

Eligibility Criteria and Benefits to You Selling your home to the Council

To qualify you must:

- Have a property which is **freehold** (not leasehold). The only exemption is if your property is ex-council sold through right to buy.
- Have a property which is **not on auction**
- Be the **registered owner** of the property **or dealing with the sale on behalf of a Legal Estate** and therefore be able to produce the evidence that you have the relevant power of attorney.
- Have **consent to sell from all owners** of the property
- Declare and provide evidence that as a result of purchase neither you nor any current occupiers of the property **will be made homeless and will not be seeking alternative Council accommodation**. Our intention is not to make anyone homeless through this scheme.
- **Be actively looking** for other properties to move to
- Provide the **necessary** building regulations and planning **permission approvals if your property has been altered**.

If you live in an ex-Council property you must:

- Offer your property for sale to the Council before you can sell it on the open market. This only applies if your home was **sold under the Right to Buy** within the last 10 years and is called **the right of first refusal**. More details of this can be found in the buyback factsheet on this webpage under the section 'special requirements'
- **Repay some or all the discount back** under the discount repayment period, if you sell your ex-council home **within the first 5 years** of your property being **sold under the right to buy scheme** from the Council. More details of this can be found in the buyback factsheet on this webpage under the section 'special requirements.'

We will not be able to purchase your property if you are:

- Subletting the property/property is tenanted
- You or your tenants are seeking or intend to seek alternative accommodation from the Council
- Wanting to remain in the property after the purchase is completed
- If it is leasehold (exempt if purchased through right to buy)
- If it is on auction

Benefits to You

- It is a cash purchase
- There is no chain
- Unlike traditional purchasing exchange and completion will typically take place on the same date

If you're interested or need more information, please contact:

Email new.business@knh.org.uk or Call 01484 416439

Kirklees Neighbourhood Housing (KNH) is an Arms-Length Management Organisation (ALMO) wholly owned and acting on behalf of Kirklees Council. KNH will remain your main point of contact during the purchase of your property.