

APPENDIX B

SUMMARY OF OPTIONS

Option	Advantages	Disadvantages
<p>Refurbishment by the Council:</p> <p>Rented</p>	<p>Retention of 2 affordable housing units.</p> <p>Existing tenants could opt to return to the refurbished units.</p> <p>Retention of housing stock.</p> <p>Future income through rents and potential future capital receipts through RTB.</p>	<p>Does not maximise potential of site to deliver additional affordable housing to meet local needs.</p> <p>Cost of refurbishment is not considered affordable within the housing capital programme or value for money as estimated costs cannot be recovered through rents over the period of the HRA Business Plan.</p>
<p>Shared Ownership</p>	<p>Retention of 2 affordable housing units.</p> <p>Cost of refurbishment could be recovered through initial share purchased (subject to valuation, etc).</p> <p>Future income through rents (on retained share) and potential future capital receipts through stair-casing.</p> <p>Capital receipts may be exempt from national pooling requirements.</p> <p>Future repairs/maintenance liabilities would fall on the purchaser through the terms of the lease.</p>	<p>Does not maximise potential of site to deliver additional affordable housing to meet local needs.</p> <p>Existing tenants may not wish to/be able to return to these properties if designated as shared ownership.</p> <p>The Council may have to include a buy-back option to exempt capital receipts from national pooling requirements.</p>
Option	Advantages	Disadvantages

Refurbishment by an RSL: Rented	<p>Retention of 2 affordable housing units for which the Council would receive nomination rights.</p> <p>Existing tenants could opt to return to the refurbished units as an RSL tenant.</p>	<p>The properties would need to be sold at nil cost.</p> <p>Loss of housing stock.</p> <p>No future income/capital receipts.</p>
Shared Ownership	<p>Retention of 2 affordable housing units for which the Council would receive nomination rights.</p> <p>Would enable a small capital receipt for the Council.</p>	<p>Loss of housing stock.</p> <p>No future income/capital receipts.</p>
Sale on open market for refurbishment	<p>A capital receipt will be realised by the Council which will be ring-fenced for housing purposes (subject to sale to a qualifying purchaser).</p>	<p>A capital receipt may be subject to national pooling requirements unless sold to a qualifying purchaser.</p> <p>Loss of 2 affordable housing units.</p> <p>Does not maximise potential of site to deliver additional affordable housing to meet local needs.</p> <p>Existing tenants will not be able to return to the properties.</p> <p>The properties have scope for extension/enlargement and may be 'lost' as smaller open market housing units and less affordable to local people.</p>
Sale for development purposes	<p>Could enable provision of affordable housing under planning policy.</p> <p>Will enable a capital receipt for the Council that should be 100% available for housing purposes.</p>	<p>Planning policy on affordable housing may well affect price that can be achieved for the land as well as level of interest in the site.</p> <p>Will not maximise potential of site to deliver additional affordable housing to meet local needs.</p> <p>Existing tenants will not be able to return to the properties.</p>
Option	Advantages	Disadvantages
Affordable Housing Scheme	Maximises potential of site to deliver more affordable	Loss of housing stock and future income/capital

	<p>homes.</p> <p>A (small) capital receipt could be achieved.</p> <p>Existing tenants could be offered a new property on the site that would meet their needs if they are willing to be an RSL tenant.</p>	<p>receipts.</p>
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