

Comparison of roles and responsibilities - headline		CLT as RP		CLT in partnership
Project Leadership	Ownership		✓	Freehold/Leasehold
	Choice of site		✓	✓
	Number and type of homes		✓	✓
	Design		✓	✓
	Allocation criteria		✓	✓
	Rent regime – social/affordable		✓	✓
	Protection from the vRtB		✓	✓
Project Finance	Capital funding – loan & grant		✓	X No financial risk – guaranteed index-linked ground rent
	Build Contract		✓	
	Viability		✓	
	Management costs		✓	
	Maintenance costs		✓	
	Surplus/deficit		✓	
Company Law	Employment Law		✓	<input checked="" type="checkbox"/> Limited by the scale of operation
	Contract Law		✓	
	Data protection		✓	
	Equalities Act		✓	
	Health & Safety		✓	
	Human Rights		✓	
	Financial Reporting Standards		✓	
	Tax		✓	
Housing Law	Housing Acts		✓	X
	Tenancy Law		✓	
	Crime and Disorder		✓	
	Safeguarding and Abuse		✓	
	Repairs Legislation		✓	
	Planning, Listing and By-laws		✓	
	Building Regulations		✓	
	European Regulations and Immigration Status		✓	
Regulatory Standards	Regulatory Compliance		✓	X
	The Governance Standard		✓	
	The Viability Standard			
	The Value for Money Standard		✓	
	The Rent Standard		✓	
	The Tenant Involvement & Empowerment Standard		✓	
	The Home Standard		✓	
	The Tenancy Standard		✓	
	The Neighbourhood & Community Standard		✓	
	Ombudsman registration		✓	

Comparison of roles and responsibilities - policies		CLT as RP		CLT in partnership	
CLT policies and procedures	Member/resident involvement	✓		✓	
	Governing body election/selection	✓		✓	
	Conflict of interest	✓		✓	
	Financial standing orders	✓		✓	
	Expenses	✓		✓	
	Equality and diversity	✓		✓	
	Health and safety	✓		✓	
	Staffing inc. recruitment, disciplinary, and grievance	✓			
	Complaints	✓			
Landlord documents and records	Deed, loan & grant agreements	✓			
	Records of lettings & allocations	✓			X
	Tenancies, leases	✓			
	Lease agreements (with others)	✓		✓	Lease with RP
	Property files (dev & manage)	✓			
	Service level agreements	✓			
	VFM self-assessment	✓			
	Contractor record/documentation	✓			
	Stock condition surveys	✓			
	Asbestos register	✓			
	Repairs certs (inc gas & elec)	✓			
	Complaints records	✓			
	Member/resident surveys	✓		✓	Member surveys
Landlord policies and procedures	Abandoned vehicles	✓			
	Allocations and lettings	✓			
	Anti-social behaviour	✓			
	Breach of tenancy or lease	✓			
	Compensation	✓			
	Empty homes	✓			
	Lodgers and subletting	✓			
	Mutual exchanges & transfers	✓			
	Procurement	✓			
	Recharges	✓			
	Rent arrears	✓			
	Rent setting	✓			
	Repairs and maintenance	✓			
	Squatting and illegal occupation	✓			