

Putting the **HEART** into Housing

# Affordable Homes Service Plan

2017/18

## - Contents

<b>Vision and Aims</b> .....	<b>2</b>
<b>Mitigating Risk</b> .....	<b>3</b>
<b>The Housing Service</b> .....	<b>4</b>
<b>Service Improvement Project/Activity Overview</b> .....	<b>5</b>
<b>Project/Activity Programme</b> .....	<b>6</b>
P1 – Housing Strategy 2017-2022 [Cwfd] .....	7
P2 – Tenant Profiling Project [Cwfd].....	7
P3 – Fixed Term Tenancies .....	8
P4 – Delivery Models [Cwfd] .....	8
P5 – Social Value... ..	9
P6 – Homelessness Mitigation [Cwfd].....	9
P7 – Private Sector Leasing Scheme .....	10
P8 – Purpose Built Shared Accommodation .....	10
P9 – High Value Sales & 1:1 Replacement Programme .....	11
P10 – Devolution Housing Delivery .....	11
P11 – Housing System Procurement [Cwfd] .....	12
P12 – CLT Umbrella .....	12
P13 – Self Build [Cwfd] .....	13
<b>Inter-dependency Links</b> .....	<b>14</b>
<b>Project/Activity Plan – Milestones</b> .....	<b>15</b>

**Corporate Long Term Vision and Aims**

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

The Council will be recognised as consistently innovative and a high performer with a track record of delivering value for money by focusing on the priorities, needs and aspirations of our residents, parishes and businesses.

- **Living Well** - Support our Communities to remain in good health
- **Homes for our future** - Secure the delivery of a wide range of housing to meet the needs of existing and future communities
- **Connected Communities** – Ensure new transport and digital infrastructure supports and strengthens communities and that our approach to growth sustains prosperity
- **An Innovative and Dynamic Organisation** – adopting a more commercial and business-like approach to ensure we can continue to deliver the best possible services at the lowest possible cost

**Relevant Corporate objectives for the Housing Service 2017-2022****A) Living Well**

- i) Proactive intervention to improve mental health and emotional wellbeing for all
- ii) Support our residents to stay in good health as they grow older, with access to the services they need
- iii) Ensure our new and established communities provide thriving, healthy, safe and attractive places to live
- v) Work with other councils, the NHS and public sector partners, to make sure families with the most complex needs are supported to improve their own health, prospects and prosperity

**B) Homes for our Future**

- ii) Increase the range of housing and tenure options for residents, including the Right to Build and Starter Homes.
- v) Find solutions for people facing homelessness
- vi) Secure a viable future programme for our Council homes

**C) Connected Communities**

- i) Deliver the City Deal, investing in transport, housing, technology and skills to ensure the area continues to be recognised for its economic success and world leading innovation.
- iii) Continue to sell the South Cambs economic success story, leading strategic partnerships and influencing investment partners in Government and business, both nationally and internationally.

**D) An Innovative and Dynamic Organisation**

- i) Take forward commercial activities, such as Ermine Street Housing (our ethical lettings company)
- iii) Place greater emphasis on sharing services and information to improve resilience and customer service whilst reducing costs.

### Housing Vision and Aims

To be the best housing service by providing good quality housing across all tenures that is accessible to all – that enhances residents' quality of life, their health and wellbeing, that supports economic growth and social opportunities, alongside improved energy security and reduced carbon footprints.

- **Affordable Housing Provision** – To deliver a range of homes that are affordable to all and where people want to live that will support economic growth and economic activity
- **Better Homes** – To improve the living conditions across all tenures, to help make homes more energy efficient and to reduce fuel poverty
- **Making Best Use of Existing Stock** – To promote safe and sustainable communities, ensuring people are living in the right homes at a time that is right for them
- **Securing Housing with Specialist Support** – To promote fully inclusive communities and to work with partners to provide support and assistance to enable independent living
- **Preventing and Tackling Homelessness** – To reduce homelessness through being proactive in preventative measures and ensuring there is sufficient suitable accommodation available to people who are, or who may become homeless
- **Improving housing options and extending choice** – To work in partnership to provide housing advice so that people understand their housing options, help them to sustain their current home or access alternative suitable accommodation
- **Monitoring and Performance** – To provide a housing service that is transparent and accountable, that is developed in consultation with our tenants, partner agencies and the wider public and demonstrates value for money

### Mitigating Risk

Potential operational risks to the service are identified at an early stage through the HRA Business Plan Risk Register and Housing Risk Register, which are monitored quarterly by the Housing Services Management Team (HSMT) and Executive Management Team (EMT). High level risks identified will also be included in the Strategic Risk Register for monitoring by EMT and approval by the Corporate & Customer Services Portfolio Holder. Where service plan projects help to mitigate the risks identified in the Risk Registers, these are noted in the tables below (page 7-13).

