Guide for using the SuHousingImpact spreadsheet

The spreadsheet has been designed to follow the methodology in the original SROI Guide published by the Cabinet Office 2009. It is recommended that the Guide is read before using the spreadsheet. It is the responsibility of the user to ensure that the spreadsheet is completed correctly in accordance with the requirements of the SROI Guide. Suffound support is based on the SuROI method developed by Prof Bichard of the University of Salford which brought the environmental aspect of the triple bottom line into play and this has then been refined by Kevin Dean of the University of Salford as part of his PhD dissertation.

The duration of outcomes is limited to 5 years

2. Structure

The spreadsheet has not been protected in order to provide users with some flexibility. Great care should be taken in making any changes to ensure the integrity of the calculations. It is the responsibility of the user to ensure that any changes do not effect the integrity of the calculations. In particular

new columns should not be added

additional rows can be added to accommodate new stakeholders but the equations in an existing row will need to be copied into any new rows no changes should be made to cells containing formulae

3. Specifics

Column – Inputs, What is the value of the inputs in currency

Column – Outcomes, quantity
Cells in this column should only be filled in with a number. Do not include text.

Column – Outcomes, duration

Cells in this column should only be filled in with a whole number. Do not include text, for example 'years'. The spreadsheet has been designed on the basis that the duration will be in years and has restricted this to a maximum of 5. If more than 5 is entered the calculation will be based on 5 years.

Column - Outcomes start

This column should be completed with a '1' if the outcomes start in the period of the activity and a '2' if the outcomes start in the first year after the activity

This spreadsheet is not designed to deal with outcomes that start more than one year after the activity

Column – Outcomes, value
Cells in this column should only be filled in with numbers for example '4.25'

Columns in Stage 4

Calculating social return

Apart from the cell to the right of the discount rate, nothing should be entered into cells in these columns

Columns in Stage 5 - Discount rate

Outcomes are assumed to occur after the activity and to occur at the end of the period. If the duration of the outcomes is 1 year, then the value of the outcomes will be discounted by one year.

As a result if you have outcomes that occur during the activity, they will be discounted by one year for valuation purposes.

If you have outcomes that occur during the activity and last for one year afterwards, then, as above, the outcomes that last for one year after will be discounted by two years.

Stage 6 - Impacts per stakeholder
Stage 6 is a new stage brought in by Kevin Dean of the University of Salford. This stage splits the scheme impact up per stakeholder

which is beneficial in highlighting the winners and losers of a scheme. This introduces a further economic aspect to the methodology. The thinking is, that if certain stakeholders are benefitting financially from an outlay of expenditure from an organisation funding a scheme, that potential costs can be offloaded from the funding organisation through agreement with the benefitting organisations, thus promoting economic sustainability. Payback period analyses are also included in stage 6. This stage creates a strategic decision making/ management tool option in addition to the earlier evaluative stages (stages 1-5). The last tab of the spreadsheet creates a payback period analysis for the scheme as a whole.

General guidance on impact values

Impact value calculations are created from multiplication of an amount of change by a relevant indicator or proxy. It is advised to utilise reliable statistical datasets. Good examples of these include Government statistics, the HACT database for wellbeing values, the NEF (New Economics Foundation) database or the Economics of Ecosystems and Biodiversity (TEEB) database.

Rigour can be established by carrying out " representative samples, and in some cases, statistical analyses are required to ensure that an appropriate selection of stakeholders are involved in defining the value of a change, which accurately reflects the worth for all appropriate stakeholders"

Sensitivity analysis

The carrying out of a sensitivity analysis is an additional way of assessing the risk of different decisions made when valuing social outcomes. If it turns out that a small alteration in value is affecting a result in a significant way, there may be a need for further stakeholder engagement, and/or triangulation with other relevant

Financial valuing also has risk involved

Accounting for financial value accepts certain levels of risk in return for evidence which enables investors to make informed decisions. In the same way, accounting for social value also accepts evidence that is fit for purpose, and has sufficient precision for improved decision-making.

Engagement with additional stakeholders and any existing evidence, can help to triangulate findings

The assigning of monetary value to social performance is not a new practice – it is already used by insurance providers, and public policy makers.

"It is important to understand the relative worth of different changes in people's lives from the perspective of those with direct experience. Therefore, if approaches are used that are reliant on secondary evidence, and do not directly involve those people or organisations, or the sample size is relatively small, we increase the risk that we will make sub-optimal decisions".

