



## POLICY

# Voluntary Right to Buy Replacement Policy

### 1. Introduction

The Government has set out plans to increase the scope of Right to Buy within England to include tenants of Housing Associations, this is known as the Voluntary Right to Buy (VRTB) Scheme. The Government has chosen the Midlands to pilot the scheme and Citizen is participating in the pilot. One of the pilot's key purposes is to examine the policy of 'one for one replacement'. Under the scheme, housing associations will get 100% of the receipts from the sale of properties under VRTB to use for building replacement homes. This policy sets out how Citizen will replace those homes sold under the VRTB scheme.

### 2. Scope

This policy applies to those Citizen properties sold under the VRTB scheme. The homes included in the scheme are those that would otherwise have been grant funded as s.106 homes are excluded under the Voluntary Right to Buy scheme.

For more information on exclusions and Citizen's administration of VRTB, please refer to Citizen's Voluntary Right to Buy Policy and Portability Policy.

### 3. Policy detail

The principles of the VRTB scheme were agreed by the Government and National Housing Federation to include an undertaking that nationally 'one for one replacement' of all homes sold under the scheme would be achieved. This means that duty to replace does not rest solely on the individual association as the one for one replacement figure is taken from the amount built nationally. Therefore, Citizen may not have to replace all properties sold under VRTB if the overall figure has been or will be achieved with the input of other providers.

The scheme allows for flexibility in the application of one for one replacement, in that properties do not need to be like for like in either:

- property type,
- tenure, or
- location

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Version: 3.0

Date: August 2023

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Lead Officer: Nick Byrne

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Citizen's policy is to replace all homes with a like for like home wherever practical; this applies to property type, tenure and location.

Where receipts are insufficient to cover the costs of full one for one replacement, Citizen will replace as many homes as possible with the available proceeds and will use the flexibility afforded through the policy to make decisions that mean we can build the right properties to meet the needs of our customers.

Citizen will not subsidise the provision of additional homes should proceeds not be enough to achieve one for one replacement.

#### **4. Roles, Responsibility and Governance**

It is the responsibility of the Board to seek assurance that this Policy is successfully implemented. The Senior Leadership Team and Heads of Service are responsible for ensuring the effective implementation of this Policy and that all staff understand the importance of this policy, the related procedures and that they comply with them. This policy, procedures and guidance will be available through Oneplace.

Managers are responsible for ensuring that their reports have undertaken the appropriate policy eLearning by utilising reports produced by Learning and Development. Any changes to this policy must be made in line with the requirements set out in Citizen's Standing Orders and our Policy framework.

#### **5. Monitoring and review**

This policy will be reviewed every 3 years, unless legislation, service delivery or sector developments require otherwise ensuring the policy continues to meet its objectives and take account of good practice developments.

Legal advice will be taken to ensure compliance with legal, regulatory and contractual responsibilities.

Where appropriate service delivery reports in respect of this policy as incorporated into our quarterly reporting suite.

#### **6. Equality impact assessment**

This policy has been subject to an Equality Analysis. Staff working across Citizen have considered the impact of this policy on different groups and communities that we work with. In framing this policy, our staff are committed to not discriminate adversely against any group and will respect the diversity of the communities we are working within.

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## 7. Version control

VERSION	DATE	AMENDMENTS	APPROVED AT/BY	FULL REVIEW DUE
V 1.0	September 2020	First version drafted	Nick Byrne	September 2023
V2.0	December 2022	Light touch review. No changes	John Halton – Director of New Business	September 2023
V3.0	August 2023	Full review. No changes made	Board	August 2026

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