

Frequently Asked Questions

Who is eligible to purchase?

If you have been receiving housing support from the Council for a minimum of at least 10 years, you may apply to purchase your property under the Increment Tenant Purchase Scheme 2016. For a joint tenancy to be eligible for the scheme, at least one tenant must receive housing support for a minimum of ten years.

Is there a closing date for the scheme?

There is no closing date for the Incremental Tenant Purchase Scheme 2016

How is the purchase price calculated?

The purchase price of a house is the value of the house for the purposes of calculating the applicable discount and will be calculated as the greater of –

- (a) The market value of the house (which reflects its prevailing state of repair and condition) or
- (b) Half the estimated cost to the council of providing a replacement house to modern standards in its housing stock to accommodate a household in the same class as that for which the house was designed.

Can a tenant contest a local authority valuation?

Yes, but you must submit a valuation certificate from a qualified valuer to support your claim. In the event of a significant difference between the authority's original valuation and that submitted by the tenant, the authority will refer the matter to the panel of independent valuers. You must pay the cost of this independent valuation.

What discounts are available?

The discount given to a tenant purchaser depends on the reckonable tenant income, as follows:

- A discount of 60% off the purchase price applies where the reckonable tenant income is in the range of €11,000 to €20,000.
- A discount of 50% off the purchase price applies where reckonable tenant income is in the range €20,001 to €29,999.
- A discount of 40% off the purchase price applies where reckonable tenant income is equal to or greater than €30,000.

Are any houses not for sale?

The Incremental Tenant Purchase scheme **excludes** the following.

- Cost Rental Accommodation
- Acquisitions
- Social Housing Public Private Partnership (PPP) Units
- Houses designed for occupation by older persons (Age Friendly Homes)
- Houses provided for persons with disabilities making the transition from congregated settings to community-based living under the National De-institutionalisation Programme.
- Group Traveller housing
- Caravans, mobile homes, etc.
- Part V dwellings provided in private estates.
- Local authority apartments and other dwellings (including maisonettes, flats, and duplexes) that require regular upkeep and management of common areas etc., in conjunction with other dwellings or properties are excluded from sale under the scheme.
- Houses that are under-occupied
- Where Remedial works are proposed
- Tenant subject to Debt Relief
- Record of Anti- Social Behaviour
- Tenant who has not submitted all relevant income details.

Unsold Affordable Units will only be considered for sale under the scheme if the Council is satisfied that the unit is no longer required for the purpose of the provision of affordable housing, social housing, or cost rental accommodation. In accordance with (section 96(11) of the Planning and Development Act 2000, as amended)

South Dublin County Council may, at their discretion, exclude houses for reasons of housing stock management, good estate management or because of their structural condition or if they have proposals to carry out remedial works to them.

Does the local authority have to put the house into good structural condition?

No. The sale price of your house will reflect its existing state of repair and condition. The local authority is under no obligation to put any house being purchased into good structural condition prior to sale. No warranty by the local authority shall apply, or be deemed to be implied, as to the state of repair or condition, or the fitness for human habitation of any house sold under the purchase scheme.

How is the purchase of the property financed?

The purchase price will be payable at the point of sale and the tenant, as purchaser, will be responsible for raising the necessary finance. If you need to get a mortgage loan, as most purchasers will, you have the choice of applying to your local authority or to a bank or building society. **Please note that only the person/persons who appear on the current Tenancy Agreement and are registered as Tenants may apply for loan approval.**

The local authority will be able to offer you (subject to certain conditions)

- A Local Authority Home Loan (details can be found on www.sdcc.ie and www.localauthorityhomeloan.ie)

Is a deposit required when purchasing a property?

A Deposit is not required if you are funding the purchase of the property through a loan from a private lending institution.

However, you may also apply for a Local Authority Home Loan from South Dublin County Council.

Is mortgage protection insurance required?

Mortgage protection insurance is compulsory in the case of a local authority mortgage and is currently added to the interest rate on your loan. Building societies and banks also normally require and arrange mortgage protection insurance.

Are there restrictions on the use/resale of the house?

Yes. The house must, unless the local authority otherwise allow, be occupied as a normal place of residence by the purchaser, the purchasers family or successor in title. If you wish to sell, re-mortgage or transfer the ownership of the house within a period of 20 to 30 years from the date of purchase **you must get the consent of the local authority.**

Will I incur legal costs?

Yes, there will be legal fees associated with purchasing your local authority rented property, payable to South Dublin County Council.

South Dublin County Council also advise that you must engage the services of a Solicitor to complete purchase of the property.

Will I need to insure my property?

Yes, once the sale is complete you will become responsible for the full insurance cover on the property. If the purchase of the property is by loan advanced by South Dublin County Council, you must also indemnify the Council on this policy.

Will I be responsible for the maintenance and upkeep of the property?

Yes. Once the property is purchased you will be solely responsible for the maintenance and upkeep of same. South Dublin County Council will no longer provide a maintenance service to you as you will now be the property owner.

What charges will need to be paid in full prior to application being made for Incremental Tenant Purchase?

You must have paid in full and any monies outstanding to the Local Authority. Documentary evidence will be required to ensure that payment has been made in full.