



POLICY: DEVELOPMENT

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Standing Orders and Financial Regulations

Copies of this Policy are available in alternative formats.

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POLICY: DEVELOPMENT

All reference to 'we', 'our' or 'us' in this Policy should be read as meaning Sandbourne Housing Association.

1. Purpose and aim of the Policy

- 1.1 It is our policy to set out the parameters within which it will consider development opportunities.

2. Policy statement

- 2.1 Where appropriate, we will consider opportunities for the acquiring of land or properties in pursuance of its aims and objectives. Each opportunity will be assessed for viability through a comprehensive risk assessment which will, as a minimum, include:

- 2.1.1 Its financial impact on our gearing and other financial ratios.
- 2.1.2 A demonstrable need and demand for the project.
- 2.1.3 The availability of sufficient finance.
- 2.1.4 The long-term asset management viability of the resultant land or properties.
- 2.1.5 Our ability to resource the project in terms of staff resources and capacity.

- 2.2 The acquisition of any land or property that meets these criteria will be subject to prior approval by the Board and in accordance with its Standing Orders and Financial Regulations.

3. Equality impact assessment

Age	Neutral
Being or becoming a transsexual person	Neutral
Being married or in a civil partnership	Neutral
Being pregnant or on maternity leave	Neutral
Disability	Neutral
Race including colour, nationality, ethnic or national origin	Neutral
Religion, belief or lack of religion/belief	Neutral
Sex	Neutral
Sexual orientation	Neutral

4. Consultation arrangements

4.1 Board members only are required to be consulted on this Policy.

5. Other related policies

5.1 Reference should be made to the following:

5.1.1 Standing Orders and Financial Regulations