

APPENDIX 1

Opportunity arises / idea is presented the Council

Establish to what extent the proposal / opportunity would meet existing identified need for new housing—will pursuing the opportunity meet an identified housing need within the District (check ward profile data / SHMA / and current housing register information)

If YES



Does the proposed scheme align with the existing Asset Management Strategy / HRA Business Plan and Health and Housing Strategy—if not does it meet a gap in provision or create an opportunity for the Council to increase revenue or tackle a specific issue

If YES



Is the scheme financially viable? At this stage financial viability is assessed, NPV is established and funding mechanisms are agreed to ensure the additional homes do not exceed a 30 year payback period

If YES



Following discussion at the Council Housing Development Group a report for Leadership Team is compiled detailing the benefits, constraints and potential risks associated with the proposal - Recommendations agreed by Strategic Director / Strategic Housing / Housing Services and Finance

If APPROVED



A report is drafted for the next available Committee and relevant organisations are informed of the Councils intentions to proceed

Funding is secured either via Homes England, available commuted sums, HRA grant reserves, RTB capital receipts or additional borrowing capacity.

Assessment flow chart for decisions relating to;

- Land acquisition and existing land use
- Regeneration or re-development of existing sites
- Land deals with developers and RPs utilising GF OR HRA sites
- Bidding for or acquiring s106 units
- Design and build projects
- The purchase of Council homes previously sold under RTB