

Tenant (Incremental) Purchase Scheme 2016

Tenant Information

January 2024 (v.2)

This booklet tells you about the incremental purchase scheme for existing local authority houses. If you intend to apply under the scheme, you should contact your Local Authority for more information.

Contents

1. How does the scheme work?.....	3
2. Can I apply?	3
3. Are all Local Authority properties included in the scheme?	4
4. Will my house be repaired or improved before I buy it?.....	4
5. Who will maintain my house after I buy it?	4
6. Are there restrictions on the use of my house after I buy it?.....	5
7. How much will I pay for my house?	5
8. Can I appeal the valuation of my house?	5
9. Can I re-sell my house?.....	5
10. How is my income calculated for the scheme?.....	6
11. Whose income is included?	6
12. What discount will I get?.....	6
13. What is the incremental purchase charge?	7
14. How do I finance my purchase?	8
15. What is a House Purchase Loan?	9
16. Is there a closing date for the scheme?.....	9
17. How do I apply?.....	9
18. How will my application be processed?	9

1. What is the Tenant (Incremental) Purchase Scheme 2016?

This is a new scheme to let Local Authority tenants buy their homes, updated January 2024.

2. How does the scheme work?

Under this scheme, you can apply to your Local Authority to buy your Local Authority house. If approved, you must continue to live in the house for as long as you own it. You will get a discount on the price of the house based on your income.

Your Local Authority will also place a charge on your house called an 'incremental purchase charge'. This charge will be equal to the discount you get on the price of the house. The charge will remain in place for 20, 25 or 30 years (depending on the discount given). Each year, the Local Authority will reduce the charge by 2%. At the end of the 20, 25 or 30 years, the charge will be zero as long as you obey the terms and conditions of the scheme.

You will be able to resell your house at any time if your Local Authority agrees. However, if you sell before the end of the 20, 25 or 30 years, you, or any successors, will have to pay back the value of the outstanding charge on your house to your local authority.

See sections 13 and 14 for more information about the discount and charge, and examples of how they work.

3. Can I apply?

You can apply for the scheme if you meet the following conditions:

- **Social housing support** – you must have been getting social housing support for at least ten years i.e. have social housing support for 10 years and in the case of two applicants then only one must meet the 10 year requirement.
- **Income** – you must have an annual income of at least €11,000 (see section 11 for more details);
- **Anti-social behaviour** – no-one living in your house can be engaged in anti-social behaviour, which will be checked with the Gardai;
- **Arrears** – you must not have been behind in your rent, rent contributions, or local authority charges or fees, for more than 12 weeks in the past three years. If you were, you must have made a payment arrangement with your local authority and be following that arrangement.

- **Previous ownership** – you must not have bought a house under an earlier Tenant Purchase Scheme.
- **Conditions of Sale** – if you breach the conditions of the scheme the incremental discount may be suspended.

4. Are all Local Authority properties included in the scheme?

No. The following types of properties are not included:

- apartments, flats, maisonettes and duplexes that do not meet the criteria of the scheme;
- houses specially designed for older people;
- houses provided for people with disabilities to help them leave institutional care and live in the community;
- houses that are part of a group housing scheme for Travellers;
- caravans, mobile homes or other homes that can be moved;
- houses in a private development transferred to the local authority by the developer;
- houses that are scheduled for remedial works or area regeneration
- houses that are reserved by the Local Authority for particular reasons including:
 - Properties acquired or built in last 5 years;
 - Specifically adapted properties;
 - Mortgage to rent properties;
 - Turnkey properties;

Your Local Authority can tell you if your property is included in the scheme.

5. Will my house be repaired or improved before I buy it?

No. The market value (price) of your house will reflect its existing condition. The Local Authority will give no guarantees as to the state of repair or structural condition of the house. No repairs will be carried out once the sale of the house is completed.

6. Who will maintain my house after I buy it?

adequate property insurance on your house – and pay for this yourself. **As the owner of the house, you will be responsible for the payment of the local property tax for that house.**

7. Are there restrictions on the use of my house after I buy it?

Yes. You must:

- live in the house as your normal place of residence;
- get consent from your Local Authority if you want to sell the house;
- not engage in anti-social behaviour or be a nuisance to your neighbours.

