

Voluntary Right to Buy Policy – Appendix 2 – Exempt Properties

The Trustees of Bournville Village Trust/Bournville Works Housing Society have agreed to sign up to the Voluntary Right to Buy Agreement put forward by the National Housing Federation and agreed by Government.

Housing Association Boards have absolute discretion in terms of which homes they are prepared to sell and which will be exempt from the scheme, (in which case eligible tenants may be able to purchase an alternative property).

The Board of Trustees of BVT/BWHS has resolved not to sell properties in the following circumstances. This is intended as a guide only. For certainty in relation to a specific property, please contact a member of the Customer Service Team on 0300 333 6540.

Bournville Village Trust:

Homes not available for tenants to purchase:	Rationale:
BIRMINGHAM:	
Heritage stock.	To preserve the historic significance of these properties, built with no public subsidy.
Lower Shenley new build properties (all phases)	Respecting the planning restriction “to remain as social housing in perpetuity” and avoiding the risk of subsequent legal action for breach.
Non - Heritage properties elsewhere in Bournville. (NB. Not all homes are exempt. Please check with the Customer Service Team. Tel: 0300 333 6540)	Properties built with no public subsidy or with a planning restriction, as above.
All Extra Care, Sheltered Housing & Care Schemes	Specialist housing excluded from voluntary agreement.
TELFORD:	
Bungalows	There is a recognised shortage of older person’s accommodation as detailed in the Telford & Wrekin Council’s Housing Strategy. BVT has no Sheltered Housing in Shropshire and has made the decision not to sell bungalows predominately occupied by elderly tenants.
Lightmoor homes	Respecting the planning restriction “to remain as social housing in perpetuity” and avoiding the risk of subsequent legal action for breach.
Lawley homes	As above.

Flats in small self-contained developments	All flats in small self-contained developments, i.e. previously privately owned flats, have been purchased by BVT in order to achieve control over key issues such as ASB, care of communal areas.
Extra Care Scheme & Care Schemes	Specialist housing excluded from voluntary agreement.

NB: In some circumstances, there may be an issue that prevents the sale of a particular home which may not be highlighted until the process has been initiated. An example of this would be a complication with regards to the legal title which solicitors uncover when in contact with the Land Registry. Should any issues come to light which would prevent the sale or cause it to be untenable, the application fee of £250 will be refunded to the tenant.

Bournville Works Housing Society:

All homes	To preserve the historic significance of these properties, built with no public subsidy.
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