Standards such as 'Assurance Engagements Other Than Audits or Reviews of Historical Financial Information' (ISAE 3000) can be used. In the UK, this is the Assurance standard used by FTSE 100 companies to gain Assurance over their corporate social responsibility and sustainability data.

(Taken from SVI, 2015)

Data sets such as HACT, despite being described during the open ended interviews in a negative light are backed up by an academically rigorous methodology such as These are broken down into various subgroups which can more accurately reflect stakeholders. A tool such a the "Value Game" could also be potentially consulted. This is a tool which enables engagement with stakeholders to see which changes they value may be a benefit of this is that it is possible to gain a lot of useful information through dialogue which isn't specifically to do with valuation - e.g. any unintended positive or negatives occurring.

SuHousingImpact - Impact Ma

readsheet for developing SuHousingImpact analysis. See guidance tab for further details.

City West Housing Tru	st High Rise Scheme

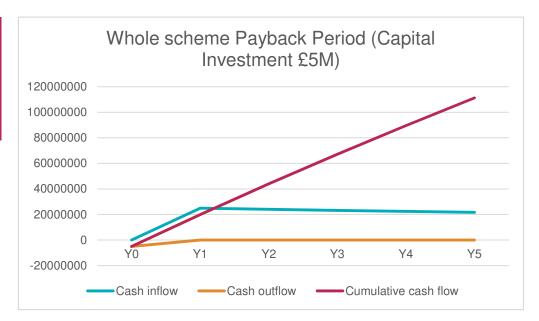
City West Housing Trust High Rise Scheme																		
Stage 1 Stage 2				Stage 3								\rightarrow	Stage 4			\rightarrow		
Stakeholders	Intended unintended changes	Inputs		Outputs	The Outcomes (what changes)									Deadweight %	Displacement %	Attribution %	Drop off	Impact
Who do we have an affect on? Who has an effect on us?	Affect do you think will change for them?	What do they invest?	What is the value of the inputs in currency (only enter numbers)	Summary of activity in numbers	Ceacription Flow would the stelleholder describe the changes?	Indicator Plan-would you measure II?	Source Where did you get the information from?	Duantity How much change was there?	Duration How long does it last after end of activity? (Only enter numbers)	or in period	Financial Proxy What proxy would you use to value the change?	Value in currency. What is the value of the change? (Cirily enter numbers)	Source Where did you get the information from?	What would have happened without the activity?	What activity did you displace?	Who else contributed to the change?	Does the outcome drop off in future years?	Quantity times financial proxy, less deadweight, disp cement and attribution
City West Housing Trust customers	No repairs needed (including bin chute costs)	Nothing	0.00	655 high rise flats returbished	Fewer repairs	Average cost of a day to day repair	Interviews	666.00	30			158.56	CWHT (2016)	0%	0%	0%	0%	105,600.9
	Better security and safety	Nothing	0.00	655 high rise flats refurbished	Better security and safety	Crime report	Interviews	281.00	30		"Not worried about crime"	12,274.00	HACT (2016)	0%	0%	0%	0%	3,448,994.0
	Lower ASB/ Crime	Nothing	0.00	655 high rise flats refurbished	Louver ASSV Crime	ASB/Crime report	Interviews	67.00	30		'No problem with anti social	6,403.00	HACT (2016)	0%	0%	0%	0%	429,001.0
	Blocks attract better people	Nothing	0.00	666 high rise flats refurbished	Blocks attract better people	Customer interview responses	Interviews	67.00	30		"Talk to neighbours regularly"	4,511.00	(HACT (2016)	0%	0%	0%	0%	302,237.0
	incrovement aeathetically	Nothing	0.00	655 high rise flats refurbished	impopulational sanitationally	Customer interview responses		404.00	30		"Good Neighbourhood"	1,747.00	(HACT (2016)	0%	0%	0%	0%	705,788.
	improved pride/ feel good factor	Nothing	0.00	666 high rise flats refurbished	improved oride/ feel good factor	Customer interview responses	City West Housing	666.00	30		Welbeing valuation	1,020.00	City West (2016)	0%	0%	0%	0%	679,320.0
	community' social life improved	Nothing	0.00	666 high rise flats refurbished	social life improved	Customer interview responses	City West Housing Trust	229.00	30		Active in tenants groups	8,116.00	HACT (2016)	0%	0%	0%	0%	1,850,564.0
	more desirable place to live	Nothing	0.00	655 high rise flats refurbished	more desirable place to live	Customer interview responses	City West Housing	265.00	30		Improved neighbourhood	1,663.00	HACT (2016)	0%	0%	0%	0%	440,695.0
į.	affordability improved	Nothing	0.00	655 high rise flats refurbished	affordability improved	Customer interview reasonness	City West Housing	413.00	30		Armual saving per flat in terms of surning costs	919.36	CWHT (2017)	0%	0%	0%	0%	379,695.6
	quality of life improved	Nothing	0.00	655 high rise flats refurbished	quality of life improved	Customer interview responses	Oity West Housing Trust	7.00	30		Relief from drugs/alcohol problems	26,124.00	HACT (2016)	0%	0%	0%	0%	182,868.0
