

Discounted Homes at Roxwell : Further Information

Local Connection

The Discounted Homes are subject to legal agreements which give priority to local people. The Association will restrict the marketing campaign to the local area for a minimum period of 12 weeks, during which time local qualifying people only will be considered.

Local Connection Criteria for the Discounted Homes at Roxwell are (in order of importance) :

1. The purchaser or a member of their household lives in Roxwell and has done so for at least 5 years
2. As (1) above, but for at least 2 years in the last 5
3. The purchaser or a member of their household has parents, children, brothers or sisters who live in Roxwell and have done so for at least 5 years
4. The purchaser or a member of their household is employed in Roxwell and has worked there for at least 6 months, or has a permanent offer of employment based in Roxwell
5. As (1) above, but for less than 2 years
6. As (3) above, but for less than 5 years

If none of the applicants meet the above criteria and are in a position to proceed, then applicants will be considered with local connections to Chignal, Highwood and Good Easter; and if there are no applicants from those parishes, then anyone with local connections to the entire Chelmsford City Council area may apply.

Discounted Home Allocation Mechanism

1. Prior to marketing a Discounted Home, the Association will obtain a full market valuation from an RICS qualified surveyor. The valuation to be updated as necessary to ensure that it is not more than 3 months old, at the time the sale is agreed.
2. The sale price of a Discounted Home will be calculated on the basis of the full market valuation as described above, less 25%.
3. In assessing eligibility of prospective purchasers, the Association will take due account of an applicant's annual income, equity and savings, in order to be satisfied that the applicant is unable to purchase a home suitable for their needs locally, on the open market.
4. The Association will also take into consideration an applicant's ability to proceed with the purchase, including where applicants are current home owners, whether a sale of their current property has been agreed.
5. The Association may at its discretion elect to reduce the sale price by increasing the discount, in which case the above assessment criteria would still apply.
6. All applications received will be assessed by the Association's Allocations Panel. Where a property has more than one applicant, the selection of the purchaser will be determined by the Association, firstly by applying Local Connection eligibility criteria as detailed in the S106 Agreement, and secondly in accordance with points (3) and (4) above.
7. Should an applicant wish to challenge a decision of the Association, they may make representations under the Association's Complaints Procedure.



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