

Coastal saunas	Offer 1	Offer 2	Offer 3	Offer 4
Score				
Visual Design/Build Quality (20%) The visual amenity of the proposed site is very important to the Council, to ensure that the unique nature of the coastline is retained and enhanced. Bidders should provide drawings and diagrams illustrating how their design sits within the landscape and conforms with planning requirements.				
Ecology (20%) The bidder should provide detailed information on how the effect of the operation on ecology will be mitigated.				
Social Benefit (15%) The bidder should provide detailed information on how they believe their operation will deliver benefits to the North Tyneside community.				
Use (in accordance with Council Plan) (15%) The bidder should provide detailed information on how their business will operate including relevant risk assessments and method statements. Waste management, services, deliveries, relevant insurances and operational dates/times MUST be included.				
Day-to-day Operation (10%) Given the unique location of the site, bidders should provide detail of how customers, visitors, staff, etc. will access the site.				
Track Record/Finance (10%) Bidders should provide evidence of their ability to deliver an opportunity such as this, along with proposed development costs and evidence of funds to ensure the proposal is viable.				
Timescales (5%) Bidders should provide a program outlining the key milestones to show that the sauna proposal can come forward in a reasonable timescale.				
Rent (5%) Please refer to the appended 'Additional Information Required' document.				
Total %	%	%	%	%