8. How much will I pay for my house?

You will pay either;

(a) the market value of the house **or** (b) half of the Unit Cost Ceiling price [i.e estimated cost to the housing authority of replacing the house built to modern standards on the same site for the same class of household (including the cost of site acquisition, legal and other professional fees)],

whichever of these two (a) or (b) is the higher amount

– less a discount of 40%, 50% or 60% based on your income eligibility (see section 13 for more details);.

Either the Local Authority or a qualified valuer acting on behalf of the local authority will decide the market value.

9. Can I appeal the valuation of my house?

If you do not agree with the Local Authority's valuation of your house, you may hire an independent valuer. You must pay the cost of this independent valuation yourself.

10. Can I re-sell my house?

Yes. You can re-sell your house at any time.

However, if you re-sell your house while the incremental purchase charge is in place, you will have to get the written agreement of your Local Authority. You will also have to pay the current market value of the outstanding incremental purchase charge to your Local Authority. See section 14 for more details on this charge.

Your Local Authority will have first option to buy back your house while the incremental purchase charge is in place.

11. How is my income calculated for the scheme?

Your Local Authority will calculate your gross income (that is, your income before deduction of income tax, Universal Social Charge, pension contributions, pension-related deductions and PRSI).

This includes income from wages, (including overtime [max 10%], bonuses [max 10%] & commissions [max 30%]), and some social welfare payments but only where they are additional to employment income.

The State pension (contributory and non-contributory), Widow’s / Widower’s pension, Surviving Civil Partner’s pension (contributory & non-contributory), Blind pension and Invalidity pension are considered as a primary source of income. Income from Disability Allowance is also reckonable as a primary source of income.

Also included are maintenance payments, income from rental properties, dividends, capital investments or similar sources of income.

12. Whose income is included?

The income included will be that of all tenants of the house, and of the spouse, civil partner or cohabitant of the tenant, who live in the house.

If joint tenants apply for the scheme, either one must have been getting social housing supports for greater than 10 years.

13. What discount will I get?

Depending on your gross annual income, the discounts will vary between 40% and 60%. The discount will be given against the market value (purchase price) of your house.

Gross annual income	Discount
Between €11,000 and €20,000	60%
Between €20,001 and €29,999	50%
€30,000 or more	40%

Example:

If your Local Authority house is valued at €150,000 and your gross annual income is €18,000, you will get a discount of 60% against the purchase price. This means you will pay €60,000 for the house (40% of €150,000 is €60,000).

However, the Local Authority will place an incremental purchase charge on the house equal to the discount you get.

14. What is the incremental purchase charge?

One of the conditions of the sale is that your Local Authority will place an incremental purchase charge on the house equal to the value of the discount you get. This charge will reduce to zero over 20, 25 or 30 years (called the 'charge period'), as long as you obey the conditions of the sale under the scheme.

You will have to pay back the value of the outstanding charge to the Local Authority if:

- you sell the house before the end of the charge period; or
- your incremental purchase charge is not reduced for one or more years because you did not obey the conditions of the scheme. It remains due for repayment at the end of the charge period.
- You are a successor of the property.

The period of the incremental purchase charge will depend on the discount. For example, if you get a discount of 50% based on your gross annual income (see section 13), the charge period will be 25 years.

Discount	Charge Period
60%	30 years
50%	25 years
40%	20 years

Here are two examples of how the scheme works.

Example 1:

You buy your house and keep it for the full charge period

Purchase price (market value) at date of sale: €200,000
 Discount: 50% [based on your income]
 Purchase money (price actually paid): €100,000
 Incremental purchase charge on house: 50% of value of house
 Charge period: 25 years [based on IP discount]
 Incremental purchase charge is reduced by 2% of the house value each year with the charge reduced to zero after 25 years.

