

HOMES 2019

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**GREAT PLACES COMMISSION - ETHICAL
DISPOSALS**

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What did the Commission find?

- Housing Associations auctioning properties
- Devastating for communities & regeneration ambitions
- Reputational damage beyond the seller

Drivers behind asset disposals?

2011-2015
AHP
programme

2012
VFM
standard

“LIFE”
model

Ethical approach?



Commission report and recommendations

What might an ethical disposals policy look like?

Housing associations have a responsibility to ensure they maximise their assets and resources to achieve their social objectives. This may require them to consider the homes they manage and the best use for these going forward. Sometimes, the recommended action will be to sell the property.

In this case, housing associations should:

- Be clear and transparent about the rationale for the sale and communicate this to residents and local stakeholders
- In the first instance, seek to sell the property to another housing association, the local authority or a local community, voluntary or charitable organisation.
- Where this is not possible, it will explore alternative options including community asset transfer or conversion to a community asset.
- A last resort will be to sell on the open market, attaching conditions to ensure the property and its occupants are a positive presence in the area.

Thank you

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