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# RUSS Church Grove Project Second Homes Policy

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Church Grove  
Project  
Supplementary  
Allocations Policy

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RUSS, 2016

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## Context

RUSS homes are for people who cannot afford a suitable home on the open market – and having a second home implies that an applicant can afford such a home, having already accessed one.

However, RUSS accepts that some applicants may not consider other property they own to be a 'suitable home' – for example, when the dwelling is part of a property portfolio, owned by a company in which they own shares and from which they derive their income, or when the property is in a different part of the country to the area they consider 'home'.

Some applicants do currently own their home outright and some intend to sell their current home to finance their purchase of a RUSS home that is more suited to their needs. This is consistent with 'downsizing', which is supported by the project.

This Policy therefore defines what RUSS considers to be a Second Home.

## Policy

- SH1 Applicants to RUSS projects are not permitted to own 'second homes' in addition to their RUSS home. At the point an applicant occupies the home and signs the contract for purchase they cannot own a second home. This still applies even where the applicant does not live in the second home, and instead it is part of a property portfolio from which the applicant derives an income.
- SH2 However, where the home is owned by a separate company, and the applicant owns shares in that company, this income can be captured through the standard income criteria and is permitted.
- SH3 Applicants are permitted to own a home in part or outright at the point of application to a RUSS project, providing they intend to sell it before purchasing their RUSS home.
- SH4 Applicants to rented accommodation must not own a home elsewhere that they are renting out to cover their RUSS rent.
- SH5 RUSS applicants may acquire a second home after they have purchased their RUSS home (e.g. – through inheritance).