



Void Disposals Supporting Your Project

Void Disposal Programme - the benefits to you

We are finding that more of our clients are moving towards strategic and formal programmes to sell void properties, rather than dealing with disposals on an ad-hoc basis.

This approach is very beneficial for RPs, particularly as health & safety requirements and carbon reduction goals require additional financial investment in the homes that you manage. A properly managed programme can lead to:

- Significant capital receipts for your organisation;
- Increased efficiency as uneconomic properties are “churned”, to be replaced with higher standard, better located homes;
- Improved asset management as potential disposals are identified and asset management can be prioritised accordingly;
- Achievement of carbon reduction targets; and
- Better neighbourhoods for your residents.

“Capsticks have played a key part in helping us deliver our very successful void disposal programme. Their experience in social housing and residential disposals has been imperative to the conveyancing phase of the project. Over the past four years we’ve formed a strong working relationship with the Capsticks team, they’re great to work with.”

Aster

Identifying properties for disposal

In our experience, the best programmes have pre-set criteria for identifying properties for disposal, e.g. based on geography, cost of repairs etc. with flexibility to retain properties in particular circumstances. This enables your team to process disposals quickly and efficiently, with maximum returns for your organisation.

Getting the right advice

From portfolio sales, to individual sales by private treaty or auction, we deal with the whole range and help you set up the right systems and processes for you. This includes working closely with selling agents, auctioneers and valuers, and we are always happy to provide recommendations.

Our experience

We currently act for several RPs, based across the South East, South West and Midlands, selling hundreds of properties each year. For one client alone, we have achieved over £77m in capital receipts.

We know the issues that can cause delay, and have designed our systems to ensure that these are avoided, or tackled at an early stage, so they don’t impact on your transactions.

Why Capsticks

- **Quick, painless sales:** our tried and tested process and systems, including AI technology, enable us to dispose of properties within 8 weeks on average for clients with large programmes. We drive the timescales from the outset, and use standard documents to ensure fast, efficient delivery.
- **No hassle:** we invest fully in our relationship with you, making sure you are confident from the outset of each transaction that you have everything that you need. As well as this, our great relationships with selling agents and auction houses mean we minimise the input needed from your team.
- **A great experience:** our enthusiastic, friendly team have a “can do” approach and will support your team throughout the process
- **Training for your team, free of charge:** to ensure that we operate as “one team”, to share the benefit of our experience with you, and to understand how you want to operate – we understand that every organisation is different.

Contact



Susie Rogers

Partner

020 8780 4829

susie.rogers@capsticks.com

Capsticks
www.capsticks.com
 @capsticksslpl

Birmingham
35 Newhall Street,
Birmingham B3 3PU
T +44 (0)121 230 1500
F +44 (0)121 230 1515
DX 13003 - Birmingham

Chorley
Ordnance House,
6 East Terrace Business Park,
Euxton Lane,
Chorley PR7 6TB
T +44 (0)125 726 6008

Leeds
Toronto Square, Toronto Street,
Leeds LS1 2HJ
T +44 (0)113 322 5560
F +44 (0)113 242 2722
DX 713112 - Leeds Park Square

London
1 St George’s Road,
London SW19 4DR
T +44 (0)20 8780 2211
F +44 (0)20 8780 1141
DX 300118 - Wimbledon Central

Winchester
Staple House, Staple Gardens,
Winchester, SO23 8SR
T +44 (0)1962 678 300
F +44 (0)1962 678 311
DX 2532 - Winchester