Risks relevant to Service Plan			
Corporate Risk Register			
STR15	Welfare Reform		STR25 Increase in cost of managing homeless
STR20	Partnership Working with Cambridgeshire Council		STR26 Business Improvement & Efficiency, Working Smarter and Commercialisation Programmes
STR24	HRA Business Plan		<b>HRA Business Plan Risk Register</b>
Housing Risk Register		BP1	Rent Collection
HS11	Increase in numbers in Bed & Breakfast	BP3	Capital Programme Cost
HS14	Responsive Repairs	BP5	Capital Project Management
HS23	Welfare Benefits	BP6	RTB Sales
HS24	HRA Business Plan	BP7	Rent Collection
HS25	New Build Strategy	BP9	Rent Setting
HS27	MAPPA & MARAC	BP10	New Build (capital commitment)
		BP11	Build cost inflation (build & repair)

### Housing Service

This service plan covers both strategic housing functions of the Council and also its landlord role. The service plan for Affordable Homes should be read in conjunction with the [Housing Strategy 2012 to 2016](#) and the [Housing Revenue Account \(HRA\) Business Plan](#)

Monitoring of the Service Plan is completed by our Housing Services Management Team and progress reported in our [Annual Report for Tenants and Leaseholders](#) published in Autumn, as well as up to date information contained in our twice yearly [Tenant and Leaseholder Newsletter](#).

#### The Housing Service has three primary functions:

- Landlord service - providing housing management and property maintenance services to over 5,750 homes. This also includes housing related support and the management of gypsy & traveller sites.
- Housing strategy and development – providing a strategic lead on housing issues within the District including assessing housing needs, bringing empty homes back into use, performance management and the Council's new build programme. This also includes an enabling role working in partnership with other local authorities and housing associations to deliver new affordable homes within the District and in partnership on strategic sites close to Cambridge City.
- Housing advice and options – providing a homelessness prevention service and to provide accommodation for those in housing need (including those who are already homeless), through a choice based lettings scheme and other housing options. The provision of this service delivers several statutory requirements for the local authority.

**Key Stats (note: details can be located from the '[Housing Statistical Information Leaflet](#)')**

#### Housing Stock as of October 2016

General Needs homes = 4182  
Supported homes = 1065  
Equity Share homes = 349  
Leasehold homes = 115 (sold flats)  
**Total homes managed = 5,711**

