

The Investment Strategy

The prioritisation of investment was decided using an Investment Matrix. This model uses a scoring system which applies points according to how each neighbourhood compares with agreed key values.

The Matrix contains four domains, each of them including a number of indicators agreed with all stakeholders as having an impact on the priority for investment.

The 23 indicators that were taken into account by the Investment Matrix were grouped into the following domains:

- Key indicators domain - Indicators included; deprivation indices, sustainability analysis, the results of other masterplanning exercises carried out through other regeneration programmes, and the number of non-traditional properties.
- High impact domain - Indicators included; applicants per vacancy and tenancy turnover, annual average termination costs, percentage of decent and non-decent properties up to 2010.
- Medium impact domain - Indicators included; number of Local Authority properties, proportion of non-decent properties that change from potentially non-decent properties, Housing Needs Survey results, average number of kitchens failing Decency, and the average number of central heating systems required to be installed.
- Low impact domain - Indicators included; energy efficiency ratings, number of bungalows, Local Authority tenancy turnover, number of dwellings made decent in previous years, annual average of capital works spend per property, average cost per unit, average number of bathrooms failing decency, average number of windows to be replaced.