

SHELTER REVIEW MATRIX - HOUSING & ESTATES



RATIONALE

REF	MATRIX CATEGORIES	CRITERIA / CONSIDERATIONS	RATIONALE			BLOCK 1			BLOCK 2			BLOCK 3		
			HIGH	MEDIUM	LOW	SCORE	ACTUAL DATA	COMMENTS	SCORE	ACTUAL DATA	COMMENTS	SCORE	ACTUAL DATA	COMMENTS
1	DESIRABILITY		10-8	7-4	3-0									
a	Reputational issues	NHO INPUT	Police & Ten. Enforcement Involved	Housing Officer & other tenants aware	Ons tenants/ local residents	0		Good reputation, accessible flats can be sought after	0		Good reputation, accessible flats can be sought after.	0		Good reputation
b	ASB Incidents	REACT CASES/POLICE STATS	Police Involved, High number, Any cases on React	Medium Number, Any cases on React	Low number	0		Currently only ASB reported is youths gathering outside	4		Currently one case on React re noise nuisance. Also have just mediated a dispute over children from a house adjoining tenants which didn't get as far as React. Generally a quiet scheme.	0		N/A
c	Car Parking	EASE OF CAR PARKING AND AVAILABILITY	Less than 50% available = 10 Score	Between 50% - 80% available = 5 Score	Over 80% available = 0 Score	10		Parking is poor - on outskirts of scheme so even to access some of Flats can mean a walk that excludes many disabled applicants. Small number of free spaces close by, with only one disabled space. Other carpark accessible by stairs at far end	10		Parking is very poor. There is just one carpark to the rear of the flats, which is usually full. It is also on a substantial slope and has a steep path down to the flats, which runs under trees and can be slippery in autumn/winter.	5		Parking requires review
d	Amenities	ESSENTIAL AMENITIES WITHIN WANDERATE CATCHMENT AREA	No shops, pharmacies, bus routes in close prox.	Limited amenities in close prox.	Sufficient amenities in close prox.	0		Excellent access to town centre	0		Excellent access to town centre.	0		Excellent access to town centre.
e	Limited Travel Links	PROXIMITY TO PUBLIC TRANSPORT	Unavailable, exceeds 0.1 mile	Close proximiry. Low Frequency	Close proximiry. High Frequency	3		Directly outside where buses go from. May have to go down steep downdrive on route.	5		The flats have excellent access to bus services. However depending on where the individual flat is located, access can involve a medium walk involving hills and steps.	0		Very good access to all services
f	Limited Social networks etc.	ASD INPUT	No Availability	Limited Availability	High Availability/ Access with varied options	3		Scheme has a communal room, right by town centre	3		Scheme has communal room and provided people can do the hill, the scheme is right by the town centre.	2		Very good access to all services
g	Location and Accessibility	REMOTE COMPLEX, SITUATED ON A HILL WITH MULTIPLE STEPS TO ACCESS PROPERTY ETC	Remote, Located on a steep hill with Multiple Steps etc.	Remote and Difficult to Access	Close to Town Centre, Good Access for all users	5		May need to ascend steps. Right next to Town Centre but most direct route does involve walking down quite a steep incline. See car parking issues above.	6		Short walk from town centre - very close but depending on where flat is can mean a walk up a steep hill or stairs.	2		Short walk from town centre
h	Existing Tenant Satisfaction Survey	SATISFACTION SURVEY RESULTS WITH REGARDS TO PROPERTY/COMPLEX ETC	Below 60% Satisfaction Score = 10	Below 80% above 60% Score = 5	Above 80% Score = 0	0			0					
1	Local Member Approval for Scheme re-designation	LOCAL MEMBER SUPPORT	Local Member in Favour = 10 Score		Local Member against reclassification = 0 Score	0			0					
2	ATTRIBUTES													
a	Access / Elevator Lifts etc.	ACCESS	Access via Stairs/ Stairs only - Very difficult to access	Access via Stairs/ Stairs only - Difficult to access	Lifts, Stair Lifts, No Stairs - Easy Access	6		First and second floor flats are upstairs, no lifts. Lower ground floor flats may be a distance from parking - no guaranteed parking spaces. Hill to town centre	8		Second and first floor flats are upstairs, no lift. Many "ground floor" flats are accessed only by long walks and steps or steep paths. Access via flats very steep.	2		Very good