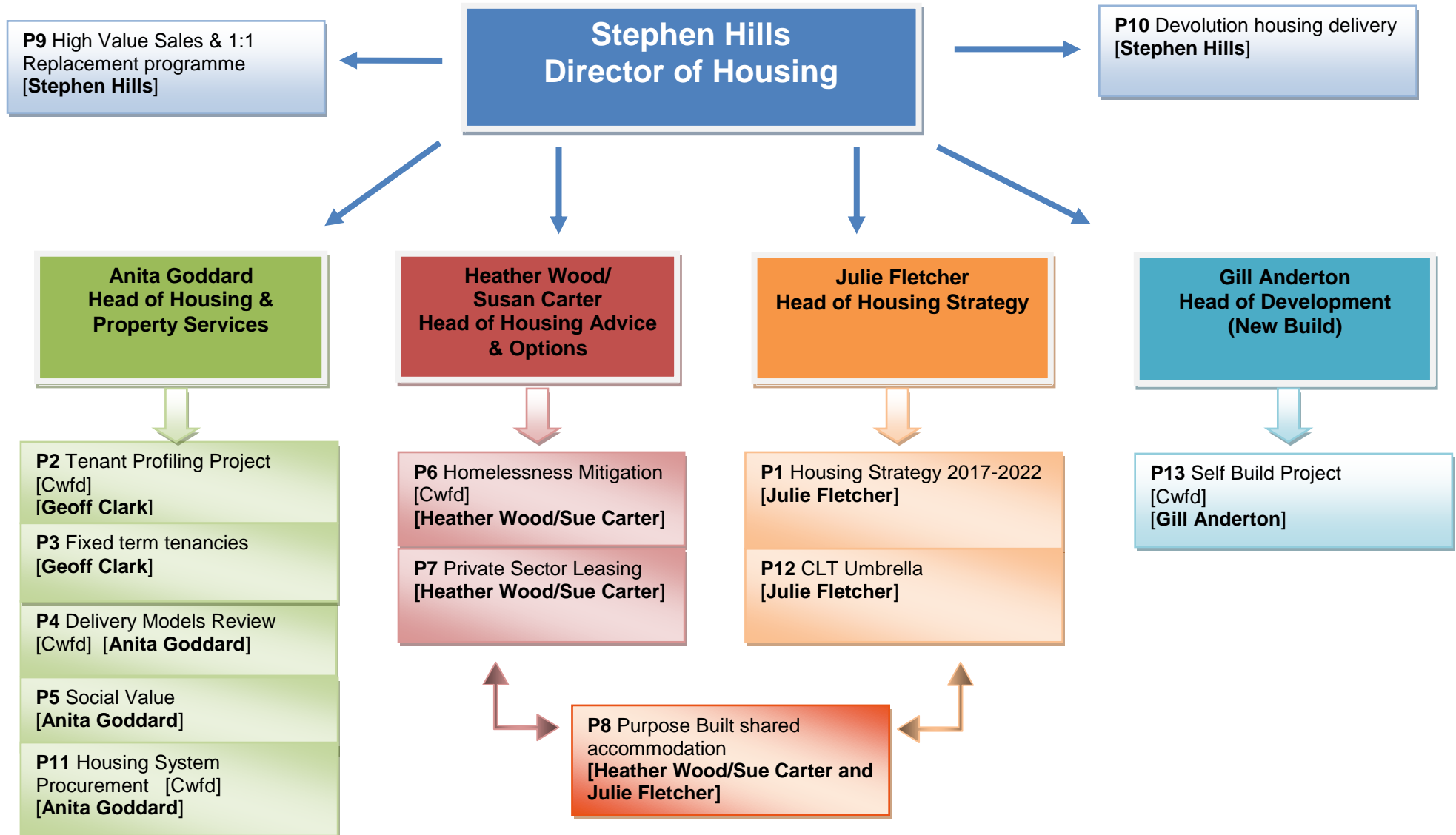
There are also 24 First Time Buyer homes and 28 shared ownership properties

#### In 2015/16

Total council homes let = 297  
Total housing association homes let = 181  
**Total homes let through Home-Link = 478**

Homelessness acceptances = 121  
Homes receiving capital works = 2667  
Affordable homes built = 119

### Service Improvement Project/Activity Overview



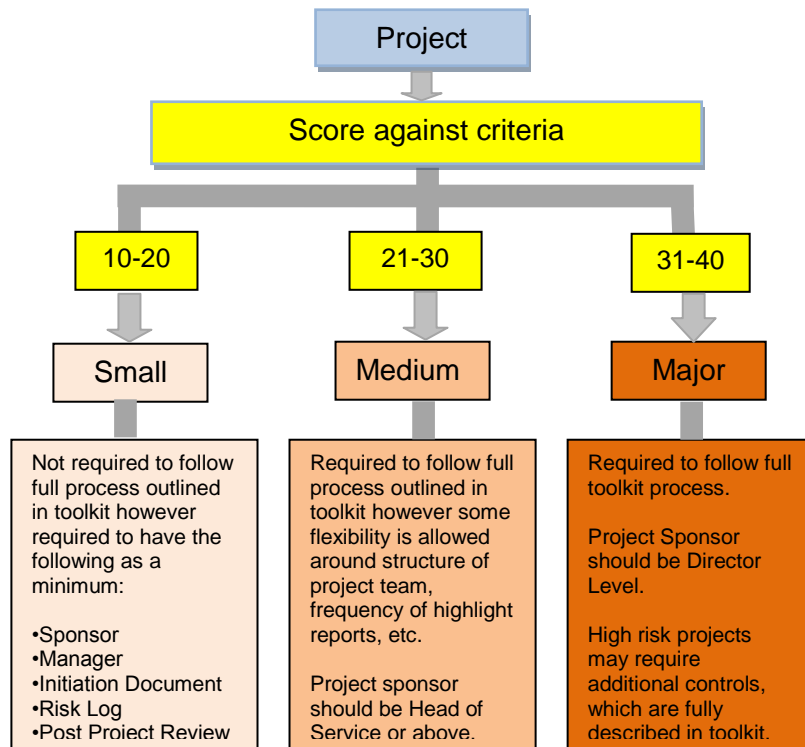
### Project/Activity Programme

The following pages set out the programme for each project/activity identified. The prime objective for each and the expected outputs to be completed during the life of the service plan are detailed, alongside agreed timescales. Each project/activity is scored using the corporate project scoring matrix, aligned to the corporate aims and assessed against the social value relating to Value for Money. Projects/Activities are also assessed as to how they help mitigate identified risk from the Risk Registers and if any additional resources are required.

