

## HOUSING STOCK OPTIONS APPRAISAL – DECISION MAKING MODEL

Criteria	Max. Score	Weighting	Scoring guidance	Option Retention	Option LSVT	Weighted Options Retention	Weighted Options LSVT
<b>Tenant and leaseholder preference</b>			Scores to be awarded on the result of the tenant and leaseholder preferences expressed through postal survey and information events. The scores should reflect the relative proportions of the preferences expressed for each option.				
<b>Achieving and maintaining the Decent Homes standard</b>			Scores to be awarded on the basis of which option is considered the most appropriate for securing compliance with and continuing to meet the Decent Homes Standard.				
<b>Achieving Tenant aspirations</b>			Scores to be awarded reflecting the extent to which the options can meet tenant aspirations as revealed through the Tenant & Leaseholder Aspirations Survey.				
<b>Improved services and performance</b>			Scores to be awarded according to which option provides the best opportunities for improving housing services and performance in the core areas of housing management.				
<b>Enhanced tenant participation and involvement</b>			Scores to be awarded on the basis of which option provides the best prospects for taking forward the tenant participation and involvement agenda.				
<b>Views of the Tenant Steering Group</b>			Scores to be awarded according to the views of the Tenant Steering Group, following a debate on the advantages and disadvantages of the features of the two options under consideration.				
<b>Views of housing employees</b>			Scores to be awarded according to the preference of housing employees following an information event and the return and count of preference slips.				

Criteria	Max. Score	Weighting	Scoring guidance	Option Retention	Option LSVT	Weighted Retention	Options LSVT
Views of other council employees			Scores to be awarded according to the preference of other Council (non-housing) employees following an information event setting out the main features of each option.				
Delivering more affordable housing			Scores to be awarded on the basis of which option is likely to deliver more affordable housing, meet priority housing needs and achieve the Housing Strategy aspirations.				
Financial viability, value for money and additional investment			Scores to be awarded on the perceived merits of how each option would deliver value for money housing services, attract additional investment into housing services and provide a strong, sustainable and viable Business Plan.				
Corporate considerations for the Council			Scores to be awarded on the basis of the advantages and disadvantages of each option from the Council's perspective, and the impact on corporate priorities and aspirations.				
Totals							

**NOTES**

- The Project Team at its meeting on 9<sup>th</sup> November decided upon the 11 criteria that will influence the decision on the most suitable option, and agreed a weighting. These have been used in the above model.
- A scoring system has been proposed with guidance on how to award the points for each criteria.
- The Project Team needs to debate each criterion and award points up to the maximum score for each of the 11 criteria. Detailed notes should be kept on how the Project Team reached the individual scoring decisions. An unweighted score of 100 points is the maximum possible score for each option.

- The points for each criterion are then multiplied by the weighting factor to produce a weighted score.
- The option with the most points is likely to be a strong influence on the Project Team's final recommendation.