	Improved health	Nothing	0.00	666 high rise flats refurbished	Improved health	Customer interview responses	City West Housing Trust	67.00	30		Physical health chance in individuals	24,120.00	GVE (201/7)	0%	0%	0%	0%	1,616,040.
	Relief from property related arrolety and embarrassment	Nothing	0.00	655 high rise flats. refurbished	Relief from arrolety and embarrassment	Customer interview responses	Interviews	67.00	30		Relief from depression/ anxiety	36,766.00	HACT (2016)	0%	0%	0%	0%	2,463,322.0
Customers' families	Less Crime/ ASB/ better security	Nothing	0.00	666 high rise flats refurbished	already claimed for	you wouldn't - possible overclaiming if this is done		67			ASB costs per incident	500.00		0%	0%	0%	0%	33,500.0
	seathetic improvement	Nothing	0.00	665 high rise flats refurbished	already claimed for	you wouldn't - possible overclaiming if this is done								0%	0%	0%	0%	0.0
[better living standards	Nothing	0.00	666 high rise flats refurbished	sheady claimed for	you wouldn't - possible overclaiming if this is done								0%	0%	0%	0%	0.0
[cost savings for customers impacts potentially on their families also	Nothing	0.00	666 high rise flats refurbished	sheady claimed for	you wouldn't - possible overclaiming if this is done								0%	0%	0%	0%	0.0
Local residents/ community/	Assthetically improved	Nothing	0.00	666 high rise flats refurbished	already claimed for	you wouldn't - possible overclaiming if this is done								0%	0%	0%	0%	0.0
	less ASR/ reine	Nothing	0.00	655 high rise flats refurbished	sheady claimed for	you wouldn't - possible overclaiming if this is done								0%	0%	0%	0%	0.0
	mos roide	Nothing	0.00	655 high rise flats refurbished	already claimed for, under wellbeing valuation	you wouldn't - possible overclaiming if								0%	0%	0%	0%	0.0
	better community spirit	Nothing	0.00	655 high rise flats returbished	sheady claimed for, under wellbeing valuation	you wouldn't - possible overclaiming if this is done								0%	0%	0%	0%	0.0
ļ ļ		Nothing	0.00	655 high rise flats	sheady claimed for, under wellbeing valuation	you wouldn't - possible overclaiming if		1						0%	0%	0%	0%	0.0
ļ ļ	more desirable place to live	Nothing	0.00	refurbished 655 high rise flats	no indicator as yet	this is done no indicator as yet		1						0%	0%	0%	0%	0.0
Salford Council including planning, building and area recentration	Natoric perception of area changed positively More demand within local community for housing, related goods and services and cotentially, council tax and/or infrastructure	Time, expertise and cost of planning application		refurblahed Time, expertise and cost of planning application (all in cost outlined)	No change	Nothing to measure in this instance		666			Regeneration impact to local area	6,500.00	SROI Network (2017)	0%	0%	0%	0%	4,329,000.0
CWHT	Reduction in staff contract re crims				Reduction in staff costs re-crime	Staff costs (E8.71 x 665 = £5.800.86)	CWHT (2016)	330				8.71 3.824.00		0%	0%	0%	0%	5,800.6 2,546,784.0
		£43,200,000 scheme cost plus staff costs	43200200.00	655 high rise flats			μυ16)	333			Average price of call out (£158.56) and cyclical (£580)	738.56		0%	0%	0%	0%	491,880.9
	cyclical and call out maintenance less community spirit improved	also	42220000	refurbished	cyclical and call out maintenance less community spirit improved (already claimed)	Repairs report Customer interview responses					and choical (ross)			0%	0%	0%	0%	0.0
	More customer ownership cost savings for customers impacts on ability to pay rent	+			More customer ownership cost savings for customers impacts on ability to pay rent	Customer interview responses		333			Able to pay for housing	7,347.00	HACT (2017)	0%	0%	0%	0%	4,890,102.0
Local businesses	locals have more disposable income area attracts more people to purchase goods	Nothing Nothing	0.00	Nothing Nothing	locals have more disposable income area attracts more people to purchase goods	Already claimed on fuel bills	1	1						0%	0% 0%	0%	0% 0%	0.
	Changes to City West customers will apply to leaseholders	Nothing	0.00	655 high rise flats. refurbished	Changes to City West customers will apply to leaseholders			4	30		Social and environmental impact per flat for normal customer taken from above figures	£1,360.00		0%	0%	0%	0%	5,440.0
	NHS benefits from investment in local area, and local population	Nothing	0.00	Nothing	NHS benefits from investment in local area, and local population			4	30		Hospital day cases	2098.00	(New Economy Unit cost database, 2018)	0%	0%	0%	0%	2,792
Total	1		43,200,200.00														Total	24,920,425.4

