

Appendix 1 – EHICL TA leasing scheme – Savings plan

Weekly rent / LHA figures - EHICL (£p.a.)	1-bed flat	2-bed flat	3-bed house
Weekly rent	£150.00	£173.08	£219.23
LHA	£108.00	£140.19	£165.11
Shortfall	£42.00	£32.89	£54.12
Annual shortfall	£2,184.00	£1,710.28	£2,814.24

EHICL TA scheme cost (£p.a.)	1-bed	2-bed	3-bed	Total cost
3 homes (1x1b, 1x2b, 1x3b)	£2,184.00	£1,710.28	£2,814.24	£6,708.52
70 homes (1b x 30, 2b x 30, 3b x 10)	£65,520.00	£51,308.40	£28,142.40	£144,970.80
100 homes (1b x 45 2b x 45, 3b x 10)	£98,280.00	£76,962.60	£28,142.40	£203,385.00

Retained EA cost (base=186 homes)	TA cost	EA cost	Total
70 homes (1b x 30, 2b x 30, 3b x 10)	£144,971	£674,897	£819,867
100 homes (1b x 45 2b x 45, 3b x 10)	£203,385	£461,771	£665,156

Total TA+EA cost (£p.a.)	70 homes (1b x 30, 2b x 30, 3b x 10)	100 homes (1b x 45 2b x 45, 3b x 10)
EHICL TA scheme	£144,971	£203,385
Retained EA	£674,897	£461,771
Total TA+EA cost	£819,867	£665,156
Current EA cost (net budget and FSG)	£1,172,189	£1,172,189
Saving	£352,321	£507,032

Costs summary

£p.a.	70 homes (1b x 30, 2b x 30, 3b x 10)	100 homes (1b x 45 2b x 45, 3b x 10)
Annual cost - LHA top-up (1-bed)	£65,520.00	£98,280.00
Annual cost - LHA top-up (2-bed)	£51,308.40	£76,962.60
Annual cost - LHA top-up (3-bed)	£28,142.40	£28,142.40
Costs of new TA scheme	£144,970.80	£203,385.00
Cost of retained EA vs 165 nits)	£674,897	£461,771
Total costs of new scheme	£819,867.31	£665,156.30
Cost - current EA	£1,172,189	£1,172,189
Saving	£352,321.69	£507,032.70

Appendix 2 - Key Risks

Risk	Likely-hood	Impact on ability to reduce EA	Score	Mitigation
Unclear procedures between acquisitions and allocations teams delays the placement of households.	4	4	16	<ul style="list-style-type: none"> • Develop clear and simple end-to-end processes & procedures that met the needs of the scheme. • Train staff and teams to optimise effective deployment.
The present structure does not foster the specialist skills and knowledge needed to manage the scheme, or related forms of TA.	5	4	20	<ul style="list-style-type: none"> • Reach early decision on whether a specialist resource be created to manage all forms of TA. • Train staff and teams to optimise effective deployment.
The present structure in HN / neighbourhood teams does provide sufficient resource to manage the scheme or related forms of TA.	4	4	16	<ul style="list-style-type: none"> • Evaluate impact of additional homes on resources and ensure that allocated staff (specialist or otherwise) are allocated capacity to manage effectively.
Complex procedures build in error and delays to processing acquisitions, allocations, sign-ups and move on.	4	4	16	<ul style="list-style-type: none"> • Develop clear and simple end-to-end processes & procedures that met the needs of the scheme. • Train staff and teams to optimise effective deployment.