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| 3 August 2015 |

**APPROVAL OF A POLICY FOR DISPOSALS OF VACANT SOCIAL HOUSING DWELLINGS UNDER SECTION 172 OF THE HOUSING AND REGENERATION ACT 2008 (HRA 2008), IN ACCORDANCE WITH CATEGORY 5 OF THE GENERAL CONSENT 2015**

**TO: The Riverside Group Limited, a private registered provider, (“the Provider”)**

**RE: APPLICATION REF: H2032891**

**REGISTERED NUMBER: L4552**

**POLICY TITLE: Riverside Merseyside Disposals Programme (“the Policy”)**

The Homes and Communities Agency (HCA) acting through its Regulation Committee as the Social Housing Regulator (‘the regulator’) approves the Policy named above for the purposes of Category 5 of Part I of the General Consent 2015 (“Category 5”) solely on the basis set out in this approval with effect from **3 August 2015**.This approval remainsvalid until **31 March 2016** or until one of the cessation events listed below occurs, whichever is sooner.

**Valid Use of this Approval**

To be a valid use of Category 5, each disposal made under the Policy must comply with the following requirements:

1. Must require consent under s172 of HRA 2008;
2. Must comply with the specific conditions set out in Category 5;
3. Must comply with the general conditions set out in Part II of the General Consent 2015
4. Must comply with the information and objectives set out in the Policy and in particular, the Policy Particulars (General) set out below.

**Policy Particulars (General)**

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| Selection criteria of properties to be disposed of under the Policy | 1. Unoccupied social housing dwellings.
2. Properties approved for disposal by the Division Board, following an optional appraisal by the Provider.
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**Policy Particulars (General) continued**

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| Interest to be disposed of | * Transfer of Freehold
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| Limit on numbers | * No more than 77 properties in total
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| To be sold (to) | These options must be applied in consecutive order1. On the open market for a fixed period to first time buyers, if the property fails to sell in this period, option 2 will apply.
2. On the open market to a private landlord accredited by the relevant local authority. If the property fails to sell, option 3 will apply.
3. On the open market by auction
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| Consideration  | * No less than the open market value as outlined in condition 3 of the general conditions set out in Part II of the General Consent 2015.
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| Other conditions | * None
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| Audit condition | * Conduct an audit as set in out in the specific conditions of Category 5, ensuring that the audit and the report include consideration of the use of the Policy. Such consideration is to include assessment of compliance with these general Policy Particulars; with relevant conditions of the General Consent 2015; and with the information and objectives set out in the Policy.
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**Cessation events**

This approval remainsvalid until **31 March 2016** or until one of the cessation events listed below occurs, whichever is sooner:

1. The regulator issues a notice to the provider withdrawing or revoking this approval (note that such a notice will in addition be published)
2. The regulator issues a notice withdrawing General Consent 2015, or categories of it from the Provider.
3. The provider is deregistered as a registered provider of social housing.

**I, the undersigned, am authorised by the regulator to sign this approval given under s.172 of the HRA 2008**

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| Signature |  |

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| Name of authorised signatory | Althea Houghton |
| Role of authorised signatory | Head of Registration Policy and Consents |
| Date signed | 7 August 2015 |