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| 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: Nottingham Community Housing Association (NCHA), a private registered provider (“the Provider”)**

**RE: APPLICATION REF: H2032501**

**REGISTERED NUMBER: 4817**

**POLICY TITLE: The NCHA Street Sales 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 **26 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 general parameters of the Policy and in particular, the Policy details set out below.

**Policy Particulars**

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| Selection criteria of properties to be disposed of under the Policy | 1. Unoccupied social housing dwellings. 2. Properties identified under the Provider’s Reinvestment Appraisal Model as no longer viable as social housing |

**Policy Particulars (continued)**

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| Interest to disposed of | Transfer of Freehold |
| Limit on numbers | No more than 204 dwellings |
| To be sold (to) | On the open market |
| For consideration | No less than open market value as outlined in condition 3 of the general conditions set out in Part II of the General Consent 2015 |
| Other conditions | Disposals only to be made for the purpose of delivering the terms of the framework delivery agreement with the HCA |
| Audit condition | Conduct an audit in compliance with the requirement set in out in the specific conditions of Category 5; ensuring that the audit and the report include (a) consideration of the use of the Policy overall including about compliance with the information and objectives set out in the Policy; and (b) assessment of compliance with these Policy Particulars, with relevant conditions of the General Consent 2015, and with other relevant special conditions of Category 5. |

**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 | Jonathan Walters |
| Role of authorised signatory | Deputy Director, Strategy and Performance |
| Date signed | June 2015 |