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| 3 March 2016 |

**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: Amicus Horizon Limited, a private registered provider, (“the Provider”)**

**RE: APPLICATION REF: H2032191**

**REGISTERED NUMBER: L4536**

**POLICY TITLE: Amicus Horizon Housing Association Ltd Disposal Programme under the Mayor’s Housing Covenant Programme (approved by the GLA for 2015-2018), (“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 **XX March 2016** .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 (set out overleaf).

**Policy Particulars (General)**

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| Selection criteria of properties to be disposed of under the Policy | 1. Unoccupied social housing dwellings, which are deemed;
2. Hard to let properties, *i.e. vacant for more than 13 weeks and where there have been more than 4 refusals; or*
3. Blocks with over 20% voids in the past year; or
4. Properties that are uneconomic to maintain, *i.e. where the cost of meeting and maintaining the relevant standards significantly exceeds the Net Present Value of the property; or*
5. Outlier properties *i.e. that are located away from the Provider’s core stock and it’s difficult to deliver a high standard of service due to their location. (These are defined as properties in local authority areas where the RP has fewer than 100 homes with no prospect of adding to that stock in the medium term); or*
6. Properties no longer suitable for their current client group, and;
7. Are situated within the boundaries of the London Boroughs of Croydon, Lambeth, Lewisham, Southwark, Merton, Bromley and Tower Hamlets.
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| Interest to be disposed of | * transfer of freehold or the granting of a lease of at least 99 years in length.
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| Limit on numbers | * No more than 200 properties in total
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| To be disposed of (to) | 1. 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.
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| Other conditions | * You must consult the relevant Local Authorities about the disposal of any unit under this policy. You may choose to do this for each individual property or to consult the relevant authorities once at the outset of the programme of the disposals under this policy.
* Any tenants decanted from properties to be sold under this policy are suitably re-housed to their satisfaction before the date of completion of the disposal.
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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 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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| Signature |  |

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| Name of authorised signatory | Neill Soane |
| Role of authorised signatory | Consents Team Leader |
| Date signed | 3 March 2016 |