#### Scoring Projects and Resources

Project scores are based on the level of management that needs to be put in place. The projects are scored against criteria set out in the project management toolkit to give a total score which will indicate whether the project is small, medium or major.

The resource implications for each project within the service plan are identified in the tables below (see pages 7-13).



The service plan for Affordable Homes includes:  
4 x Small; 6 x Medium and 3 x Major

#### Value for Money (VFM)

We will achieve our aims in the most efficient manner at the best possible price and be able to demonstrate it.

This will include:

- Doing the right things to meet the aims of Affordable Homes (effectiveness)
- Using our assets in the best way to deliver these aims
- Having the right assets to deliver (asset management)
- Having the right processes in place to deliver (efficiency)
- Achieving the right outcomes – meeting standards (quality) aimed for

To ensure we are a high performing housing service and to help identify areas for improvement, we compare ourselves with other housing organisations using HouseMark – see our Annual Core Benchmarking Reports. The Annual Report for 2014/15 highlighted how we provide value for money for our tenants, which was published on our website and inside the Tenant & Leaseholder Magazine. See also the Affordable Homes Value for Money Framework.

For the service plan, each project/activity is measured against the social value element relating to VFM, this is broken down into four components:

#### Social and economic benefits

- To individuals and communities

#### Service Quality

- Consumer benefits to paying customers

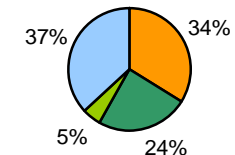
#### Environmental Benefits

- Quality of neighbourhood; bio-diversity; energy efficiency; etc.

#### Financial Benefits

- A return (surplus) for reinvestment
- Knock-on benefits to other local services and taxpayer

Overview of social value














P3 Fixed Term Tenancies					
<b>Prime Objective:</b>	To prepare for any policy changes in relation to fixed term tenancies when further details are published				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Continue to help shape and influence the regulations relating to fixed term tenancies as part of the DCLG working group</li> </ul> Following publication of regulations anticipated in the Autumn 2017 <ul style="list-style-type: none"> <li>Review current Tenancy Policy and existing review mechanism for fixed term tenancies to align to new regulations</li> <li>Review Tenancy Agreement</li> <li>Publicise changes through tenants magazine and website</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12 months	<b>Project Score:</b> 12 small	<b>Corporate Aim(s):</b> B ii) vi)
<b>VFM – Social Value</b> <b>Social and Economic Benefits</b>		65%	More frequent reviews are anticipated which will ensure we are able to offer the support and advice to help council tenants move on or signpost to further support.		
<b>Service Quality</b>		30%	Making best use of existing stock. Ensuring that council homes are available to those in housing need for as long as they need it.		
<b>Environmental Benefits</b>		0%			
<b>Financial Benefits</b>		5%	More frequent reviews may identify further cases of fraud.		
<b>Mitigating Risk:</b>	HRA BP8 – Housing Regulatory Changes HRA HS4 – HRA Business Plan				
<b>Additional Resources:</b>	Implementing new regulations can be resourced within existing capacity. Once established will increase workload for Housing Officers in having to undertake more regular reviews. This may require additional resources in future years.				
P4 Delivery Models[Cfwd]					
<b>Prime Objective:</b>	To explore new and efficient ways of delivering core front line services				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Working in partnership with Cambridge City Council, Housing Associations and Private sector contractors</li> <li>Implement any recommendations identified through the national CIH Sheltered Housing Review</li> <li>Explore the potential for commercial opportunities, such as offering services to other providers, e.g. .preventing tenancy fraud/neighbourhood support</li> <li>Link to the HRA Service Review to help identify savings required of £1M over the next four years</li> <li>Outcomes to be reported to Housing Portfolio Holder</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2016	<b>End Date:</b> March 2018	<b>Project Duration:</b> 24 Months	<b>Project Score:</b> 25 Medium	<b>Corporate Aim(s):</b> B: vi) D: iii)
<b>VFM – Social Value</b> <b>Social and Economic Benefits</b>		0%			
<b>Service Quality</b>		25%	Providing a distribution of expertise across the housing sector and a more joined up approach		
<b>Environmental Benefits</b>		0%			
<b>Financial Benefits</b>		75%	Potential for cost savings		
<b>Mitigating Risk:</b>	STR24/HS24 – HRA Business Plan STR26 – Business Improvement & Efficiency, Working Smarter and Commercialisation Programmes				
<b>Additional Resources:</b>	BP3 – Capital Programme Cost BP11 – Build Cost Inflation				

