

## **Voluntary Right to Buy Policy – Appendix 3 – Portable Discount**

**Please note:** Elements of the policy detailed below still have to be agreed with Homes Direct partners and therefore the policy should currently be viewed as guidance only and is subject to change.

### **1. ELIGIBILITY:**

If a tenant is eligible to purchase a home through the VRTB, but the home they live in has been made exempt from the pilot by the Board of Trustees, for one of the reasons set out in Appendix 2 of the VRTB Policy, the tenant may be eligible to transfer or “port” their discount to another home in the Midlands area, owned by either Bournville Village Trust (BVT), or another social housing landlord.

Only BVT/BWHS can initiate the porting process. BVT/BWHS will advise an applicant if they are eligible to port their discount. At this point the applicant will be required to confirm their intention to port their discount to an alternative property or not.

Applicants who decline the opportunity to port their discount or do not indicate whether they wish to port their discount within 3 days will have their VRTB application cancelled.

Applicants who confirm they wish to exercise the discount porting process will be advised of the process of registering with and bidding for homes via the Homes Direct Choice Based Lettings System.

There is no requirement for BVT/BWHS to find a “like for like” property for tenants, however, the Homes Direct system will give tenants choice in terms of where they would like to live, based on the size of their current household.

### **2. IDENTIFYING A PROPERTY TO PORT A DISCOUNT TO:**

Homes Direct will operate an approach of ‘transfer and buy’ for porting applicants.

Due to the popularity of BVT homes, the vacancy rate is very low and very few opportunities will be available for BVT to offer an alternative home to buy via Homes Direct. It is unlikely that a comparable offer can be made and there may be times when only homes owned by another social housing landlord within the pilot area are available to bid on.

Upon acceptance of a successful bid via Homes Direct, the tenant will transfer to the new property whilst the sale progresses. If the BVT/BWHS home they are transferring from requires any work to bring it to an acceptable standard for re-letting, this will be charged to the tenant before the transfer is approved. After transferring, if for any reason the sale does not complete, the tenant will continue to rent the property from the landlord concerned, that they have transferred to. They will not be able to move back to their previous home.

Porting applicants will be required to register their details on the Homes Direct choice based lettings scheme ([www.homesdirect.org.uk](http://www.homesdirect.org.uk)) where they will be awarded Band D priority and their application flagged as a porting tenant.

When a suitable property has been identified the applicant will move into the property and their right to buy application will be restarted by the new landlord.

If after 3 months, the tenant has not found an alternative property to port their discount to, their application will be cancelled and their application fee refunded.

### **3. PROPERTIES ELIGIBLE FOR PORTING A DISCOUNT TO:**

Porting tenants will be considered for homes appropriate for their current household size as determined by the Homes Direct allocations policy.

Where improvements have been made in the applicants current home, and this includes decorating, alterations, fixtures and fittings, this will be disregarded when identifying a suitable alternative. BVT/BWHS will not be responsible for either compensating or replacing these improvements unless legally required to do so.

If the porting applicant requires equipment or adaptations in the alternative home it will be their responsibility to arrange for funding and installation after they have purchased the home.

### **4. DISCOUNT CALCULATION:**

Valuations and discount calculations will be based on the property that the applicant ports their discount to and not the originating property.