

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/RSF-RF - 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	Existing HAG/SHG/RCGF/DPF/RSF-RF stays in the property. Do not deduct when calculating new SHG, RCGF or DPF money	Not available	Not available	Any cost not met by SHG to be funded by reserves, loans, or other sources. RSL must build up its own reserves to fund major repairs
Purchase & change to another use which 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 guide to recycling. <b>DPF</b> - as HAG except DPF is credited. <b>RSF-RF</b> - may be repaid (see HC Circ 2/98 & any update)	Not available	Not available	Any cost not met by SHG to be funded by reserves, loans, or other sources.. RSL must build up its own reserves to fund major repairs
Purchase & change to a use which is <u>not</u> eligible for SHG	as above	<b>HAG/SHG/ RCGF</b> is recovered / recycled. Maximum is the market value less valuation fee and Deemed Loan Debt. Write off any shortfall. <b>DPF</b> - as HAG except DPF is credited. <b>RSF-RF</b> -may be repaid (see HC Circ 2/98 & any update)	Not available	Not available, and possible repayment of RSF. See HC Circular 2/98 and any update	Cost of any change and any recover/repayment of HAG etc to be funded out of reserves, loans or other sources
Purchase, demolish and leave a vacant site	as above	<b>HAG/SHG/RCGF</b> - Not a relevant event unless compensation received - HAG/SHG to 'remain in the soil'. (see recycling guide) <b>DPF</b> - as HAG except DPF is credited. <b>RSF-RF</b> - may be repaid (see HC Circ 2/98 & any update)	Not available	as immediately above	Demolition to be funded out of reserves, loans or other sources
Purchase, demolish and redevelop	as above	<b>HAG/SHG/RCGF</b> - HAG/SHG to 'remain in the soil' unless new use is ineligible for SHG. (see recycling guide) <b>DPF</b> - as HAG except DPF is credited if it is a relevant event. <b>RSF-RF</b> - may be repaid (see HC Circ 2/98 & any update)	Not available	as immediately above	Any cost not met by SHG to be funded by reserves, loans, or other sources. RSL must build up its own reserves to fund major repairs
Purchase & sell on open market	Sell at market value. Must be vacant	<b>HAG/SHG/ RCGF</b> is recycled. Maximum is the sale proceeds less legal fees and Deemed Loan Debt. Write off any shortfall <b>DPF</b> - as HAG except DPF is credited. <b>RSF-RF</b> - may be repaid (see HC Circ 2/98 & any update)	Not available	as immediately above	Any realized equity is credited to the Income & Expenditure account, net of any RSF-RF repayment

## (Disposing) RSL - options available

Type of property: Stock transfer after 1.4.1989 from a public sector landlord

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Type of disposal/ action	Disposal price - Section 9 approval, or HA 1988 S133 approval (see text paragraph 9)	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	No effect. No HAG/SHG/RCGF/DPF paid to acquire property.	New SHG & RCGF - eligibility is complex. See circ 13/97. DPF - not eligible	Not available	Money in dowry, reserves, loans or other sources
Change of use - new use is eligible for SHG	Not applicable	as above	As above	as above	Money in dowry, reserves, loans, or other sources
Change of use - not eligible for SHG	Not applicable	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 HAG except DPF is credited	Not eligible	as above	Cost of any change to be funded by reserves, loans or other sources
Demolish and leave	Not applicable	Not a relevant event unless compensation received - HAG/SHG/RCGF/DPF to 'remain in the soil' (see recycling guide)	Not eligible	as above	Demolition to be funded out of reserves
Demolish and redevelop	Not applicable	as immediately above	New SHG & RCGF - eligibility is complex. See circ 13/97. DPF - not eligible	as above	Any cost not eligible for SHG to be funded by reserves, loans or other sources
Sell on open market	Sell at market value. Must be vacant	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 HAG except DPF is credited	Not eligible	as above	Realized equity is credited to the Income & Expenditure account, net of expenses
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 applicable	as above	Cost of disposal funded out of reserves
Disposal to another RSL at market value	Sell at market value	as immediately above	Not applicable	as above	Realized equity is credited to the Income & Expenditure account, net of expenses

Receiving RSL - options available

Type of property: Stock transfer after 1.4.1989 from a public sector landlord

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Type of disposal/ action	Disposal price - Section 9 approval	Existing HAG/SHG / RCGF / DPF / RSF-RF - 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
Retain - no change of use. Work required to bring up to standard	Not applicable	No HAG/SHG/RCGF/DPF paid to acquire property. May be some paid for works to existing stock (WTRSLS)	<b>New SHG &amp; RCGF</b> - eligibility is complex. See circ 13/97. <b>DPF</b> - not eligible	Not available	Use money in dowry, reserves, loans or other sources
Change of use - new use is eligible for SHG	as above	as above	As above	as above	Use money in dowry, reserves, loans, or other sources
Change of use - not eligible for SHG	as above	<b>HAG/SHG/ RCGF</b> is recovered / recycled. Maximum is the market value less valuation fee and Deemed Loan Debt. Write off any shortfall.(see recycling guide) <b>DPF</b> - as HAG except DPF is credited	Not eligible	as above	Cost of any change to be funded by reserves, loans or other sources
Demolish and leave	as above	Not a relevant event unless compensation received - <b>HAG/SHG/RCGF/DPF</b> to 'remain in the soil' (see recycling guide)	Not eligible	as above	Demolition to be funded out of reserves
Demolish and redevelop	as above	as immediately above	<b>New SHG &amp; RCGF</b> - eligibility is complex. See circ 13/97. <b>DPF</b> - not eligible	as above	Any cost not eligible for SHG to be funded by reserves, loans or other sources
Sell on open market	Sell at market value. Must be vacant	<b>HAG/SHG/ RCGF</b> is recovered / recycled. Maximum is the market value less valuation fee and Deemed Loan Debt. Write off any shortfall.(see recycling guide) <b>DPF</b> - as HAG except DPF is credited	Not eligible	as above	Realized equity is credited to the Income & Expenditure account, net of expenses