

Social Housing: Stock Rationalisation

Capsticks has one of the largest social housing legal teams in the country, advising over 200 RPs of varying size and location nationally on all areas of housing.

Our stock rationalisation team has a wealth of experience in all areas of stock transfer. Whether acquiring or disposing and on stock swaps, under private treaty or competitive tender, as well as transactions to Local Authorities and for-profit RPs.

WE CAN HELP YOU WITH:

- triaging title information, whether buying or selling, to ensure confidence in price
- provision or review of the sales pack
- engagement with stakeholders, including the Local Authority
- the Tenant Involvement and Empowerment Standard and consultation
- governance and regulatory matters including out of sector disposals and disposals to "for profit" RPs
- grant monies, whether Homes England, Local Authority, NHS England or otherwise
- TUPE implications.

BENEFITS TO YOU

Value for money

Our practical solutions-based approach helps to ensure we provide great value for money, and we stick to our agreed fees.

Proactive approach

Buyer or seller, our approach is to front-load the project to ensure that all relevant legal information is reviewed or made available at the earliest possible opportunity. Use of AI combined with our refined processes means we are able to quickly identify issues that may impact value or cause delays, providing practical solutions.

Certainty on deadlines

We are equipped to deliver large projects in short timescales.

Breadth of experience

We have a full service offering from general stock transfer experts, planning and commercial contract specialists, to regulatory and governance, TUPE and advisory to housing management. This means RPs can be confident in obtaining all of the advice they require, under 'one roof'.

Free advice line

Our client relationships are reinforced through our free advice line to answer your stock transfer related queries. You won't be charged a penny.

FREQUENTLY ASKED QUESTIONS

When should RPs engage stock rationalisation lawyers?

As soon as you are looking to make an offer or wish to market a disposal. Whilst we can be appointed following provision of the sales pack, allowing as much time as possible to prepare/review the legal pack is key to early notification of any matters that are likely to cause price chips, impact value or cause delays.

How can RPs ensure properties are ready for transfer?

It is important RPs have a clear view of the state and condition of the properties and collate all necessary information from the business, relating to planning, compliance and stock condition.

From a selling perspective, this could impact on the price that the buyer is willing to pay, for example, ensuring that any necessary works have finished at the properties before the planned transfer date.

From a buying perspective, this could have repair or maintenance implications, so it is important to know which compliance items are due to expire and when so that resources can be allocated effectively.

What training does Capsticks offer?

In addition to the CIH-endorsed Capsticks Housing Diploma, we offer free training to Stock Rationalisation teams on many topics relating to stock transfers, including:

- fundamentals of the stock transfer process
- streamlining the stock transfer process
- Social Housing and disposals out of sector
- Tenant consultation.

FIND OUT MORE

Get in touch to discuss setting up a bespoke complimentary training session tailored to the needs of your organisation, or to discuss how we can help you meet your charging goals.



JAMES HOWARD
PARTNER

0754 070 2241
james.howard@capsticks.com



SUSIE ROGERS
PARTNER

0208 780 4829
susie.rogers@capsticks.com