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| 14 January 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: Orbit South Housing Association Limited, a private registered provider, (“the Provider”)**

**RE: APPLICATION REF: H2033205**

**REGISTERED NUMBER: L4060**

**POLICY TITLE: Orbit South Housing Association Policy for the conversion of vacant dwellings to market sale for the purposes of supporting the Orbit Group Fuel Efficiency 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 **14 January 2016** .This approval replaces any other approval in relation to the Policy granted by the Regulator under this reference number and 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 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 which cannot achieve EPC Band C or the Orbit Group energy demand standard under the Sustainable Assets Business Plan.
3. Situated within the provider’s area of operation.
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| Interest to be disposed of | * Transfer of freehold *or* the granting of a lease for a term of no less than 75 years.
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| Limit on numbers | * No more than 40 properties in total
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| To be disposed of (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.
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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.
* The net proceeds from these sales, (with the exception of any funds owed to the Recycled Capital Grant Fund) must be applied to one of the Provider’s energy efficiency initiatives.
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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 2018or 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 | 14 January 2016 |