

Right-to-Buy Social Mobility Scheme Policy

The Right-to-Buy Social Mobility Scheme (RTBSMS) has two elements:

1. A Government Funded Scheme designed to improve Home Ownership Opportunities for tenants of Designated Defective Property Types
2. A Locally Funded scheme that aims to lessen the impact of the RTB in certain areas of the Borough.

The principles and legal papers relating to each scheme will be identical however the table below identifies summaries the schemes and identifies the households who would be eligible for each.

	Government Scheme	Local Scheme
Summary aim	A scheme to enable tenants of properties where securing a Mortgage could be difficult due to property construction type to purchase property on open market	A scheme to lessen the impact of the RTB in areas of high demand
Total Funding available in 2015/16	£200,000	£200,000
Max funding per household	£20,000	£20,000
Allocation	First come first served	First come first served
Household eligibility*	As per RTB criteria	As per RTB criteria
Property type eligibility*	Designated Defective Properties: <ul style="list-style-type: none"> • Unity • REEMA • Tarran • Cornish No location restrictions	Two, three and four bedroom houses in: <ul style="list-style-type: none"> • Brampton • Brimington (Lansdowne) • Hasland • Holme Hall • Loundsley Green • New Whittington • Old Whittington • Pevensey

Tenancy Termination requirement	Part of legal agreement to access finance	Part of legal agreement to access finance
Marketing/Promotion	Tenant newsletter Direct mail to eligible tenants	None. Offered as an alternative to RTB as part of application process

*To be eligible a tenant must fulfil both criteria

Process

Several Council Officers will have responsibilities through the management of the schemes. The principle point of contact will be the Housing Strategy and Enabling Manager (SEM). Other staff with prominent roles will be the Right-to-Buy Officer (RTBO) and Procurement and Contract Law Manager (PCLW).

Government Funded Scheme

1. Expression of interest received and passed to SEM.
2. Information on scheme passed too, or discussed with, tenant by SEM
3. Draft checks to ensure property type and RTB criteria are eligible to access funding. SEM/ RTBO
4. Tenant responsibility to identify property wishes to purchase, arranges Mortgage finance and appoints solicitor. Written confirmation of these is required to be provided to SEM. (Tenant)
5. Once confirmation of above SEM will reserve funding to ensure no oversubscribing of grant funding.
6. Tenancy Termination linked to funding agreement (PCLW)
7. Money paid as deposit contribution to solicitors (PCLW)
8. RTB repayment provision as 2nd charge on property purchased (PCLW)

Locally Funded scheme

1. When RTB application received for eligible property type in eligible area notification of Local Scheme issued. (RTBO)
2. RTB eligibility checks to proceed as normal (RTBO)
3. Further discussion of scheme and how it operates available to tenant through SEM
4. If interested tenant responsibility to identify a property to purchase, arrange Mortgage finance and appoint a solicitor. Written confirmation of these is required to be provided to SEM. (Tenant)

5. Once confirmation of above SEM will reserve funding to ensure no oversubscribing of allocated funding.
6. Tenancy Termination linked to funding agreement (PCLW)
7. Money paid as deposit contribution to solicitors (PCLW)
8. RTB repayment provision as 2nd charge on property purchased (PCLW)