

MARTIX - GARAGE SITES

Points system and criteria for prioritising Garage Demolition/Refurbishment

PC1) Condition score for each garage site - Scoring from 0-5

- 0 = New/ Already Re
- 1 = Good Condition
- 2 = Work needed
- 3 = Poor Condition
- 4 = Extremely Poor
- 5 = Dangerous struct

PC2) Presence of Asbestos

Presence of asbestos = +5 points

PC3) Feasibility study and cost estimate completed:

Plan & up to date cost estimate = +5 points

PC4) Percentage of occupied garages (if being refurbished)

- 0 points- 0% to 9%
- 1 point - 10% to 19%
- 2 points- 20% to 29%
- 3 points- 30% to 39%
- 4 points- 40% to 49%
- 5 points- 50% to 59%
- 6 points- 60% to 69%
- 7 points- 70% to 79%
- 8 points- 80% to 89%
- 9 points- 90% to 99%
- 10 points- 100%

PC5) Percentage of occupied garages (if being demolished)

- 0 points – 100%
- 1 point - 90% to 99%
- 2 points- 80% to 89%
- 3 points- 70% to 79%
- 4 points- 60% to 69%
- 5 points- 50% to 59%
- 6 points- 40% to 49%
- 7 points- 30% to 39%
- 8 points- 20% to 29%
- 9 points- 10% to 19%
- 10 points- 0% to 9%

PC6) Documented consultation with positive feedback from tenants/Cllr

Yes = +10 points

PC7) Scheme improves parking facilities for council tenants

Representation on this issue: +10 points

PC8) History of Anti-Social Behaviour on this site?

Yes = +5 points

No = 0 Points

PC9) Value for money

- 0 points – Cost per garage exceeds £20k
- 1 point - Cost per garage £18 – 20k
- 2 points- Cost per garage £16 – 18k
- 3 points- Cost per garage £14 – 16k
- 4 points- Cost per garage £12 – 14k
- 5 points- Cost per garage £10 – 12k
- 6 points- Cost per garage £8 – 10k
- 7 points- Cost per garage £6 – 8k
- 8 points- Cost per garage £4 – 6k
- 9 points- Cost per garage £2 – 4k
- 10 points- Cost per garage £0 – 2k

PC10) Rent loss per annum if demolished

- 1 points- £4501+
- 2 points- £4001 - £4500
- 3 points- £3501 - £4000
- 4 points- £3001 - £3500
- 5 points- £2501 - £3000
- 6 points- £2001 - £2500
- 7 points- £1501 - £2000
- 8 points- £1001 - £1500
- 9 points- £501 - £1000
- 10 points- £0 - £500