

SUBJECT:	ASSET DISPOSAL POLICY UPDATE
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHOR:	MICHELLE HOYLES – HOUSING STRATEGY MANAGER

1. Purpose of Report

- 1.1 To provide an update to the Housing Scrutiny Committee on the Directorate of Housing and Investment's progress on development of its Asset Disposal Policy; and;
- 1.2 To share with the Sub-Committee an extract from the current draft policy, which lists the proposed considerations the Council will take into account when deciding whether to dispose of an HRA property asset.

2. Lincoln Tenants Panel Consultation

- 2.1 LTP have been consulted about this report, and will be consulted with in greater depth prior to the full Disposals Policy being presented to the Sub-Committee in early 2025.

3. Summary

- 3.1 The Council has a duty as a social housing landlord to demonstrate its Housing Revenue Account (HRA) delivers value for money to its tenants. The Council's HRA is one of the city's largest landowners, and its primary landlord, and from time to time will need to consider disposing of land and property in its ownership.
- 3.2 To ensure disposals are considered and enacted consistently and in the best interests of tenants, the service is developing an Asset Disposal Policy. A draft policy is almost complete and will shortly undergo consultation. The final draft version of the policy will be presented to the Sub-Committee in early 2025.
- 3.3 A key section of the policy, which proposes the considerations the Council will take account of when deciding whether to dispose of an asset, is ready for circulation at this stage. Via this report, officers are seeking feedback from the Sub-Committee on this extract. The feedback received will inform the final draft of the policy.
- 3.4 A copy of the extract is attached as '**Appendix A**' to this report. This has been shared with Lincoln Tenants' Panel, and the service will be carrying out further consultation with LTP on the whole policy prior to it being presented to the Sub-Committee in early 2025.
- 3.5 '**Appendix A**' consolidates and clarifies the approach the Council already takes to asset disposal, which is robust and supports the making of sound decisions about land in HRA ownership. Having an Asset Disposal Policy enables the Council to

better demonstrate these decisions are consistent as well as robust, by providing a published framework for decision making.

4. Strategic Priorities

4.1 The Asset Disposal Policy will support our **Let's deliver quality housing** and **Let's enhance our remarkable place** priorities by:

- Setting out our objectives for efficient and effective use of our property assets in relation to property disposal; and
- Providing a decision-making framework that supports a consistent approach to disposing of property owned by our Housing Revenue Account; takes account of the Council's wider financial objectives; and considers how our land assets contribute more widely to the Council's place shaping responsibilities.

5. Organisational Impacts

5.1 Finance (including whole life costs where applicable)

The extract from the draft Asset Disposal Policy, attached as '**Appendix A**' to this report, provides a means of assisting the Council make consistent decisions regarding disposal of HRA property assets and aims to ensure delivery of value for money to the HRA, tenants and the wider Council.

5.2 Legal Implications including Procurement Rules

The extract '**Appendix A**' seeks to ensure the Council makes decisions to dispose of assets where it can lawfully do so, and supports robust and consistent decision making.

5.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

The service has considered E&D implications when compiling the draft Asset Disposal Policy, and an Equality Impact Assessment will be completed when the final draft is complete.

5.4 Human Resources

No HR impacts identified.

5.5 **Land, Property and Accommodation**

The extract '**Appendix A**' has been shared with the Property team, who have provided input into previous iterations of the draft Asset Disposal Policy and will be consulted on the final version in due course.

5.6 **Significant Community Impact &/or Environmental Impact**

The extract '**Appendix A**' seeks to ensure the Council makes asset disposal decisions in accordance with the objectives of its HRA 30-Year Business Plan, which includes decarbonisation. If incorporated into the final Asset Disposal Policy, the extract also requires the Council to consider the wider economic, environmental and social impacts of asset disposal.

5.7 **Corporate Health and Safety Implications**

No health and safety implications identified.

6. **Risk Implications**

6.1 **(i) Options Explored -**

Not having an Asset Disposal Policy is considered to be an unacceptable ongoing risk.

6.2 **(ii) Key Risks Associated with the Preferred Approach**

The extract '**Appendix A**' seeks to minimise risks associated with disposal decisions.

7. **Recommendation**

- 7.1 That the Housing Scrutiny Sub-Committee reviews the draft policy extract '**Appendix A**' and provides feedback that can be incorporated into the final draft Asset Disposal Policy.

Is this a key decision?

No

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

One (**Appendix A**)

List of Background Papers:

None

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