National Acquisition Programme

Introduction

The Scottish Government has launched a National Acquisition programme which seeks to purchase properties back in the areas of high demand to assist those in the greatest need of housing. For further information on the national programme, please visit [National Acquisition Programme: information - gov.scot (www.gov.scot)](www.gov.scot)

The Affordable Housing Supply Programme (AHSP) can support the following types of purchase where there is a strategic housing need as identified and agreed by the local authority:

- Ex Local Authority and Registered Social Landlord stock from the private housing market
- Open market purchases with vacant possession
- Off market purchases with vacant possession
- Purchases where an owner occupier cannot afford the required maintenance or refurbishment of their home and therefore wishes to sell and remain in the home as a tenant in the social rented sector
- 'Off the shelf' purchases from developers
- To meet specific tenants housing needs, such as more appropriately sized or adapted properties
- Properties from landlords leaving the private rented sector with a tenant in situ – where this meets a clear strategic purpose and where the tenant is at risk of homelessness.

Aim

The aim of the Property Acquisition Policy is to meet a range of specific housing needs by purchasing properties from the open market and directly from owners to support the AHSP & Rapid Rehousing Transition Plan (RRTP).

All properties that are purchased will be improved to meet the Scottish Housing Quality Standard (SHQS) & Energy Efficiency Standard for Scottish Social Housing (EESSSH).

Objectives

- Meet demand in the areas of most need.
- Assist in the delivery of Dumfries and Galloway Council RRTP.
- Identify properties on the open market or through requests from owners.
- Assist Dumfries and Galloway Council in delivering the AHSP.
- Prioritise allocating properties to homeless applicants to support RRTP.
- Raise the standard of housing in Dumfries & Galloway by improving properties to meet SHQS & EESSSH.

Criteria

A property will be considered under the process where it meets at least one of the **following criteria:**

- To resolve a homeless situation / prevent homelessness.
- There is demand for the type and size of property in that area.
- The combined cost of buying and bringing it up to letting standards would represent value for money.

It is not possible to consider properties if current tenants must leave to enable a sale.

Resolving a Homeless Situation / Prevent Homelessness

Regional Social Landlords may consider purchasing properties from the open market to resolve a homeless situation and/or prevent homelessness, the focus will be, but not limited to, larger properties (3 bed and above) to reduce the time that families with children spend in temporary accommodation.

It is proposed that Regional Social Landlords may purchase properties to resolve / prevent homelessness where:

- The Service has identified a suitably sized property on the open market.
- Landlord is leaving the private rented sector with a tenant in situ – where this meets a clear strategic purpose and where the tenant is at risk of homelessness.

Budget

Properties will be considered on a case-by-case basis to ensure that the cost of purchase and any required improvements represent value for money. Applications to the AHSP are assessed by the Scottish Government.

Equal Opportunities

We will ensure that no individual is discriminated against on grounds of gender or marital status, on racial grounds, or on grounds of disability, age, sexual orientation, language or social origin, or other personal attributes, including beliefs, or opinions, such as religious beliefs or political opinions. We will ensure the promotion of equal opportunities by translating information and documentation and providing other formats such as large print, CD and Braille, as required.

Contact

Owners looking to sell a property to be funded through the National Acquisition Programme:
Email –StrategicHousing@dumgal.gov.uk