

## Financial, Social and Corporate Viability Matrices

(for the remainder of the current New Homes & Regeneration Programme)

SCHEME SUMMARY	Site Name	Gloucester Street/Bradley Street	Glebelands	Cambridge House	Queens Drive
	Site Location	Wotton-Under-Edge	Cam	Dursley	Cashes Green
	Scheme Overview	Four empty SDC properties which would have required significant investment to improve the standard of accommodation.	Former sheltered housing scheme currently void following the outcome of the Ark Report identifying the site as a 'red scheme' no longer fit for purpose.	Former sheltered housing scheme currently void following the outcome of the Ark Report identifying the site as a 'red scheme' no longer fit for purpose.	Former garage site owned by SDC.
	Summary of Units & Tenures	<u>Affordable Rent</u> 5 No 2 bed 4 person houses 3 No 3 bed 5 person houses  <b>Scheme Total - 8 affordable homes (35 persons)</b>	<u>Affordable Rent</u> 8 No 1 bed 2 person flats 7 No 2 bed 4 person houses 2 No 3 bed 5 person houses  <u>Shared Ownership</u> 3 No 2 bed 4 person houses 3 No 3 bed 5 person houses  <b>Scheme Total - 23 affordable homes (81 persons)</b>	<u>Affordable Rent</u> 6 No 2 bed 4 person houses 7 No 3 bed 5 person houses  <b>Scheme Total - 13 affordable homes (59 persons)</b>	<u>Affordable Rent</u> 2 No 1 bed 2 person flats 3 No 2 bed 4 person houses 2 No 3 bed 5 person houses  <b>Scheme Total - 7 affordable homes (26 persons)</b>
Corporate Strategic Approval	Approval of Housing Committee, Director of Resources, Director of Communities, Head of Housing, Head of Housing Contracts, Head of Property Services, Head of Strategic Housing Services	Approval of Housing Committee, Director of Resources, Director of Communities, Head of Housing, Head of Housing Contracts, Head of Property Services, Head of Strategic Housing Services	Approval of Housing Committee, Director of Resources, Director of Communities, Head of Housing, Head of Housing Contracts, Head of Property Services, Head of Strategic Housing Services	Approval of Housing Committee, Director of Resources, Director of Communities, Head of Housing, Head of Housing Contracts, Head of Property Services, Head of Strategic Housing Services	
FINANCIAL SUMMARY	Total Scheme Cost vs. Market Sales Value	101.90%	115.28%	112.23%	136.21%
	Build Cost per m2	£3,502	£3,755	£3,566	£3,778
	Subsidy required to re-pay loan over 30 years	£1,640,266	£4,238,299	£2,860,117	£1,313,094
	Number of Years to Repay Borrowing Based on Proposed Subsidy Below	49	47	50	47
	<b>Proposed Subsidy Sources &amp; Amounts:</b>	-	-	-	-
	Brownfield Land Release Fund (BLRF)	£62,000	£215,000	£94,000	
	SDC Capital Receipts	£845,000	£400,000	£1,250,000	£450,000
	Independent Living Capital Receipts		£1,500,000		
	Right to Buy Receipts	£369,000			£610,000
	Homes England		£1,133,333	£866,667	
	<b>TOTAL SUBSIDY PER AFFORDABLE RENTED UNIT</b>	<b>£160,000</b>	<b>£191,078</b>	<b>£170,000</b>	<b>£151,000</b>
<b>TOTAL SCHEME SUBSIDY</b>	<b>£1,276,000</b>	<b>£3,248,333</b>	<b>£2,210,667</b>	<b>£1,060,000</b>	
SOCIAL VALUE	Social Benefits	Contributing to a vibrant and healthy community by increasing new affordable homes and reducing the running costs to tenants.	Contributing to a vibrant and healthy community by increasing new affordable homes with a variety of tenures and reducing the running costs to occupants.	Contributing to a vibrant and healthy community by increasing new affordable homes and reducing the running costs to tenants. The development of this site will also include the renovation of the play space directly to the west of the site.	Contributing to a vibrant and healthy community by increasing new affordable homes and reducing the running costs to tenants.
	Economic Benefits	Providing contributions to the local economy and economic growth that supports social outcomes, by encouraging a diverse base of suppliers including SME's and securing added value to contracts.	Providing contributions to the local economy and economic growth that supports social outcomes, by encouraging a diverse base of suppliers including SME's and securing added value to contracts.	Providing contributions to the local economy and economic growth that supports social outcomes, by encouraging a diverse base of suppliers including SME's and securing added value to contracts.	Providing contributions to the local economy and economic growth that supports social outcomes, by encouraging a diverse base of suppliers including SME's and securing added value to contracts.
	Environmental Benefits	Protecting, promoting and enhancing the environment by going above industry standards and achieving high energy ratings.	Protecting, promoting and enhancing the environment by going above industry standards and achieving high energy ratings.	Protecting, promoting and enhancing the environment by going above industry standards and achieving high energy ratings.	Protecting, promoting and enhancing the environment by going above industry standards and achieving high energy ratings.
SDC PRIORITIES	Links to Council Priorities	1. Strategy for New Council Homes 2. Housing Strategy 3. Carbon 2030 Strategy	1. Strategy for New Council Homes 2. Housing Strategy 3. Carbon 2030 Strategy	1. Strategy for New Council Homes 2. Housing Strategy 3. Carbon 2030 Strategy	1. Strategy for New Council Homes 2. Housing Strategy 3. Carbon 2030 Strategy

\*Although the Social Value and SDC Priorities identified above are all similar, this will not necessarily be the case for future opportunities so still provides a useful comparison.