APPLICATION FORM FOR

2016

TENANT (INCREMENTAL) PURCHASE SCHEME



Housing Section

Wexford County Council

Carricklawn

Wexford

053 9196000

www.wexfordcoco.ie

Applicant Checklist

Before submitting your application please confirm that you:

* Have read the Tenant Information Booklet - including the terms and conditions of the Scheme.
* Have completed all parts of the application form about you and your household.
* **Have attached evidence of income/supporting documentation as detailed on the attachment page.**
* **Have checked with your local authority that your house is included under the scheme.**

* Have signed the declaration.
* Have paid the €20 application fee.

Notes:

1. Your local authority will only process completed application forms together, with application fee of €20. Incomplete forms will be returned.
2. All joint purchasers (including spouse) must be named tenants before completion of sale by your local authority.
3. Garda vetting of your household may be required before completion of sale by your local authority. The local authority may carry out checks with the relevant bodies (e.g. Gardai) in relation to information provided on the application form.
4. Arrears of any kind with your local authority must be cleared in full before completion of sale by your local authority.
5. All correspondence with your local authority regarding the Scheme is WITHOUT PREJUDICE AND SUBJECT TO ANY TRANSFER ORDER.
6. **In the event that your application to purchase is approved, a valuation fee is payable to the Council towards the cost of obtaining an independent valuation.**

APPLICATION TO WEXFORD COUNTY COUNCIL TO PURCHASE HOUSE UNDER THE TERMS OF 2016 TENANT (INCREMENTAL) PURCHASE SCHEME

**Customer No:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Address**

**of Property:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Applicant Details:**

|  |  |  |
| --- | --- | --- |
|  | **Tenant** | **Joint Tenant** |
| Name |  |  |
| PPS Number |  |  |
| Phone Number |  |  |
| Email Address |  |  |
| Civil (Marital) Status |  |  |
| Income Source(s)\* |  |  |
| Gross Annual Income |  |  |

**Tenant’s Spouse/Civil Partner/Co-habitant Resident in the House (if not a joint tenant):**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name | Relationship to tenant | PPSNo. | Income Source(s)\* | Gross annual income |
|  |  |  |  |  |

\* Evidence of income must be supported by documentation as detailed on the attachment page. Sources of income that cannot be included are also attached.

**Have you previously purchased a dwelling under a tenant purchase or incremental purchase scheme?**

Yes: No:

**What is the intended source of funding for the purchase money?**

Own Resources\*: Private Mortgage: Local Authority Loan:

\* cash payments will not be accepted

**Public Order Offences**

In the 5 year period prior to the date of this application, has any member of the household been convicted of an offence under the following sections of the Criminal Justice (Public Order) Act 1994?

Section 5: Disorderly conduct in a public place

Section 6: Threatening, abusive or insulting behaviour in a public place

Section 7: Distribution or display in a public place of material which is threatening, abusive, insulting or obscene

Section 14: Riot

Section 15: Violent disorder, or

Section 19: Assault or obstruction of a peace officer or emergency services personnel

 Yes: No:

If yes please give details\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(including name, address and details of conviction)

In the 5 year period prior to the date of this application, has any member of the household been the subject of Court Orders under the following statutory provisions?

* Sections 3, 3A or 4 Housing (Miscellaneous Provisions) Act 1997: Subject of an excluding order or interim excluding order,
* Section 257D of the Children Act 2001 (No. 24 of 2001): Subject of a behaviour order, or
* Section 115 of the Criminal Justice Act 2006 (No. 26 of 2006): Subject of a civil order.

 Yes: No:

If yes please give details\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(including name, address and details of the order)

**IMPORTANT - Information for the attention of the applicant**

**Notice about Offences**

Section 32(7) of the Housing (Miscellaneous Provisions) Act 2009 and section 6 of the Fines Act 2010 provide that it is an offence, punishable on conviction by a class C fine (i.e. an amount not greater than €2,500 but greater than €1,000), for a person to knowingly provide false or misleading information or documents or to knowingly conceal any material fact in relation to the purchase of a house under Part 3 of the Housing (Miscellaneous Provisions) Act 2014. Section 32(8) of the 2009 Act provides that a housing authority may recover from a person convicted of an offence under section 32(7) any higher expenditure that the authority incurred on the sale of a house due to reliance on false, misleading or undisclosed information.

**Collection and Use of Data**

The housing authority will use the data which you have supplied to assess and administer your application. Data may be shared and verified with other public bodies for the purpose of the prevention or detection of fraud. The housing authority may, in conjunction with the Department of the Environment, Community & Local Government, process this data for research purposes.

**Additional Information**

Where requested by Wexford County Council, additional information must be provided by the applicant(s) within four weeks.

All correspondence between Wexford County Council and the applicant(s) is without prejudice and subject to any Transfer Order.

**Declaration**

I/We\* hereby apply to Wexford County Council to purchase the above house under the terms of the 2016 Tenant (Incremental) Purchase Scheme.

