

Type of disposal/ action	Disposal price - Section 9 approval	Existing HAG/SHG - consequences	Eligibility for new SHG or use of RCGF or DPF	Availability of RSF Re- investment Fund	Effect on general reserves of the (disposing) RSL
Retain - no change of use. Work required to bring up to standard	Not applicable - retained by RSL	Existing HAG/SHG stays in the property. Do not deduct when calculating new SHG, RCGF or DPF money	New SHG (subject to any bidding restrictions) - eligible for Work to Existing Stock (WTRSLS) SHG. RCGF - if no RSF reserve - major repairs to bring it back, or keep it, in use DPF - major repairs to bring back, or keep it, in use	Available for WTRSLS (work to existing stock)	Any cost not met by SHG to be funded by reserves, loans, or other sources.
Change of use to one which is eligible for SHG	as above	No effect, unless change from Supported Housing to General Needs Housing when any excess HAG/SHG is recovered / recycled by the RSL (see recycling guide)	As above	Possibly available for WTRSLS depending upon new use	Any cost not met by SHG to be funded by reserves, loans, or other sources.
Change of use to one which is <u>not</u> eligible for SHG	as above	HAG/SHG is recovered/recycled up to notional sale proceeds net of expenses and Deemed Loan Debt (see recycling guide)	Not eligible	Not available, and possible repayment of RSF. See HC Circular 2/98 and any update	Cost of the change to be funded out of general reserves, loans or other sources
Demolish and leave a vacant site	as above	Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil'. (see recycling guide)	Not eligible	as immediately above	Demolition to be funded out of general reserves
Demolish and redevelop	as above	Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil' (see recycling guide)	If originally pre-1988 Act HAG funded, and new use is SHG eligible - New SHG & RCGF (not DPF) - eligible for 'works only' TCI and Grant rates	as immediately above	Any cost not met by SHG / RCGF to be funded by reserves, loans, or other sources.
Sell on open market, must be vacant	Sell at market value. Must be vacant	Recover/recycle HAG/SHG paid, up to sale proceeds net of expenses and Deemed Loan Debt (see recycling guide)	Not applicable	as immediately above	Any realized equity is credited to the Income & Expenditure account
Disposal to another RSL at book value	Sell at book value, taking into account original cost, subsequent expenditure, and associated reserves	HAG/SHG liability transferred to receiving RSL (Housing Act 1996 S18(6))	Not applicable because property has been disposed of.	as immediately above	as immediately above
Disposal to another RSL at market value	Sell at market value	as immediately above	as immediately above	as immediately above	as immediately above

Type of disposal/ action	Disposal price - Section 9 approval	Existing HAG - consequences - HAG/SHG liability transferred from disposing RSL (Housing Act 1996 S18(6))	Eligibility for new SHG or use of RCGF or DPF	Availability of RSF Re-investment Fund	Effect on general reserves of receiving RSL
Purchase from another RSL. Retain, with no change of use. Work required to bring up to standard.	Not applicable - retained by RSL	Existing HAG/SHG stays in the property. Do not deduct when calculating new SHG, RCGF or DPF money	New SHG (subject to any bidding restrictions) - eligible for Work to Existing Stock SHG. RCGF - if no RSF reserve - major repairs to bring it back, or keep it, in use DPF - major repairs to bring back, or keep it in use	Available for WTRSLs (work to existing stock) - see HC Circ 2/98 and any update of it	Any cost not met by SHG to be funded by reserves, loans, or other sources.
Purchase & change to another use which is eligible for SHG	as above	No other effect, unless change from Supported Housing to General Needs Housing when any excess HAG/SHG is recovered / recycled by the RSL (see recycling guide)	As above	Possibly available for WTRSLs depending upon new use - see HC Circ 2/98 and any update of it	Any cost not met by SHG to be funded by reserves, loans, or other sources.
Purchase & change to a use which is <u>not</u> eligible for SHG	as above	HAG/SHG is recovered/recycled up to notional sale proceeds net of expenses and Deemed Loan Debt (see recycling guide)	New use not eligible for SHG, RCGF or DPF money	Not available and property no longer contributes to RSF	Cost of any change to be funded out of reserves, loans or other sources
Purchase, demolish and leave a vacant site	as above	Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil'. (see recycling guide)	Not applicable	as immediately above	Demolition to be funded out of general reserves
Purchase, demolish and redevelop	as above	Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil' (see recycling guide)	If originally pre-1988 Act HAG funded, and new use is SHG eligible - New SHG & RCGF (not DPF) - eligible for 'works only' TCI and Grant rates, and meet current SHG criteria	as immediately above	Any cost not met by SHG to be funded by reserves, loans, or other sources.
Purchase & sell on open market	Sell at market value. Must be vacant	Recover/recycle HAG/SHG paid, up to sale proceeds net of expenses and Deemed Loan Debt (see recycling guide)	Not applicable	as immediately above	Any realized equity is credited to the Income & Expenditure account

Type of property: Originally funded with 1988 Act HAG, 1996 Act SHG, RCGF or DPF money, or reimproved/works only rehabbed with RSF Reinvest Fund

Type of disposal/ action	Disposal price - Section 9 approval	Existing HAG/SHG/ RCGF/DPF invested in property - consequences	Eligibility for new SHG or use of RCGF or DPF	Availability of RSF Re-investment Fund	Effect on general reserves of the (disposing) RSL
Retain - no change of use. Work required to bring up to standard	Not applicable	No consequences	Not eligible for any more SHG, or for RCGF or DPF money.	Not available	RSL must build up a repairs fund in its reserves
Change of use - new use is eligible for SHG	as above	No effect, unless a change from Supported Housing to General Needs Housing, when any excess HAG / SHG / RCGF is recovered / recycled. (See recycling guide). DPF - as RCGF except the excess is credited to the DPF	As above	Not available	RSL must build up a repairs fund in its reserves
Change of use - not eligible for SHG	as above	HAG/SHG/ RCGF is recovered / recycled. Maximum is the market value less valuation fee and Deemed Loan Debt. Write off any shortfall.(see recycling guide) DPF - as for HAG except the DPF is credited	Not available	Not available, and possible repayment of RSF. See HC Circular 2/98 and any update	Cost of any change to be funded out of reserves, loans or other sources
Demolish and leave	as above	Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil'. (see recycling guide) DPF - DPF money also 'remains in the soil'.	Not available	as immediately above	Demolition to be funded out of reserves, loans or other sources
Demolish and redevelop	as above	Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil' (see recycling guide) DPF - DPF money also 'remains in the soil'	Not available	as immediately above	All work must be funded from reserves, loans or other sources
Sell on open market	Sell at market value. Must be vacant	HAG/SHG/ RCGF is recycled. Maximum is the sale proceeds less legal fees and Deemed Loan Debt. Write off any shortfall DPF - as HAG except the DPF is credited.	Not available	as immediately above	Any realized equity is credited to the Income & Expenditure account
Disposal to another RSL at book value	Sell at book value, taking into account original cost, subsequent expenditure, and associated reserves	HAG/SHG/ RCGF/DPF - liability transferred to receiving RSL.	Not available	Not applicable	Cost of transfer funded out of reserves
Disposal to another RSL at market value	Sell at market value	as immediately above	Not available	Not applicable	Credit Income & Expenditure account with the realized equity, net of the cost of the transfer