

Appendix 2 – Indicative Decision Matrix

ROTHERHAM METROPOLITAN BOROUGH COUNCIL STRATEGIC ACQUISITION VIABILITY MODEL

General information

Homeowner name:	<input type="text"/>
Address:	<input type="text"/>
Postcode:	<input type="text"/>
Electoral Ward:	<input type="text"/>
Number of bedrooms / House type:	<input type="text"/>
Type of acquisition:	<input type="text"/>
Date offered:	<input type="text"/>
Decision required by* :	<input type="text"/>

*The Council has 8 weeks to accept the offer of a former Council home through Right of First Refusal (ROFR). Where the property offered is a ROFR, please enter the date 8 weeks after receiving complete Offer Notice from the homeowner.

Questions where an answer will prevent an acquisition:

Does the property have a sitting tenant?	<input type="text"/>	If yes - do not progress
Does the owner wish to stay in the property and rent from the Council?	<input type="text"/>	If yes - do not progress
Is the property shared ownership?	<input type="text"/>	If yes - do not progress
Is the property freehold?	<input type="text"/>	See next question
Does the property have a district heating system that is not the Council's district heating system?	<input type="text"/>	If yes - do not progress
If no, is the property a flat in a building owned by the Council?	<input type="text"/>	If no - do not progress
If yes, how many other flats in the block are leased?	<input type="text"/>	If all other flats in the block are leased, do not progress
Is the property of a traditional construction type?	<input type="text"/>	If no - do not progress
Is the property in ownership of the person offering the property, or has probate been granted if not?	<input type="text"/>	If no - do not progress
If not progressed, date decision made:	<input type="text"/>	

Is the property a former Council home?	<input type="text"/>
Are there any adaptations or extensions for disability?	<input type="text"/>
Is there a parlour room (separate living room and dining room) or downstairs bedroom?	<input type="text"/>
Surveyors report - any issues, advice and recommendations	<input type="text"/>

Housing Needs Assessment

Does the property meet a strategic priority?

1 bedroomed

4+ bedroomed

Demand

Average number of bids for this type of home (Ward)

Average number of bids for this type of home (Rotherham)

Stock

Number of this type of home in area

Number of this type of home in Ward

Turnover of this type of home in area

Turnover of this type of home in Ward

RTB

Number of RTB sales in the Ward

Recent delivery

Number of homes delivered since Jan 2018 in the Ward

Number of this type of home delivered since Jan 2018 in the Ward

Forecasted delivery

Number of homes forecasted for delivery in the Ward

Finance (under development)

Valuation of property:

Cost to bring property to EPC
C & Decent Homes standard:

Cost of acquisition (inc. legal,
survey, admin)

Any RTB discount repayment
period to deduct?

Total cost:

Value for money?

Value for money to be calculated from the total cost of acquisition in comparison to the equivalent Council build cost (10pts) for this type of home AND cost compared to the approved budget per property.

Decision making

Is the property of the required standard?

Does the property meet strategic housing need?

Does the property represent value for money?

Decision:

Date sent to SHAD SMT for approval:

Date approved

Date sent to ***delegated decision maker***

Date approved

Date sent to ***asset management/development coordinator***