I/We\* accept that sale of a house under this scheme does not imply any warranty on the part of the housing authority in relation to the state of repair or condition of the house or its fitness for human habitation and that as the house will be valued on the basis of its existing condition, the housing authority is under no obligation to put the house being purchased under the scheme into good structural condition prior to sale.

I/We\* accept that the maintenance and repair of the dwelling after sale is the responsibility of the purchaser.

I/We accept that unless otherwise instructed, Wexford County Council will upon completion of the purchase, arrange to have the house vested in the joint names of the tenant and his/her spouse/partner.

I/We\* declare that the information and particulars given by me/us on this application are true and correct.

I/We\* authorise the housing authority to make whatever enquiries it considers necessary to verify details of my/our application.

I/We\* am/are aware that the furnishing of false or misleading information is an offence liable to prosecution.

\* (Delete where appropriate)

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Tenant Joint Tenant

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

This page need not be returned to the local authority with your application.

**Supporting Documentation to Accompany Application**

The following documentary evidence, verifying the different types of reckonable income, must be submitted.

Employee income:

* Form Employment Detail Summary for the previous tax year and 4 payslips for each employment and, where necessary, a signed and stamped employer’s salary certificate, stating employment terms, basic salary, overtime, commission, bonuses and any other payments:

Income from self-employment:

* a copy of your most recent ‘Self-Assessment – Chapter 4 of Part 41A TCA1997’ Income Tax Assessment:

Payments made by the Department of Social Protection:

* documents issued by that Department, detailing the payments made;

Rental income from land or property:

* a copy of accounts or a statement of rental income;

Interest on savings, investments or dividends:

* a statement from the financial institution or other provider, detailing the amount paid;

A pension other than a pension paid by the Department of Social Protection:

* a document issued by the body involved, detailing the payments made;

Maintenance payments received:

* the Court Order, formal or informal maintenance arrangement or agreement, or solicitor’s statement, detailing the amount and frequency and end-date of payments, and documentary evidence that the required payments are being made in accordance with the order, arrangement, agreement or statement concerned;

Income from any other source:

* documentary evidence from the appropriate person or body involved, detailing the source and nature of the income and the amount paid.

This page need not be returned to the local authority with your application.

**Income Disregards**

In determining reckonable income, a housing authority shall disregard income that is once-off, temporary or short-term in nature and that is outside the regular pattern of a person’s annual income. Otherwise, where income fluctuates from week to week, reckonable income shall be determined on the basis of a person’s average earnings over a typical work period.

A housing authority shall disregard income from the following sources for the purposes of determining reckonable income:

(a) Payments by the Department of Social Protection under the Social Welfare Acts in respect of –

1. Child Benefit
2. Guardian’s Payments (Contributory)
3. Guardian’s Payments (Non-Contributory)
4. Carer’s Allowance (Full or half rate)
5. Carer’s Benefit
6. Domiciliary Care Allowance
7. Constant Attendance Allowance

1. Prescribed Relatives Allowance
2. Household Benefits Package (including Electricity & Gas Allowance)
3. Fuel Allowance
4. Telephone Allowance
5. Increase for living on a Specified Island
6. Living Alone (Pension) Allowance
7. Diet Supplement
8. Payments under Medical Care Scheme
9. Back to Work Family Dividend
10. Disablement Benefit

Once off payments or irregular payments, including for example Carer’s Support Grant, Training Support Grant, Back to School Clothing and Footwear Allowance, Additional Needs Payment (including Exceptional Needs Payment and Urgent Needs Payment), Humanitarian Assistance Scheme, Funeral Grant.

(b) Community employment schemes such as Community Employment Programme, Community Services Programme, Gateway (Local Authority Activation Scheme), the Work Placement Experience Programme, TÚS (Community Work Placement Initiative); the amount of income in excess of the Supplementary Welfare rate.

(c) Payments from the Department of Social Protection or the Department of Education / Department of Further and Higher Education, Research, Innovation and Science or any Government 3 Department or state agency in respect of an education or training course: the amount of income in excess of the Supplementary Welfare rate.

(d) Payments by the Health Service Executive in respect of—

1. Foster Care Allowance
2. Blind Welfare Allowance

(iii) Mobility allowance

(e) Payments by the Department of Education, or under schemes funded by that Department, in respect of—

1. Student grants schemes
2. Home Tuition Grant Scheme

(iii) Youthreach training allowance

(f) Payments received as a training allowance while undergoing a course of rehabilitation training by an organisation approved by the Minister for Health:

The following miscellaneous payments:

(g) Payments by charitable organisations, being bodies the activities of which are carried on otherwise than for profit (but excluding any local authority or other public authority) and one of the functions of which is to assist persons in need by making grants of money to them:

(h) Payments made by another EU Member State and / or the United Kingdom (Common Travel Area) that correspond to Child Benefit:

(i) Scholarships in respect of attending approved courses provided by approved institutions, within the meaning of sections 7 and 8 of the Student Support Act 2011 (No. 4 of 2011), respectively:

(j) Income earned by children.