



Buy Back On Open Market (BBOOM) Scheme – Summary

1.0 Purpose and Scope of Scheme

To increase the supply of affordable housing in our area of operation by buying back properties on the open market which meet the particular criteria as set out below and retaining them for social rent.

Please note that due to funding constraints we can only consider properties within the Falkirk Council area at the current time although we do hope to be able to extend this to the Stirling and Clacks areas at some point in the future.

2.0 Aims and Objectives

The main aim is to purchase privately owned units on the open market for social rent that will:

- enable us to meet the particular needs of households that cannot be met from within existing stock
- facilitate the delivery of our obligations in respect of current and future investment works required in order to meet national standards laid down for Registered Social Landlords such as The Scottish Housing Quality Standard
- help us to maintain or create sustainable communities
- allow us to achieve majority ownership within individual blocks or estates

3.0 Finance

The scheme is partly funded by the Scottish Government via an annual budget to eligible participating Registered Social Landlords (RSL's) based on an allowance of £25,000 per property. The remaining cost of acquiring each property must be met from the RSL's own reserves.

For the financial year 2018/19 we have been allocated £125,000 which will allow us to purchase up to 5 properties during this year.

4.0 Eligibility Criteria

In order to qualify for the scheme, the following criteria must be fulfilled:

- The property must have formerly been in the ownership of Scottish Homes/ Scottish Special Housing Association/Paragon H A **and** be in a block or estate where the Association already owns one or more properties
- The property should already be on the open market at the application date
- A current Home Buyers Report must be available
- The seller must have made arrangements for their own rehousing

5.0 Other Factors to Consider

- Any outstanding communal repair or factoring charges owed to the Association will be offset against the purchase price
- Each party will bear the costs of their own legal and valuation fees
- Acquisition of the property must be in line with the requirements of the Payments & Benefits Entitlement Policy and Scottish Housing Regulator requirements.
- Conditions regarding titles and factoring responsibilities will be taken into account
- Any Housing Association or Local Authority grant conditions must be met by the seller

6.0 Valuation

As the BBOOM scheme is partially funded by public money via the Scottish Government, we are required to instruct the District Valuer to carry out an inspection of any property we may consider purchasing and we will be bound by his valuation **NOT** the Home Report valuation.

7.0 Property Assessment

So that we can purchase the properties that represent best value and deliver the best outcomes for our tenants and applicants, a scoring system will be used that takes the following into account:

- The valuation as per the District Valuer's Report
- Demand for housing in the area
- The amount of investment required to bring the property up to our lettable standard and/or the same standard as others in the area
- How many other properties we own in that block/estate already

8.0 How To Apply

If you wish your property to be considered for the scheme you should complete the attached application form and return it to the address provided.

We would ask you to note that as the budget is allocated on an annual basis and is very limited, applications will be prioritised from the date they are received provided **all eligibility criteria is fulfilled**.

You should also note that PHA are under no obligation to purchase the property on offer and that you may continue to market your property for sale or let while we consider your application.

9.0 What Happens Next?

If your property meets the eligibility criteria and we are satisfied that it also represents value for money as per our Property Assessment we will contact you or your selling agent to arrange making an offer.

If you agree to sell to PHA you will need to appoint an independent Solicitor to act on your behalf and you will be responsible for bearing the costs of any related fees.

10.0 Contact Details

If you have any queries about the scheme or require any assistance then please don't hesitate to contact us as follows:

By Mail : Paragon Housing Association Ltd
Invergrange House
Station Road
Grangemouth
FK3 8DG

By phone: 01324-664966

By email: enquiries@paragonha.org.uk