**Voluntary Right To Buy Feedback – KHG EXB 9th November 2016**

**Amicus Horizon Limited**
We’re expecting to take part, we think there may be something on this in the Autumn Statement. Regulations and processes still be worked through by Government. Believe likely to go ahead sometime early next year and we understand there will be a 3 month lead in. Exclusions and portability still a big issue which needs to be ironed out – specifically as supported housing is not exempt (We understand there’s going to be a pilot on this), AHL are all set to take application’s on line.

**Riverside**

Riverside is going to take part. We are part of the pilot so are working closely with the NHF & DCLG, feeding our learning in to the work being done to develop the National scheme. At this stage, details are still being formulated by Government around the national scheme and guidance on how it will operate. Until, we understand the eligibility criteria around the national scheme, it is difficult for us to move our scheme forward at any pace. However, we are starting to work on the property exclusions and are engaging with our colleagues over the development of these. But we are in a strong position, given the work we have already done for the pilot.

With regards to how replacement 1:1 homes will be financed, this is still being worked on and the arrangements for alternative accommodation should a current home not be eligible for sale under the new VRTB. We are exploring/developing what our portability policy would look like. We did not test this as part of the pilot. A recent briefing by NHF & DCLG stated that its unlikely the main scheme will be operational before April next year. We may hear some announcements around November, but Government have committed to giving HA’s a lead in time to prepare( at least 3 months) . Also, I’m not sure how much money there will be to support this initiative….Government are still discussing the funding for this scheme.

**West Kent Housing Association**

West Kent HA have yet to make a formal decision. A report is going to Board week commencing 3rd October but even then we won't make final decision as the regulations around VRTB are not yet published. I think we will adopt as we already have RTB under transfer. We are likely to exclude as little as possible but that's my opinion not our policy. Reason behind my thinking is that we have to offer portable RTB and so the more excluded the more difficult that is to deal with.

We do have over a 1,000 homes that currently would be excluded due to s106 in perpetuity clauses and we will discuss with board whether they want us to see if LA'S will be open to discussion on these. We have a few rural exception schemes that will be excluded.
I can update after board next week but won't know views until after your deadline, so given current thoughts. Still possibility we won't do it at all but I think that's unlikely.

**Moat**

We have signed up to the 'voluntary' agreement. The message we have had from the DCLG just last week is that HAs will be expected to offer it - certainly not particularly voluntary.

Marilyn DiCara from Moat is leading on this and I have suggested we coordinate a meeting here at Moat for KHG. I think there will be significant value in HAs trying to drive as common approach as possible and for us to think through with LAs which properties may be exempt, how we approach applications to buy homes developed through s106 and how portability/replacement properties will work.

**English Rural Housing Association**

English Rural’s policy towards the VRtB will be to exclude from sale properties built under the rural exceptions policy, which l think will be all of ours in Kent.

Tenants of such properties who are cleared by the government’s “Gateway” process ( by which the DCLG will manage the cost implications of the discounts available to tenants) to proceed with an application will be able to take their “ portable “discount to another property, probably through another provider, as outlined in the draft scheme.

**Golding Homes**

When Golding Homes’ Board considered the issue back in the spring the decision was taken to support the principle of the VRTB, largely on the basis that (to paraphrase) it was better to take part in a voluntary scheme than have a statutory scheme imposed, on terms we were not able to determine, and incurring the wrath of government in doing so.

Whilst we are waiting for government guidance on a number of aspects of the VRTB scheme before setting our policy (on what we will sell and what we will refuse the VRTB on) I believe that Golding will operate the scheme, but it is too early to indicate yet the basis, including what is in and what is out.

We await government policy (and fellow RPs’ decisions) with interest

**MHS Homes**

The position with the vRTB for mhs homes is a little different! As we are not registered with the HCA, then the vast majority of our stock will not be eligible (we still have c. 2,000 tenants with the protected RTB).

We do, however, have a RP subsidiary – Heart of Medway HA – and these tenants (c. 475 properties) will be eligible for the vRTB. Our assumption, subject to final confirmation of the details, will be that we will work within the voluntary nature of the scheme. We would expect to achieve 1:1 replacement for any sales. At this stage, we have not given any detailed consideration as to how portability might work in the event that a property is not suitable for sale (e.g. s106, adapted property etc).