P5 Social Value					
<b>Prime Objective:</b>	To understand our community better to enable us to help improve economic, social and environmental well-being				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>• Draft a new Community Impact Statement</li> <li>• Develop a Community Impact Assessment Tool</li> <li>• ‘Through the Door’ explore options on how we can help reduce loneliness among the elderly</li> <li>• Explore options for joint working with local Social Enterprises</li> <li>• Explore options for cleaning contract, with the view to improve the quality of life to vulnerable people in the district</li> <li>• ‘Together for Families’ working with Environmental Services and County Council to identify how best to support families with multiplier &amp; complex needs</li> <li>• Work with key partners in Health and Social Care to look at how we can embed healthy living</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12 Months	<b>Project Score:</b> 18 Small	<b>Corporate Aim(s):</b> A: i) ii) iii) v) vi)
<b>VFM – Social Value Social &amp; Economic Benefits</b>		30%	Enabling local communities to deliver social and economic benefits to its villages		
<b>Service Quality</b>		30%	Our ability to provide good quality services that meet the needs of the District will be identified within the Community Impact Statement		
<b>Environmental Benefits</b>		30%	Enabling local communities to improve the quality of their neighbourhoods		
<b>Financial Benefits</b>		10%	Potential funders		
<b>Mitigating Risk:</b>	STR24/HS24 – HRA Business Plan				
<b>Additional Resources:</b>	None required at this stage				
P6 Homelessness Mitigation [Cwfd]					
<b>Prime Objective:</b>	To ensure the Council understands and monitors the risks of increasing homelessness following policy changes in welfare reform, the spending review, Housing and Planning Bill and the Homeless reduction bill.				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>• Monitor progress of the homeless reduction bill and review current practice and procedure as required.</li> <li>• Work with partners to implement the Trailblazer bid.</li> <li>• Review CIH report following their review of homelessness in the district and agree an action plan from this, covering temporary accommodation, homelessness prevention options.</li> <li>• Publish a new homeless strategy.</li> <li>• Monitor impact of recent welfare reforms and those planned for the future in terms of impact on the service including impact on supported accommodation such as homeless hostels, following changes to social rents.</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2016	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12-24 Months	<b>Project Score:</b> 23 Medium	<b>Corporate Aim(s):</b> A: i) iii) v) B: v)
<b>VFM – Social Value Social and Economic Benefits</b>		30%	To ensure the most vulnerable residents are supported to avoid homelessness wherever possible		
<b>Service Quality</b>		30%	Providing a service targeted at assisting those most vulnerable who are faced with homelessness		
<b>Environmental Benefits</b>		0%	N/A		
<b>Financial Benefits</b>		40%	To ensure the impacts of policy changes do not have an adverse affect on the general fund in the requirement to house those assessed as homeless in bed & breakfast accommodation		
<b>Mitigating Risk:</b>	STR15 – Welfare Reform; STR25 – Increase in cost of managing homelessness; HS23 – Welfare Benefits; HS11 – Increase in numbers in Bed & Breakfast HS27 - MAPPA & MARAC				
<b>Additional Resources:</b>	Potential for increased staff resources if homelessness increases significantly due to impact of new policies or legislation				

