

Annex 3 (to Appendix A) - Delivery Models Criteria

Priority Order	Description	Common Characteristics	Other headline implications for SCC
1	Direct Delivery (Intensify existing use or develop)	<ul style="list-style-type: none"> Residential sites (incl. student, keyworker & extra care) of between circa 5 and 30 units, or low to medium risk commercial development Efficient PRS portfolio outcomes 'Non specialist' development 	<ul style="list-style-type: none"> Carry planning, development & operational cost risk Carry operational revenue risk Need to fund planning, development and operational phases Significant wider resource demands Control over product outcomes (tenure, type)
2	Develop utilising other partnership model/ Company structure	<ul style="list-style-type: none"> Generally sites residential (incl. student, keyworker & extra care) of 30+ units Efficient PRS portfolio outcomes Assets developed for retention to deliver revenue 	<ul style="list-style-type: none"> Carry planning, development & operational cost risk Carry operational revenue risk Need to fund planning, development and operational phases Significant wider resource demands Control over product outcomes (tenure, type)
3	Develop utilising existing JV (where retaining stock post completion)	<ul style="list-style-type: none"> Generally sites residential (incl. student, keyworker & extra care) of 30+ units Efficient PRS portfolio outcomes 'Specialist' development (e.g. mixed use regeneration, placemaking etc.) 	<ul style="list-style-type: none"> Share planning & development cost risk Carry operational cost risk Share funding demands "Outsourcing" of wider resource demands Carry operational revenue risk Influence over product outcomes (tenure, type)
4	Develop utilising existing JV with Places for People (where selling stock post completion)	<ul style="list-style-type: none"> Generally residential sites (incl. student, keyworker & extra care) of 25+ units Inefficient PRS portfolio outcomes/ strong sales potential 'Specialist' development (e.g. mixed use regeneration, placemaking etc.) 	<ul style="list-style-type: none"> Share planning & development cost risk Share sales risk Share funding demands "Outsourcing" of wider resource demands Influence over product outcomes (tenure, type) Potential to realise development profit
5	Asset Disposal (pre planning consent)*	<ul style="list-style-type: none"> Generally residential sites (incl. student, keyworker & extra care) less than 5 units Limited planning risk Inefficient PRS portfolio outcomes 	<ul style="list-style-type: none"> No planning and development funding requirement No cost or sales risk No development profit Ability to target local developers, and/or sell with conditions
6	Asset Disposal (post planning consent)*	<ul style="list-style-type: none"> Generally residential sites (incl. student, keyworker & extra care) less than 5 units Ability to add value via planning Limited Capital or Revenue receipt Ongoing costs (maintenance, operational) Limited council resource to optimise asset via planning 	<ul style="list-style-type: none"> Requirement to fund planning Realise higher land value than non-planning scenario No cost or sales risk No development profit No development funding requirement Ability to target local developers, and/or sell with conditions

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