

Buy Back Scheme – Summary

Purpose of Buy Back Scheme

West Dunbartonshire Council's Buy Back Scheme will assist in increasing the amount of affordable housing in the area by purchasing former Council Right to Buy properties using an assessment criteria within a set budget.

Aims and Objectives

The main objective of the Buy Back Scheme is to:

'Assist the Council in meeting and delivering its strategic housing objectives'

The main aims of the Buy Back Scheme are:

- The acquisition of social housing units of the right size and type
- Help maintain or create viable sustainable communities
- Assist with managing the effects of Welfare Reform
- Assist the Council with SHQS/Capital Works obligations
- Potentially assist with Empty Homes

Financial Approach

The Scheme has £250,000 attached to it from financial year 2013-14 until 2017-18.

This is a relatively modest amount and it is likely that no more than 4 or 5 sales a year will take place. The Scheme will therefore be on a small scale.

How the Scheme works?

The Scheme will only consider properties that are advertised on the open market for sale and that satisfy the following:

- Capital Funds must be available for the Council to purchase the property and the cost of purchasing and bringing the property up to the SHQS and WDC Letting Standard represents VFM for the Council
- The property being sold must be a former Council property that was sold through the Right to Buy, not in the last 3 years

- The purchase must be beneficial to the Council in terms of other Council houses being in the area, the adjacent properties and be able to provide a rental income
- It must be currently advertised for sale on the open market
- The seller has made their own arrangements for re-housing and do not expect to remain in the property as we are only looking for empty properties (we cannot accept applications from sellers who have a tenant in their property)

Property Assessment

In order for the Council to purchase the properties that represent best value in an open and transparent manner a scoring system will be used. This takes into account:

- Housing Need
- Housing Demand
- Investment Requirements
- Value for Money concerns

How to Apply to the Buy Back Scheme

You will complete an application form which provides the Council with details about your property that will be used to assess it. We will then contact you to let you know if we can purchase your property or not.

We will not purchase every property that we receive an application form for. The Scheme will close each financial year when the budget has been spent.

Contact Details

To receive an application form for the Scheme, please contact:

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