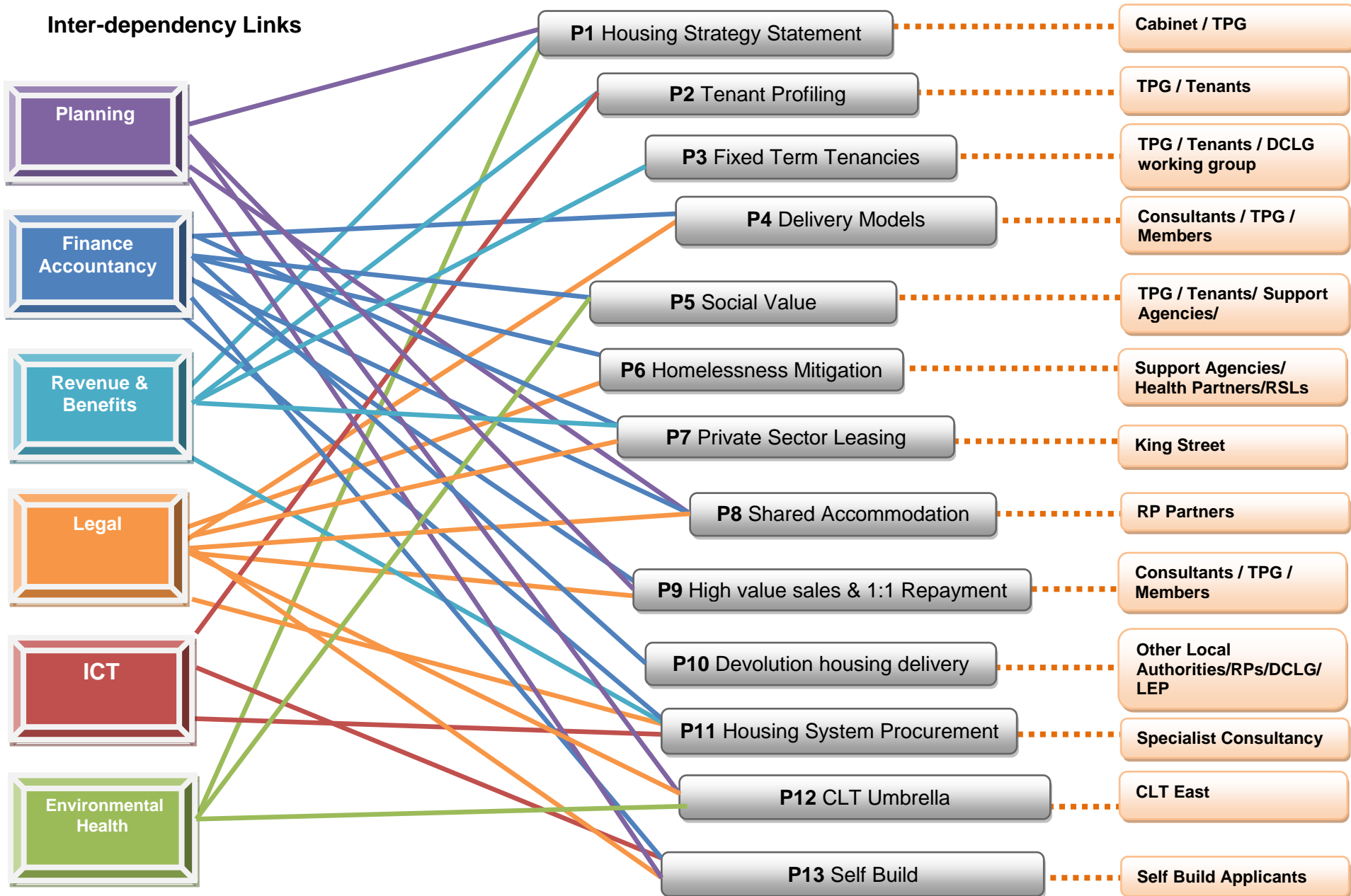
P7 Private Sector Leasing Scheme					
<b>Prime Objective:</b>	To develop an in-house PSL scheme that replaces the existing King Street scheme to provide access to affordable accommodation in the private rented sector				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Procure private sector properties through arranging leases with owners.</li> <li>Provide a management service to those properties including lettings, rent accounts, repairs and voids.</li> <li>Provide affordable private rented accommodation and increase homeless prevention.</li> <li>Work with King Street to achieve homeless prevention as much as possible to tenants under their scheme.</li> <li>Monitor costs of the service compared to potential increased costs of temporary accommodation such as B&amp;B.</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12 Months	<b>Project Score:</b> 28 Medium	<b>Corporate Aim(s):</b> A: i) iii) v) B: ii) v)
<b>VFM – Social Value Social &amp; Economic Benefits</b>		30%	To help provide access to affordable accommodation in the private rented sector		
<b>Service Quality</b>		20%	Provide a service to assist those most vulnerable who are faced with homelessness		
<b>Environmental Benefits</b>		0%			
<b>Financial Benefits</b>		50%	Potentially reduce the need for temporary accommodation such as Bed and Breakfast		
<b>Mitigating Risk:</b>	STR15 – Welfare Reform; STR25 – Increase in cost of managing homelessness; HS23 – Welfare Benefits; HS11 – Increase in numbers in Bed & Breakfast				
<b>Additional Resources:</b>	Potential increased staffing resources as the scheme increases.				
P8 Purpose built shared accommodation					
<b>Prime Objective:</b>	Assess the need for shared accommodation in view of welfare reforms and changes to LHA on social rents and look at development options for this type of accommodation				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Assess the need for share accommodation from housing register information.</li> <li>Review accommodation options for single people under 35</li> <li>Work with partners to explore the development potential for cluster type flats or other single accommodation</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12 Months	<b>Project Score:</b> 17 Small	<b>Corporate Aim(s):</b> A: i) iii) v) B: ii) v) D: iii)
<b>VFM – Social Value Social and Economic Benefits</b>		40%	Ensuring there are options for single people (under 35) on the housing register in addition to reducing the risk of homelessness to this group and preventing rough sleeping		
<b>Service Quality</b>		30%	Being proactive in ensuring there are sufficient options available to people on the housing register and or may become homeless		
<b>Environmental Benefits</b>		0%			
<b>Financial Benefits</b>		30%	Reducing temporary accommodation costs, such as Bed and Breakfast. Increase in homelessness and / or rough sleeping will also result in greater financial costs to other public services such as health		
<b>Mitigating Risk:</b>	STR15 – Welfare Reform; STR25 – Increase in cost of managing homelessness; HS23 – Welfare Benefits; HS11 – Increase in numbers in Bed & Breakfast				
<b>Additional Resources:</b>	Non at this stage				