		_	St.	age 5	_			
		_		-,				
n	Drop off %	Impact		Calculating !	Social Return			
	Does the	Quantity times		Discount rate 3.5%				
to ?	autoame drap aff in future	financial prosy, less	Ye	ar 0	Year 1	Year 2	Year 3	Year 4
	years?	deadweight, displa cement and attribution						
	0%	105,600.96		105,600.96	105,600.96	105,600.96	105,600.96	105,600.96
	0%	3,448,994.00	-	3,448,994.00	3,448,994.00	3,448,994.00	3,448,994.00	3,448,994.00
	0%	429,001.00		429,001.00	429,001.00	429,001.00	429,001.00	429,001.00
	0%	302,237.00		302,237.00	302,237.00	302,237.00	302,237.00	302,237.00
	0%	705,788.00		705,788.00	705,788.00	705,788.00	705,788.00	705,788.00
	0%	679,320.00		679,320.00	679,320.00	679,320.00	679,320.00	679,320.00
	0%	1,858,564.00		1,858,564.00	1,858,564.00	1,858,564.00	1,858,564.00	1,858,564.00
Ī	0%	440,695.00		440,695.00	440,695.00	440,695.00	440,695.00	440,695.00
	0%	379,695.68		379,695.68	379,695.68	379,695.68	379,695.68	379,695.68
	0%	182,868.00		182,868.00	182,868.00	182,868.00	182,858.00	182,868.00
	0%	1,616,040.00		1,616,040.00	1,616,040.00	1,616,040.00	1,616,040.00	1,616,040.00
	0%	2,463,322.00		2,463,322.00	2,463,322.00	2,463,322.00	2,463,322.00	2,463,322.00
	0%	23,500.00		0.00	23,500.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	0.00	l	0.00	0.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
ĺ	0%	0.00		0.00	0.00	0.00	0.00	0.00
i	0%	0.00	l	0.00	0.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	4,329,000.00		0.00	4,329,000.00	0.00	0.00	0.00
	0%	5,800.86 2,546,784.00		0.00	5,800.86 2,546,784.00	0.00	0.00	0.00
i	0%	491,000.96	l	0.00	2,546,784.00 491,880.96	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	4,893,102,00		0.00	4.890.102.00	0.00	0.00	0.00
	0%	0.00		0.00	0.00	0.00	0.00	0.00
	0%	5,440.00	ľ	5,440.00	5,440.00	5,440.00	5,440.00	5,440.00
Ī	0%	2,792.00		2,792.00	2,792.00	2,792.00	2,792.00	2,792.00
	Total	24,920,425.46	. Ē	12,617,565.64	24,917,633.46	12,617,565.64	12,617,565.64	12,617,565.64
	Present value	of each year	Г	12,617,565.64	24,075,008.17	11,778,632.54	11,380,321.29	10,995,479.51
	Total Present							
	Not Present V	blue						
	(PV minus the	investment)	L					
	Social Return							



Stage 6 continued

Whole scheme	Cash inflow	Cash outflow	Cumulative cash flow
Y0	0	-5,000,000	-5,000,000
Y1	24,920,425.46	0	19,920,425.46
Y2	24,048,210.57	0	43,968,636.03
Y3	23,206,523.20	0	67,175,159.23
Y4	22,394,294.89	0	89,569,454.11
Y5	21,610,494.57	0	111,179,948.68



Whole scheme	
Y0	
Y1	
Y2	
Y3	
Y4	
Y5	

Cash inflow	Cash outflow	Cumulative cash flow
0	-10,000,000	-10,000,000
24,920,425.46	0	14,920,425.46
24,048,210.57	0	38,968,636.03
23,206,523.20	0	62,175,159.23
22,394,294.89	0	84,569,454.11
21,610,494.57	0	106,179,948.68

