

### **Policy on QLCHT “Second Chancers” – 3.13**

Queenstown Lakes Community Housing Trust  
20April2011

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#### **Background**

The Shared Ownership programme was set up to retain committed working residents who are vital to the community but are genuinely struggling to commit to the area because of the affordability issue.

Although in principle this is for “first home buyers to the district”, over the past 3 years in which the programme has been running there have been occasional exceptions made (at QLCHT’s discretion) for households who may have owned in the district previously but genuinely cannot afford to do so again.

This “second chance” rule is exercised on a case-by-case basis and at the Trustee’s discretion as to whether to apply it or not.

In April 2011 QLCHT received a request from an existing homeowner who has separated from her husband and wishes to buy another house on her own under the Shared Ownership programme. Although empathetic to the situation the Trustees were adamant that people are only able to have one chance in the Shared Ownership programme. It has always been envisaged that people would only have one chance at Shared Ownership and the Board maintained this view noting that it would otherwise be an unfair allocation of resources. It was also noted that the Shared Ownership agreement provides for a resolution in a situation like this which will ensure the home is still available to the children.

#### **Policy Adopted Trustee Meeting April 2011**

Individuals only have one chance in the Shared Ownership programme and if it does not work out for whatever reason, they will not be given the option to re-enter the programme in a different house.