P9 High value sales & 1:1 replacement programme						
<b>Prime Objective:</b>	Review the options to help mitigate the impacts from the potential sale of high value Council properties					
<b>Outputs / Business Benefits:</b>	Project to implement decision once regulations have been received. On the 24 <sup>th</sup> Nov 2016 the Housing Minister stated that the roll out of Right to Buy for Housing Associations would not take place until after April 2018 at the earliest, with the sell-off of high value council homes also delayed.					
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12 Months	<b>Project Score:</b> 33 Major	<b>Corporate Aim(s):</b> A: iii) B: ii) v) vi) C: iii)	
<b>VFM – Social Value</b> <b>Social &amp; Economic Benefits</b>		70%	Increase in the supply of intermediate type housing that is affordable to residents on average incomes. Mitigating the loss of Council affordable housing as best as possible.			
<b>Service Quality</b>		0%	N/A			
<b>Environmental Benefits</b>		0%	N/A			
<b>Financial Benefits</b>		30%	Potential for long term benefits to the Council as well as cost savings through negating the need for estate agency fees and guaranteed income			
<b>Risk:</b>	STR15 – Welfare Reform STR24/HS24 – HRA Business Plan STR25 – Increase in cost of managing homeless STR26 – Business Improvement & Efficiency, Working Smarter & Commercialisation Programme HS11 – Increase in Bed & Breakfast HS23 – Welfare Benefits BP7 – Government Policy Changes					
<b>Additional Resources:</b>	Will require substantial resources to take forward business options					
P10 Devolution housing delivery						
<b>Prime Objective:</b>	To establish a framework to enable delivery of an additional 2,000 new affordable housing starts during the five year period commencing April 2017.					
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>• Early recruitment to Investment Partnership team</li> <li>• Engagement with developers, registered providers and landowners</li> <li>• Detailed programme identifying early commitment to spend £20M</li> <li>• Establishment of Governance processes and procedures</li> <li>• Explore options for delivery partnerships</li> </ul>					
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> March 2018	<b>Project Duration:</b> 12 months	<b>Project Score:</b> 43 Major	<b>Corporate Aim(s):</b> A: i)ii)iii)v) B: ii) v) vi) C: i) iii) D:iii)	
<b>VFM – Social Value</b> <b>Social &amp; Economic Benefits</b>		40%	Funding will be used by the combined authority to invest in its economic growth, helping to accelerate housing delivery and job creation.			
<b>Service Quality</b>		10%	The combined authority will explore the potential of more integrated service delivery			
<b>Environmental Benefits</b>		0%				
<b>Financial Benefits</b>		50%	Additional funding allows for more and faster housing delivery			
<b>Risk:</b>	STR15 – Welfare Reform STR24/HS24 – HRA Business Plan STR25 – Increase in cost of managing homeless STR26 – Business Improvement & Efficiency, Working Smarter & Commercialisation Programme HS11 – Increase in Bed & Breakfast HS23 – Welfare Benefits BP7 – Government Policy Changes					
<b>Additional Resources:</b>	Identified within the Business Case for the Combined Authority. To ensure delivery of the £100M fund may require 3% - 4% of the value of the fund, some of which may be revenue costs that can be capitalised,					

