



Asset disposals and reconfiguration

Policy name

Asset Disposals and Reconfiguration

References

1	Policy number	
2	Date ratified	
3	Date of review	
4	Reference to evidence guidelines	
5	Responsibility	
6	Relevance	

Policy statement: direction and intended end result

THC manages its assets to best meet the needs of its current and future tenants and in accordance with the dictates of prudent financial and asset management. In accordance with these twin principles it will dispose or reconfigure assets in situations where:

- Assets are no longer suitable to meet the needs of our tenants because of design, location or physical condition
- Assets are in poor condition and the cost of restoring them to usable condition is uneconomic
- Assets have the potential for significant improvement or reconfiguration – for instance where planning changes allow for significant intensification of housing on the site
- Disposal of the asset has the potential to yield significant financial return which can be used to expand housing supply overall.

Procedures: examples

Potential procedures to implement this policy include:

1. Criteria for assessing a property for potential disposal or reconfiguration. This would be based on the strategic asset plan and the status of the particular property in relation to that asset plan, and on the specific condition of the individual property. It could include decision making tools and checklists.
2. Process and criteria for assessing whether a property should be disposed of or redeveloped. This could once again include a set of criteria including its location, land size, town planning designation and the character of the neighbourhood and any heritage or character housing considerations.
3. Property disposal process including process for developing a disposal strategy, getting best value from the sale, process for considering sale to tenants.
4. Tenant engagement processes around decisions on sale or reconfiguration, including processes for informing tenants, seeking their input, and processes for temporary or permanent relocation where properties are sold or redeveloped.

Links to other policies

2.2 – Strategic Asset Management

2.3 - Planning asset acquisition and asset development



Example evidence sources

- Templates and checklists for various decision-making processes.

Links to relevant resources
