

Gloucester City Homes



Buy Back Policy

Contact Us

Customer Services Team

Gloucester City Homes
Atlantic Suite
Southgate House
Southgate Street
Gloucester
GL1 1UW

Customer Services Line: 0800 408 2000
Text: 0778 148 2656
Fax: 01452 396599
Minicom: 01452 396161
Email: customer.services@gloscityhomes.co.uk
Web site: www.gloscityhomes.co.uk

You can also contact us using our online reporting forms.

Please note our website is speech enabled and you can adjust the size of the text and translate it to other languages.

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If you would like any part of this document explained, translated or provided in another format such as large print, audio or Braille, please contact our Customer Services Team on 0800 408 2000.

Bengali

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান অথবা যদি আপনার একজন ইন্টারপ্রেটারের প্রয়োজন হয়, তাহলে দয়া করে আমাদের সাথে যোগাযোগ করুন।

Chinese

本文件可以翻译为另一语文版本，或制作成另一格式，如有此需要，或需要传译员的协助，请与我们联系。

Gujarati

જો તમને આ દસ્તાવેજ બીજી ભાષા અથવા રચનામાં જોઈતો હોય, અથવા જો તમને ઇન્ટરપ્રિટરની સેવાઓ જોઈતી હોય તો, કૃપા કરી અમારો સંપર્ક સાધો.

Polish

Aby uzyskać ten dokument w innym języku lub formacie, albo jeżeli potrzebujesz usług tłumacza, skontaktuj się z nami.

Urdu

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہئیں تو برائے مہربانی ہم سے رابطہ کیجئے۔

Translation reads:

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<p>Important Notice: Printed paper copies of this procedure are uncontrolled. The current version of this procedure is available on the Intranet</p>		

Documentation Master Sheet
Amendments to this Document are Detailed Below

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GLoucester City Homes Buy Back Policy

1. Overall Aim

Gloucester City Homes aims to:

- Prevent non intentional homelessness
- Prevent hardship

2. Relevant Legislation

Housing Act 1985
Landlord and Tenant Acts 1985 and 1987
Housing and Planning Act 1986
Leasehold Reform, Housing and Urban Development Act 1993
Housing Act 1996
Commonhold and Leasehold Reform Act 2002.

3. Policy Objectives and Standards

1. Gloucester City Homes Buy Back Policy

1.1 Homelessness

GCH will review cases where homelessness is a real possibility. In cases where the leaseholder is:

- Facing eviction by the mortgage company; or
- There is illness which is potentially terminal
- Hardship which is not of the individual's or families' making

Gloucester City Homes will work in partnership with the Council to identify if a Buy Back of the property is feasible to support the leaseholder and sustain the leasehold Tenancy.

1.2 Clapham Court

Clapham Court is the only tower block managed by Gloucester City Homes and is a Sheltered Scheme. Individual flats have been purchased and when they are sold or the leaseholder, for example, passes away, GCH wants to maintain the environment of the Scheme.

When these cases arise, GCH in partnership with the Council will buy back the leasehold agreement provided the finances are available. This is to return these properties to fully sheltered accommodation. We may also consider purchasing leasehold flats if there is need under homeless legislation.

4. Procedure

- Request for buy back will be referred to Gloucester City Council to investigate reasons for buy back, and if budget available.
- GCC or GCH will visit homeowner / shared owner to investigate current circumstances.
- Report to be given to GCC to see if circumstances warrant buy back of property.
- If repurchase required matter to be dealt with by GCC Legal services.
- **If owners plans to remain in property** GCH officer to get applicant to fill out Housing Application form. This allows Housing Options to allocate the property on Orchard on completion of purchase.
- **If property to be brought back into general needs stock**, Once completion takes place, keys are collected from Sellers solicitors by GCH. The property is then managed through the Voids Policy and Procedure. Please note, as the property will be valued based on its condition, no recharges can be made against the seller.