

Guide for using the SuHousingImpact spreadsheet

1. General

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. SuHousingImpact is based on the SuROI method developed by Prof Richard 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

Cells in this column should only be filled in with number. Do not include the currency sign, for example £

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

Cells in these columns should only be filled in with numbers between 0 and 100.

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

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 data.

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.

Triangulation

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

Not a new practice

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

Stakeholder accounts

"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 can be used

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 as the 'Value Game' could also be potentially consulted. This is a tool which enables engagement with stakeholders to see which changes they value most - 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.

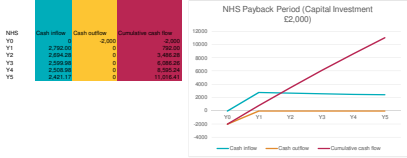
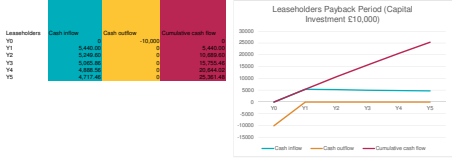
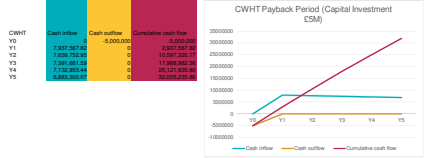
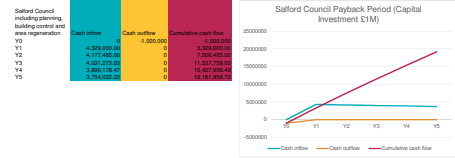
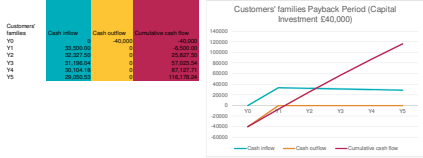
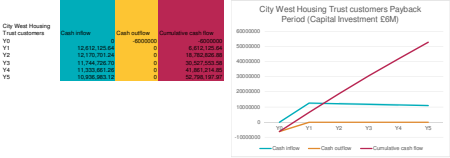
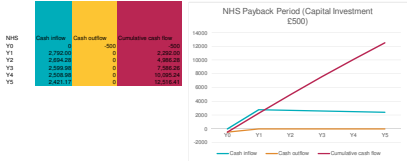
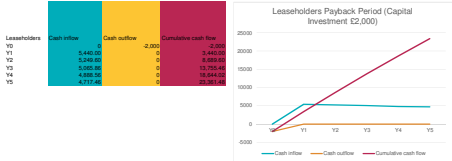
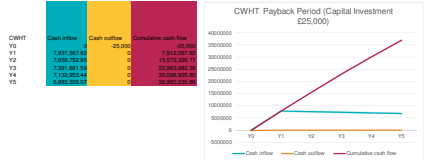
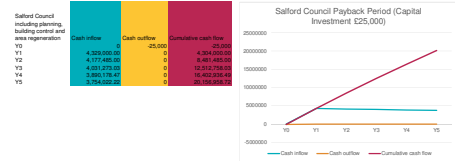
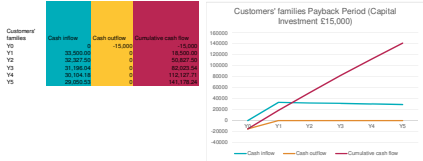
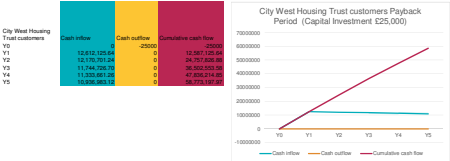
## SuHousingImpact - Impact Map

Spreadsheet for developing SuHousing/impact analysis. See guidance tab for further details.

