business skills, but no direct skills to manage the subject asset.	Undertaken smaller scale projects & has pool of expertise from different backgrounds. At interview demonstrated skills plus capacity to manage the asset & provide a service.	Number of volunteers with access to pool of local professional supporting activities. However require longer lease for grant funding purposes.
2c. Accounts demonstrate ability to take on asset and deliver service	Business plan & cash flow forecast to 31 March 2017 provided. Established organisation. At interview other than savings funds in account did not demonstrate any cash flow projections for anticipated works.	3 years unaudited accounts provided as they advise not required under the Companies Act. Insufficient funds.	2 years audited accounts available to 31.12.14. Good balance sheet. At interview demonstrated works & cash flows as well as the availability of large lump sum donors.	2 years accounts supplied for Unit 4 The Lounge. Audit not required by Charity Commission as under a certain size.
2d. Experience of delivering similar	First time proposed leaseholders. Have hired	No similar scale experience.	Previously leased Tenby Hall from Harrow	Previously operated Library from Wembley High Rd. Operating Unit 4 The Lounge &

projects	many halls for events & have people skills. Although no direct experience the interview showed they had transferable skills from the army.		BC. Delivered smaller scale projects. At interview demonstrated availability of professional, managerial & trades for the project.	Unit in Sudbury Town Station.
2e. Copy of equality policy	Yes	Yes	No equality policy at present but governed under Charity Commission Rules. Provided at interview.	Yes
2f. Consortium	No	No	No	No
3. Analysis of heads of terms	Rental offer £1,500 pa under a 7 year lease. Year 1 works estimated at £3K. At interview indicated that they would undertake works through skilled volunteers with only costs of materials needing funding. Funds of £30k are available.	No details of works required.	Detailed that works to be agreed. Indicated at interview that an investment of about £60k would be made. Were a longer term available then this could rise substantially.	Longer lease than 7 years required for grant funding purposes as extensive works. Also requires the Trust to bring the property into a reasonable state of repair.
4. Service Offer	Rental offer £1,500 pa.	Rental offer £3,000 pa. 3 months' rent free. 7 year lease.	Rental offer £5,575 pa. 3 months' rent free. 7 year lease.	Rental £3,000 pa. Require a longer term than 7 years as level of investment necessary requires this for payback. Rent free for duration of works to make good.
5. Social Value Test	Better Lives 1. Enabling people to live better lives Year 1 - Incorrect entry. Year 2 - Incorrect entry. 2. Generating jobs for local people - Full time	Better Lives No information supplied. Better Place No information supplied. Better Locally No information	Better Lives 1. Enabling people to live better lives Year 1 - £9,360 Year 2 - £18,720 2. Generating jobs for local people - Full time	Submission was in paper form. No spreadsheet provided. No information was provided on the Social Value Test.

	<p>Year 1 - £0 Year 2- £0 Part time Year 1 - £0 Year 2 - £0 3. Supporting local enterprise - 3.1-Brents SME's in apply chain - Year 1 - £30,244 Year 2 - £30,455 3.2 Free use of assets to SME – Year 1 - £6,227 Year 2 - £6,277 4. Making sure our schools are the best. Year 1 - £0 Year 2 - £0 Better Place 1. Making sure Brent is a better place to live. Year 1 - £50,003 Year 2 - £50,003 2. Increase the supply of good quality arts & leisure facilities Year 1 - £3,000 Year 2 - £2,000 Better Locally 1.1 Building resilience & promoting local community Year 1- £215,016 Year 2 - £215,016 1.2 Accessing for social & community activities for</p>	<p>supplied Other Measures No information supplied Sum of Social Value No information supplied.</p>	<p>Year 1 - £0 Year 2- £0 Part time Year 1 - £0 Year 2 - £0 3. Supporting local enterprise - 3.1-Brents SME's in apply chain - Year 1-£0 Year 2-£0. 3.2 Free use of assets to SME - Year 1-£0 Year 2 - £0 4. Making sure our schools are the best. Year 1 - £0 Year 2 - £0. Better Place 1. Making sure Brent is a better place to live. Year 1 - £0 Year 2 - £0 2. Increase the supply of good quality arts & leisure facilities Year 1 - £0 Year 2 - £0 Better Locally 1. Building resilience & promoting local community. 1.1 Number of volunteering opportunities Year 1- £0</p>	
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	<p>local people. Year 1 - £18,460 Year 2 - £18,460 2. Building partnerships Year 1 - £6,277.40 Year 2 - £6,277.40 Other Measures 1.Other measures hours Year 1 - £0 Year 2 - £0 2.Other measures pounds Year 1 - £0 Year 2 - £0</p> <p>Sum of Social Value Year 1 - £373,000 Year 2- £382,000 At interview indicated that the high social value calculation showed the real contribution that would be made.</p>		<p>Year 2 - £0 1.2 Accessible social & community activities Year 1 - £0 Year 2 - £0 2. Building partnerships Year 1 - £0 Year 2 - £0 Other Measures 1.Other measures hours Year 1 - £0 Year 2 - £0 2. Other measures pounds Year 1- £0 Year 2- £0 Sum of Social Value Year 1 - £18,720 Year 2- £18,720 At interview no clear explanation was available on why more of the social value calculator was not filled in.</p>	
<p>6. Equalities outcomes</p>	<p>Tamu Samaj UK have indicated a positive outcome on all the 9 protected characteristics of age, disability, gender identity, marriage & civil partnership, race, religion & belief, sex, sexual orientation. At interview it was demonstrated that other groups at Barham Park, the church & other</p>	<p>SAAFI have indicated 7 a positive outcomes & 2 neutral out of the 9 protected characteristics of age, disability, gender identity, marriage & civil partnership, race, religion & belief, sex, sexual orientation.</p>	<p>SVAUK have indicated a positive outcome on all the 9 protected characteristics of age, disability, gender identity, marriage & civil partnership, race, religion & belief, sex, sexual orientation. At interview examples of how the 9 protected characteristics may be applied were not clearly</p>	<p>Friends of Barham Library have indicated a positive outcome on all the 9 protected characteristics of age, disability, gender identity, marriage & civil partnership, race, religion & belief, sex, sexual orientation.</p>

	veterans groups had been approached to work inclusively.		demonstrated.	
6a. Inclusive to all	Yes	Yes	Yes	Yes
7. Equality monitoring	To be undertaken.	No Information.	No information.	Yes.
8. Connection or interest.	None noted.	None noted.	None noted.	No supporting information.