

Voluntary Right to Buy policy  
WM Housing  
Exempt Properties

## Only general needs properties are eligible for the voluntary right to buy scheme. Out of our general needs properties there are certain circumstances where WM Housing Group will not sell:

Circumstances where discretion not to sell will be applied:	Rationale
Properties that have been left in a will for charitable or public benefit purposes and have restrictive or legal agreements preventing sale of the home.	Respecting the restriction of use and ensuring the purpose of the property is legally maintained.
Properties where agreements require their use is solely for the purpose of social housing.	Respecting the restriction of use and ensuring the purpose of the property is legally maintained.
Properties with restrictions related to rural homes protection.	Purpose of the property is legally maintained.
Where we cannot grant a long enough lease (21 years for a house and 50 years for a flat). Or a lease prevents the creation of a further sub-lease.	To avoid short leases being granted and to make sure we stay compliant with leases which don't allow us to grant sub-leases.
Properties with a major adaptation where no household member requires the adaptation. (Unless the adaptation is obsolete or there is no identified housing register need for the particular adaptation in place.)	To ensure the investment made in providing the major adaptation to meet a specialist need is preserved. If the purchaser requires the adaptation the sale can proceed.
Tied accommodation occupied because the tenant is employed by us.	The property is provided for the purpose of housing employees working for us.
High rise properties in a block of six storeys or higher.	To preserve the management of the block and limit any restrictions we may have in terms of services toward leaseholders.
Certain specialist properties of historic interest that have special significance to the community, such as almshouses.	To preserve the historic significance of these properties.
Properties due for demolition due to an agreed or likely regeneration scheme(s).	A sale could prevent or delay a development or regeneration scheme.
Properties identified for disposal as part of our Asset Management Strategy.	A sale would restrict our ability to meet our strategic objectives.
Properties that are restricted as they are part of a Section 106 agreement.	Ensuring the purpose of the property is legally maintained.
Properties in rural locations as defined by Section 17 of the Housing Act 1996, such as properties in National Parks, Areas of Outstanding Natural Beauty and designated as rural by the Government, except for properties approved for disposal in our Asset Management Strategy.	A sale would restrict our ability to meet our strategic objectives.
Properties with specific loan agreements that prevent the sale of the property.	To avoid default and subsequent cross default on loan agreements.
Houses where we cannot transfer a freehold interest because we are not the freehold owner.	Funding rules don't allow public money to be used where a sale would result in a lease being granted.

As the voluntary right to buy pilot is only open to general needs properties, there are a number of properties WM Housing Group own that can't be purchased through the voluntary scheme due to the nature of the property.

Customers living in these homes are not eligible to participate in the scheme. This includes the properties below, but is not an exhaustive list:

- Hostel and supported housing schemes where license agreements are issued.
- Intermediate Market Rent (IMR) properties where an Assured Shorthold Tenancy (AST) is issued.
- Market rent properties where an AST is issued.
- Rent to buy products where an AST is issued and different purchase arrangements are in place.
- Shared ownership properties where a lease is in place and different purchase arrangements are in place.
- Where a property is providing supported housing (as defined by Part V, Housing Act 1985). This is a home designed specifically for people with physical disabilities, learning difficulties or special needs and require intensive housing support with social services or other special facilities. It also includes properties specifically designated for older persons such as our older persons flats and bungalows.

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