b	Scooter Storage	EASE OF SCOOTER STORAGE AND AVAILABILITY	Less than 50% available = 10 Score	Between 50% - 80% available = 5 Score	Over 80% available = 0	10		No specific storage or changing	10		No specific storage or changing	10		No specific storage or changing
c	Security	KMS COMMUNAL ACCESS CONTROL, CAMERAS, LIGHTING	Security Low - No Security Equipment etc.	Security Medium - KMS installed	KMS installed. Camera and Excellent Lightline	10		No security equipment	10		No security equipment	10		No security equipment
d	Allocated Communal Garden/ Outdoor Space	GARDENS OR OUTDOOR SPACE TO SOCIALISE	No Availability	Limited Availability	High Availability/ Access with varied options	0		Good communal garden areas maintained by Council. Tenants have own benches, flower pots etc. without the responsibility of a full garden.	0		Good communal garden areas maintained by Council. Tenants have own benches, flower pots etc. without the responsibility of a full garden.	0		Good communal garden areas maintained by Council. Tenants have own benches, flower pots etc. without the responsibility of a full garden.
3	LOW AVAILABILITY OF SHELTERED STOCK IN AREA													
a	Alternative stock	ALTERNATIVE SHELTERED STOCK WITH CLOSE PROXIMITY	High Availability/ Access with varied options	Limited Availability	No Availability	5		More Flats across the road, but has worse access issues as built into top of steep hill. More Flats just off High Street and half of these are ground floor but poor parking and reputation, plus half are first floor.	5		Across road from More Flats which has slightly better access as the hill is less pronounced. More Flats just off high street but poor parking and reputation, plus half are first floor.	5		No other accommodation nearby
4	TURNOVER													
a	Average length of tenancy	HOW LONG ON AVERAGE TENANTS REMAIN	Less than 2 years = 10 Score	Over 2 years but under 5 years = 5 Score	Over 5 years = 0 Score	0			0					
b	Number of Terminations	HOW LONG ON AVERAGE TENANTS REMAIN	More than 30% = 10 Score	Less than 30% but more than 5% = 5 Score	Less than 5% = 0 Score	0	5		0	0		0	0	
c	Waiting list/demand	WAITING LIST VOLUME	Less than 10% = 10 Score	Less than 30% but more than 5% = 5 Score	More than 30% = 0 Score	10		Currently 7 people on list who all need ground floor, one room and level access approach. Few flats meet this criteria.	10		Currently 7 people on list who all need ground floor, one room and level access approach. Few flats meet this criteria.	0	15	15 on waiting list, highly sought after
d	Number of refusals	HOW MANY TENANTS DO NOT WISH TO SECURE A TENANCY	More than 30% = 10 Score	Less than 30% but more than 5% = 5 Score	Less than 5% = 0 Score	5		Quite a few are refused, but also some people are overriden as the flats will not meet their needs e.g. everyone on the list will currently be overriden for first and second floor flats as they can't do stairs.	5		Quite a few are refused, but also some people are overriden as the flats will not meet their needs e.g. everyone on the list will currently be overriden for first and 3 second floor flats as they can't do stairs.	0	0	No refusals
e	Number of long term voids	POTENTIAL ISSUES WITH STOCK ASSET OR LETTING	More than 30% = 10 Score	Less than 30% but more than 5% = 5 Score	Less than 5% = 0 Score	0		Currently no long term voids but 2 first floor flats and one basement flat have the potential to be as 0 there is none no one on the list who can do stairs.	0		Currently on long term voids but 3 out of 3 are on upper 0 floors and there is no list for them.	0	0	No long term voids
5	RENT LOSS													
a	Rent received Loss	RENTAL INCOME LOSS	More than 10% = 10 Score	Less than 10% but more than 5% = 5 Score	Less than 5% = 0 Score	5	8%		0	3%		0	1%	
						SCORES	72		76		38			