

Tullamore Town Council

Purchase of 2nd Hand Houses under Social Housing Investment Programme 2010

Tullamore Town Council is currently in the process of acquiring a number of housing units in Tullamore to meet the needs of approved social housing applicants. The Council will only consider units that have been put up for sale through competent Auctioneers and Valuers who are affiliated to one of the national professional organisations for such companies i.e. IAVI or MIPAV. The Council **will not** deal directly with any prospective vendors. This is being done in the interests of openness and transparency and to ensure that public procurement guidelines are being complied with and value for money achieved

The following is the main criteria which must be met in order for the Council to give consideration to the purchase :-

Location of Units

Houses must be situated in the town of Tullamore or its immediate environs and be within a reasonable distance of the town centre and basic services

Specification for Units

- 3 bedroom houses (no apartments)
- Houses must be previously owned - no new house purchases are being considered at this point in time
- Both two story units and bungalows will be given consideration
- Houses must have a minimum BER rating of C1 and a certificate must be provided by the vendor through his/her agent prior to the conclusion of negotiations and signing of contracts
- Houses must be of sound construction and in good condition and require minimal improvement, adaptation or decoration prior to allocation

Legal & Financial Requirements

- It is envisaged that all negotiations will take place over a two month period commencing at the end of May
- Vendor must appoint a solicitor to act for them and provide independent legal advice at all stages of the process
- Vendor will be responsible for their own legal costs associated with the sale. Tullamore Town Council will bear its own costs
- Contracts will have to be signed by the 31st August, 2010 at the latest and sale completed by mid-November due to central government restrictions on the

draw down of capital funding by the local authority. The Council will require immediate vacant possession of unit upon completion of sale

- 10% of agreed purchase price will be paid by the Council upon signing of contracts with the balance being paid upon closing of sale
- Vendors will have to provide clear unencumbered title to the property prior to the completion of any sale along with all other standard legal requirements on house sales such as compliance with planning and building regulations
- Prior to completion of sale, vendors will be asked to confirm in writing through their solicitor that they have alternative accommodation available to them for the long term when the sale is complete and further give an undertaking that they will not in the future seek local authority accommodation from Tullamore Town Council or any other housing authority

Further Information

Further information can be obtained from **Mr. Gabriel Conlon, Administrative Officer**, Tullamore Town Council, Town Hall, Tullamore who will be managing this acquisitions programme. Telephone No. (057) 9352470

Ruth McNally

Town Clerk

Tullamore Town Council

Town Hall

Tullamore

17th May, 2010