WEIGHTINGS METHODOLOGY				
		RED	**AMBER**	**GREEN**
		Below Average	Average	Above Average
DH INVESTMENT COSTS RATING	The quartile costs to renew all DH components (External - Roof / Windows, Internal - Bathroom / Kitchen / Heating & Rewire) were based on LPC tender price averages (using the average costs from Apollo, Mears & Morrisions tender price for internals) and the Building Cost Model (Roofs & Windows for externals). On average the cost equate to £XXXXX per dwelling. This cost includes prelims and fees. The quartile costs showed that the most common range was £XXXXX to £ XXXXX. Costs were based on internal and external costs for tenanted dwellings and external costs only for L/H dwellings.	1 = £XXXXX or Less	2 = £XXXXX to £XXXXX	3 = £XXXXX or Greater
LEASEHOLDER VOLUME	This refers to the percentatge of Leasholders within an estate. The borough average is 28%.	1 = 33% or Greater	2 = 21% to 32%	3 = 20% or Less
PLANNING OPPORTUNITIES	This weighting is based on the possible regeneration interest by external parties due to the location of the site. 1 = Low Interest, 2 = Medium Interest and 3 = High Interest. This information was populated by HRE regeneration. Items showing a 0 score indicate further information is needed.	0= Further information required 1 = Low Interest	2 = Medium Interest	3 = High Interest
SIZE	This catogory is to identify the size of an Estate. Any Estate with a number of dwelling in excess of 250 would be considered as Large, 101 to 249 as Medium and Less than 100 as Small.	1 = 100 or Less	2 = 101 to 249	3 = 250 or More
ESTATE ISSUES (i.e. ASB & STRUCTURAL)	This weighting is based on Anti Social Behaviour and structural issues within Estates. 1 = Low Number of Issues, 2 = Medium Number of Issues and 3 = High Number of Issues.	1 = Low number of Incidents	2 = Medium number of Incidents	3 = High Number of Incidents
TENANT PARTICIPATION	This weighting is based on the Tenant represention on an estate. This would mean that a formal residents association has been formed within the estate.	1 = No Formal Resident Representation	2 = Residents Show interest In Formal Representation	3 = Estate has Formal Resident Representation

OVERALL RATING	The maximum score any one estate can achieve would be 18 points, the minimum being 6 points.	**RED = 6-9**	**AMBER = 10-13**	**GREEN = 14-18**