Example 2: You buy your house and re-sell it after 10 years

Resale of house after 10 years:

Market value of house on resale:	€200,000	
Incremental purchase discount:	50%	
Purchase money paid:	€100,000 [based on IP discount]	
Incremental purchase charge on the house:	50% of the value of the house	
Charging period:	25 years	
Resale of the house in the market:	€150,000	
Reduction of IP charge: 10 years x 2% per year = 20%		
Outstanding Incremental Purchase charge:	30%*	
Pay back to Local Authority to clear charge:	€45,000	[€150,000 x 30% = €45,000]

* The original incremental purchase charge was 50% but each year it has reduced by 2%. So, over the 10 years, the charge has fallen by 20% (2% x 10 = 20%). This means you only have to pay back 30% (€60,000) of the current market value.

15. How do I finance my purchase?

You will have to pay the purchase money in full at the time the house purchase is completed. You will be responsible for raising the money to do this (for example, from savings, a mortgage loan, and so on). **You must meet the Local Authority's requirements in relation to how you are going to pay for the house.**

If you can afford it, you can buy your house without a mortgage loan as long as you meet all the eligibility criteria (see section 3). This includes having a gross annual income of at least €11,000. You must have this income so that you can maintain your house during the charge period.

You will not have to pay a deposit as part of your purchase.

You may be able to apply to your Local Authority for a Local Authority Home Loan. See section 16 for more details.

You will have to pay all your costs, including legal fees, and stamp duty to complete the purchase of your Local Authority house.

16. What is a Local Authority Home Loan?

This is a mortgage loan available from your Local Authority. To apply for this loan, you must be:

- aged between 18 and 70 years;
- earning less than €70,000 as a single applicant or less than €85,000 as joint applicants;
- in continuous employment (or self-employment) for at least two years if you are the primary earner on the application. If this is a joint application, your spouse or partner must have been in continuous employment for at least one year (if you are relying on their income to help repay the mortgage).

You must fill out a Local Authority Home Loan application form which you can get from your Local Authority and provide the support documents needed to assess your ability to borrow.

This application is separate from your application for the Tenant (Incremental) Purchase Scheme.

17. Is there a closing date for the scheme?

No, there is no closing date for applying to the scheme. This gives you time to examine the details of the scheme before making a decision.

18. How do I apply?

- You must fill out a Tenant (Incremental) Purchase Scheme application form which you can get from your Local Authority.
- You must give proof of your income.
- You must show your Local Authority how you intend to pay for the house.
- You must give the Local Authority any other information it asks for about your application.

19. How will my application be processed?

This may vary slightly from one Local Authority to the next but, in general, your application will be processed in five stages:

- Stage 1 – income and tenancy eligibility

Your Local Authority will assess your application to make sure it follows the rules about income and tenancy (see section 3). It is important to give all the supporting documents asked for. This is to make sure your application is acceptable. Supporting documents include P60s, payslips, salary certificates, and so on. If your Local Authority asks for more information, you must supply it within four weeks. If you do not qualify for the scheme, your Local Authority will write and tell you.

- **Stage 2 – property valuation**

A professional valuer, nominated by your Local Authority, will visit your house to assess its value.

- **Stage 3 – letter of offer giving market value, discount and price**

Your Local Authority will send you a 'letter of offer', outlining:

- the market value (purchase price) of the house;
- the discount you may get under the scheme;
- the price you must pay to complete the purchase; and
- the terms and conditions regarding the sale.

The offer will last for a period of 12 months. After that, the market value, discount and price may change.

- **Stage 4 – accepting the offer and confirming purchase funding**

If you are happy to accept the offer and go ahead with the purchase, you will have to supply evidence (such as a bank statement of savings or a letter of loan offer from your lender) to show that you have the money to complete the purchase. The legal transfer of your Local Authority house will start only when this stage has been completed.

- **Stage 5 – completion of purchase and transfer of ownership**

When you have paid the purchase price in full, the legal transfer of the house will be completed and you will become the owner. The Local Authority is not obliged to transfer the property to you until all stages of the application process have been completed.

For more information about the scheme, please contact your Local Authority.