P11 Housing System Procurement [Cwfd]					
<b>Prime Objective:</b>	To undertake a procurement exercise for a fully integrated Housing IT System				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Review requirements across the housing functions – 9 workshops to be booked</li> <li>Review options of software available on the market</li> <li>Work up Tender Specifications</li> <li>Go out to Tender</li> <li>Select prefer contractor</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2016	<b>End Date:</b> Jun 2019	<b>Project Duration:</b> 24-36 Months	<b>Project Score:</b> 32 Major	<b>Corporate Aim(s):</b> D: iii)
<b>VFM – Social Value</b> <b>Social and Economic Benefits</b>		0%	N/A		
<b>Service Quality</b>		50%	Improved access to information and integrated systems		
<b>Environmental Benefits</b>		0%	N/A		
<b>Financial Benefits</b>		50%	Potential for cost savings		
<b>Mitigating Risk:</b>	STR20 – Partnership working, STR24/HS24 – Business Plan, STR26 – Business Improvement, BP1/ BP7 – Rent collection,				
<b>Additional Resources:</b>	Some additional resources may be required in terms of specialist consultancy advice				
P12 CLT Umbrella					
<b>Prime Objective:</b>	To enable community led development for affordable housing to meet local needs as an alternative model of delivery.				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Work with the appointed CLG co-ordinator for the first tranche of funding of the community-led funding allocation</li> <li>Explore options for joint working with CLT East and Palace Green Homes as a CLT Umbrella</li> <li>Identify resources available for communities in South Cambridgeshire</li> <li>Explore options for bidding for second tranche of community-led funding</li> <li>Link to offer for Neighbouring Planning</li> <li>Publish briefing note to communities as to what resource and support South Cambs can offer in terms of community-led development/Community Land Trusts</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2017	<b>End Date:</b> Oct 2017	<b>Project Duration:</b> 6 Months	<b>Project Score:</b> 26 Medium	<b>Corporate Aim(s):</b> B: iv) C: iv)
<b>VFM – Social Value</b> <b>Social &amp; Economic Benefits</b>		50%	Enabling local communities to deliver social and economic benefits to its villages		
<b>Service Quality</b>		25%	Providing a good quality service to residents to enable them to bring forward community-led development		
<b>Environmental Benefits</b>		25%	Enabling local communities to improve the quality of their neighbourhoods		
<b>Financial Benefits</b>		0%			
<b>Mitigating Risk:</b>	Homelessness – providing affordable housing to local people				
<b>Additional Resources:</b>	To be identified through the project. DCLG funding has been made available for this.				

P13 Self Build [Cwfd]					
<b>Prime Objective:</b>	To comply with the new statutory requirement to promote self build and provide a self sustaining sub regional service, as well as maximising HRA assets where there is the potential for self build plots				
<b>Outputs / Business Benefits:</b>	<ul style="list-style-type: none"> <li>Final recruitment of a Self Build Project Officer</li> <li>Marketing &amp; sale of first 3 plots</li> <li>Launch on Abrisas software</li> <li>Regional rollout with LA workshops</li> </ul>				
<b>Timescales</b>	<b>Start Date:</b> April 2016	<b>End Date:</b> March 2018	<b>Project Duration:</b> 24 Months	<b>Project Score:</b> 30 Medium	<b>Corporate Aim(s):</b> B: ii) vi)
<b>VFM – Social Value</b> <b>Social &amp; Economic Benefits</b>		15%	Opportunity for those interested in self build to purchase 'ready to go' sites. Provision of additional housing supply		
<b>Service Quality</b>		15%	Offering a tailor made service for those wishing to self build/custom build		
<b>Environmental Benefits</b>		10%	Opportunities for innovative design in sustainability and eco homes		
<b>Financial Benefits</b>		60%	To realise a capital receipt from the sale of HRA land that can be used to improve current housing stock or provide additional affordable housing.		
<b>Mitigating Risk:</b>	STR24/HS24 – HRA Business Plan				
<b>Additional Resources:</b>	STR26 – Business Improvement & Efficiency, Working Smarter & Commercialisation Programme				

**Inter-dependency Links**







---

P13	Self Build [Cwfd]													
-----	----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--