

Appendix A

Extract from Draft Asset Disposal Policy

We will consider the following when we decide whether to dispose of an asset:

- 1. Can the land be disposed of without breaching any legislation, planning restrictions, covenants or other limitations?**
- 2. Does disposal align with the objectives set out in our Housing Revenue Account 30-Year Business Plan?**
 - a) Does the asset meet the council's current or future needs based on property archetype, condition or land use?
 - b) How does the location of the asset relate to the objectives in our Business Plan, and how does retention or disposal assist in progression of its action plan?
 - c) Would disposal of the asset resolve an ongoing asset management problem or issue?
 - d) Is it viable to decarbonise the asset, to align with the Business Plan's commitment to support the council's goal of achieving net zero carbon by 2030?
 - e) Is retention financially viable/sustainable in the short/medium/long term?
- 3. Would the benefits of disposal outweigh the benefits of retention?**
 - a) Could disposal of the asset release funding to reinvest into new or existing housing stock?
 - b) Would our tenants benefit more from disposal and reinvestment, compared with retention?
 - c) Would the timing of the disposal affect the value of the asset, and is now the optimum time to dispose?
 - d) Would disposal of the asset contribute to progression of the council's wider strategic priorities, and would this outweigh the benefits to the HRA of retention?
- 4. Could the asset be repurposed rather than disposed of, to deliver best value to the HRA or General Fund?**
 - a) Is it financially viable to redevelop or convert the asset into general needs housing, temporary accommodation, or housing for older people?
 - b) Could the asset contribute to one of our partner organisations' priorities or objectives, and would this deliver mutual benefits to our residents and neighbourhoods?