City West Housing Trust High Rise Scheme

Stakeholders	Stage 2		Stage 3		Stage 4		Stage 5		Stage 6		Stage 7		Stage 8		Stage 9		Stage 10	
	Intended/unintended changes	Inputs	Outputs	The Outcomes (what changes)	Resources	Quantity	Duration	Activities	Value to primary	Stakeholder	Displacement %	Attribution %	Drop off %	Impact	Quantity	Duration	Activities	Value to primary
WHO can we have an effect on?	What do you think will change for them?	What do they want?	What is the value of the input to them? (per year)	Summary of activity in context	Description	How much will the stakeholder describe the change?	How much will you measure it?	What are you going to measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?	How much will you measure (what)?
City West Housing Trust	No agents needed, providing for city-wide	Nothing	0.00	000 high new facts	Financial support	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Police, security and safety	Nothing	0.00	000 high new facts	Police, security and safety	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Lower ASB Crime	Nothing	0.00	000 high new facts	Lower ASB Crime	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Blacker rather than people	Nothing	0.00	000 high new facts	Blacker rather than people	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Improved police force good factor	Nothing	0.00	000 high new facts	Improved police force good factor	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Improvement in the response	Nothing	0.00	000 high new facts	Improvement in the response	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	More desirable place to live	Nothing	0.00	000 high new facts	More desirable place to live	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Availability improved	Nothing	0.00	000 high new facts	Availability improved	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Quality of the response	Nothing	0.00	000 high new facts	Quality of the response	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Personal health	Nothing	0.00	000 high new facts	Personal health	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Overall from property related quality and enhancement	Nothing	0.00	000 high new facts	Overall from property related quality and enhancement	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
Community benefits	City West Housing Trust	Nothing	0.00	000 high new facts	City West Housing Trust	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Police, security and safety	Nothing	0.00	000 high new facts	Police, security and safety	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Lower ASB Crime	Nothing	0.00	000 high new facts	Lower ASB Crime	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Blacker rather than people	Nothing	0.00	000 high new facts	Blacker rather than people	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Improved police force good factor	Nothing	0.00	000 high new facts	Improved police force good factor	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
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Local residents/ community	City West Housing Trust	Nothing	0.00	000 high new facts	City West Housing Trust	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Police, security and safety	Nothing	0.00	000 high new facts	Police, security and safety	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
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Behind Council including	No direct impact on local community for housing, related points and other services, housing, related points and other services	Nothing	0.00	000 high new facts	Behind Council including	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Police, security and safety	Nothing	0.00	000 high new facts	Police, security and safety	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
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	Police, security and safety	Nothing	0.00	000 high new facts	Police, security and safety	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
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	Police, security and safety	Nothing	0.00	000 high new facts	Police, security and safety	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Lower ASB Crime	Nothing	0.00	000 high new facts	Lower ASB Crime	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Blacker rather than people	Nothing	0.00	000 high new facts	Blacker rather than people	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Improved police force good factor	Nothing	0.00	000 high new facts	Improved police force good factor	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
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	More desirable place to live	Nothing	0.00	000 high new facts	More desirable place to live	000.00	30	1	100.00	000.00	0%	0%	0%	0.00	000.00	30	1	100.00
	Availability improved	Nothing	0.00	000 high new facts	Availability improved	000.00	30	1	100.00	000.00								

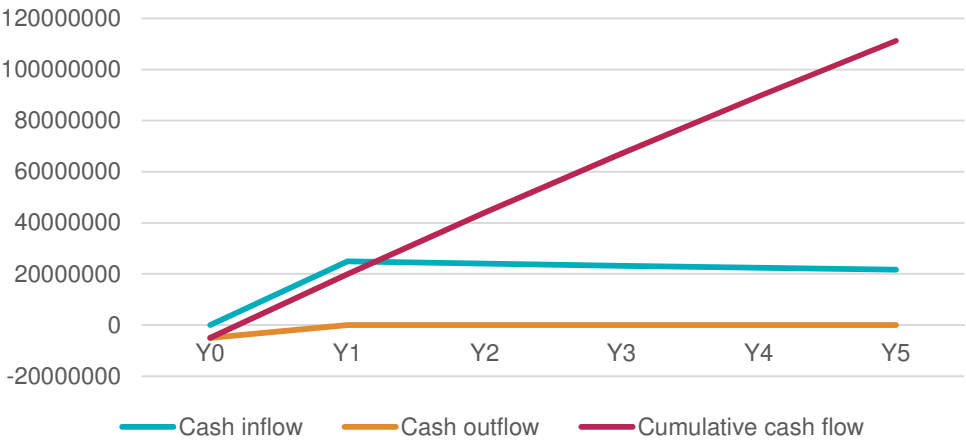
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Whole scheme

	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 Payback Period (Capital Investment £5M)



Whole scheme

	Cash inflow	Cash outflow	Cumulative cash flow
Y0	0	-10,000,000	-10,000,000
Y1	24,920,425.46	0	14,920,425.46
Y2	24,048,210.57	0	38,968,636.03
Y3	23,206,523.20	0	62,175,159.23
Y4	22,394,294.89	0	84,569,454.11
Y5	21,610,494.57	0	106,179,948.68

Whole scheme Payback Period (Capital Investment £10M)

