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| 23 June 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: Accent Foundation Limited, a private registered provider, (“the Provider”)**

**RE: APPLICATION REF: H2032699**

**REGISTERED NUMBER: LH1722**

**POLICY TITL: Easington Programme Disposals (“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 **23 June 2015**.This approval remainsvalid until **31 March 2018** 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) and (Homesteading element) 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 identified as having non sustainable levels of demand 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 347 properties in total (including the Homesteading element).
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| To be sold (to) | * On the open market
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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 except for those properties that sit within the “Homesteading” element of the Policy as set out below.
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| Other conditions | * Disposals only to be made for the purpose of reducing the supply of Accent social housing stock in the Horden and Blackhall areas.
* Any properties that are occupied at the time of the issue of this approval, may be only be sold when they become unoccupied as a result of the voluntary surrender of the tenancy by the current tenant.
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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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 **Policy Particulars (Homesteading element)**

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| Other conditions | * Disposals only to be made for the purpose of increasing home ownership in the Blackhall area
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| Limit on numbers | * No more than 33 properties in the Blackhall area
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| To be sold (to) | * On the open market to buyers who meet the criteria for the Provider’s shared ownership programme.
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| For the Consideration of | * No less than 35% of open market value for buyers who make the property their primary residence for a period of 3 years after the purchase; or
* No less than 50% of open market value for buyers who make the property their primary residence for a period of 5 years after the purchase.
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**Policy Particulars (Homesteading element) continued**

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| Condition of sales under the Homesteading element | The sale should include the following conditions:* A restriction on sub-letting the properties
* A “clawback” condition which requires the purchaser to repay the discount related to the required period of primary residency, if the property is sold or sub-let within the relevant period ie. 3 or 5 years
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**Cessation events**

This approval remainsvalid until **31 March 2018** 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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| Name of authorised signatory | Jonathan Walters |
| Role of authorised signatory | Deputy Director, Strategy and Performance |
| Date signed | 23 June 2015 |