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Disposal Models

1.The Trust's Memorandum of Association specifies the Trust's Objects in relation to the provision of housing for the relief of need.

1.1 In addition, general principles have been agreed by the Trustees:

a)   The Trust wishes to retain the right to nominate;

b)   The Trust will seek subsequent tenants from their own list, from the local authority's housing waiting lists and local zone agent;

c)   The Trust wishes to ensure that subsequent properly qualified beneficiary households occupy on similar terms and conditions;

d)   Where appropriate pre-emption rights will be included in leases;

e)   Retain affordability in perpetuity;

f)   Retain the option to rent.

1.2 The Trust will offer and issue tenancies which are compatible with the purpose of the housing, the needs of individual households, the sustainability of the community and the efficient use of the Trust's housing stock.

1.3 The Trust will be seeking legal advice with a view to adopting the following disposal models:

a)   shared ownership

b)   probationary tenancies

c)   fixed term tenancies at affordable rent

d)   restricted stair-casing shared ownership

e)   no right to buy

f)   no home exchanges

1.4 The Trust will promote a variety of tenures as an effective way of receiving need and preventing a high concentration of very poor families in one place.

1.5 The Trust will have a flexible approach to tenure, dependent upon the circumstances of applicants, always exercised in concordance with 1.1 c) above.

2. The TSA's National Standards for Social Housing

The Trust recognises the importance of the six new standards as applied from 2010:

- Tenant involvement and empowerment standard

- Home standard

- Tenancy standard

- Neighbourhood and community standard

- Value for money standard
- Governance and financial viability standard

Agreed by Board on	
Chair	
Secretary	
Review date	