

## **Appendix Two**

### **Buy Back Scheme Criteria**

- a) the option to repurchase must be a last resort to prevent severe financial hardship perhaps leading to homelessness.
- b) it must be for individual lessees to apply for the Corporation to buy back.
- c) the application must include full financial details of the lessee's circumstances which will be assessed in conjunction with the Town Clerk & Chamberlain (i.e. a means test) and failure to co-operate in this respect will automatically cause the application to be rejected.
- d) the scheme should apply only to original Right to Buy purchasers and only if they are still resident in the property.
- e) to ensure independence, an external valuer (such as those used by DCCS for Right to Buy valuations) should be used.
- f) properties would be repurchased at the original discounted Right to Buy price or the current market value whichever is the lower. Should the current market value exceed the original discounted price, it is not considered appropriate that the Corporation should repurchase at the higher value as the lessee has the option of realising the value on the open market.
- g) each party will pay its own legal and administrative costs.
- h) any outstanding service charges and any other monies owed to the Corporation will be deducted from the purchase price.
- i) the external valuation will be effective from the date the letter requesting repurchase is received in the Department.
- j) all outstanding charges on the property must be discharged by the lessee prior to, or at the time of, repurchase.
- k) The future tenure of the former lessee would be as a secure tenant provided they choose to remain in occupation.