

# The consent process

## Disposal under a general consent

- 1. Local authority identifies stock/land for disposal or appropriation.**  
Disposal/appropriation should be part of local authority's business plan and included in the cabinet report. A valuation should be obtained to ensure that local authorities are getting value for money.
- 2. Local authority determines (with legal advice) that the stock/land can be disposed of under a general consent.**
- 3. Local authority is free to get on with plans to dispose of stock/land without coming to MHCLG.**

## Disposal under a specific consent

- 1. Local authority identifies stock/land for disposal or appropriation.**  
Disposal/appropriation should be part of local authority's business plan and included in the cabinet report. A valuation should be obtained to ensure that local authorities are getting value for money.
- 2. Local authority determines that a specific consent is required.**  
Local authority completes an application for a consent and sends it to MHCLG. MHCLG checks the application to ensure it is completed correctly. If more information is required MHCLG will get back to local authority. If completed satisfactorily MHCLG will send form to the Regulator of Social Housing within 1 week of receiving the form.
- 3. Regulator of Social Housing checks application and sends comments to MHCLG.**  
Regulator of Social Housing checks disposal/appropriation fits in the local authority's business plan within 1 week of receiving form.
- 4. MHCLG assesses application.**  
Within 1 week of receiving the form back from the Regulator of Social Housing, MHCLG routinely considers:
  - reasons for disposal/appropriation
  - value for money
  - what the proceeds will be used for
  - Regulator of Social Housing comments

Some applications may require additional consideration by the Secretary of State, and if such input is required the process can take longer.

- 5. The Secretary of State consents to the disposal/appropriation.**  
MHCLG distributes consents letter within 4-5 weeks of original application.
- 6. Local authority is free to get on with plans.**