

**Strategic Choice of Landlord**

	<b>Standalone Housing Association</b>				<b>Housing Association within a Group Structure</b>
	Best fit	Better Fit	Neutral	Better Fit	Best fit
<b>Opportunity to invest in improvement to housing services</b>					
<b>Opportunity to invest in Tenant Priority aspirations</b>					
<b>Opportunity for enhanced tenant empowerment</b>					
<b>Opportunity for investment in affordable housing</b>					
<b>Ability for Council to focus on strategic housing functions</b>					
<b>Quick start to affordable housing programme delivery</b>					
<b>Local identity and decision making</b>					
<b>Local customer access</b>					
<b>Ability to recruit &amp; retain staff with required skills</b>					
<b>Representation on board Tenant &amp; Council</b>					
<b>VFM - Ability to deliver economies of scale and efficiencies to re-invest in tenant services</b>					
<b>Ability to grow business opportunities for Care Services &amp; DWO</b>					
<b>Future sustainability</b>					
<b>Added value</b>					