

# Strategic Purchase Policy

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**Policy ref:**

**Policy author/holder** Sales and Marketing Director

**Date approved:** October 2025

**Approved by:** Exec Team

**Effective date:** October 2025

**Review date:** June 2027

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## 1 Purpose and scope

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This policy sets out the circumstances where LiveWest will consider purchasing the asset owned by a leaseholder, where it is in the strategic interest of the business.

In order to achieve major regeneration projects, and other objectives, LiveWest may have cause to purchase leases from outright leaseholders and in rare circumstances freehold houses.

This policy is not extended or intend for share owners who are experiencing financial difficulty.

This policy specifically relates to homes which fall outside of the LiveWest Buy-Back and Reverse Staircasing policy for shared ownership and affordable homes, such as:

- Right to Buy
- Right to Acquire
- Leasehold (including Leasehold Schemes for the Elderly)
- Freehold transfers

## 2 Criteria for consideration

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We will only consider purchasing a property in the following limited circumstances:

- Where there are immediate building health and safety concerns that cannot be sufficiently mitigated through on-site measures and require permanent or long-term decanting.
- Where we are undertaking regeneration or redevelopment.
- Where the property aligns with our strategic objectives.

If deemed eligible a property will then be put forward to the relevant Director so a paper can be prepared for the Executive Team. Any decision will be made carefully on a case by case and scheme by scheme basis as the decision-making process will be heavily circumstantial. No decision made will set precedent for any further decision on the same site or another.

Whilst the above forms the main criteria for why a purchase would be agreed, the Executive Team retains authority to consider and approve cases on an exceptional basis outside of this.

Unless the lease makes repurchase mandatory, any decision to repurchase is at the discretion of LiveWest. It is not a right or entitlement and may not be approved in all cases which meet these criteria.

### **3 Managing customers' requests**

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Properties will be identified by LiveWest's portfolio options team and the customers will be approached individually.

In all cases, LiveWest will have an independent valuation, on which it will form the basis for its offer.

Negotiation on the price to be agreed will take into consideration the strategic priority for LiveWest to repurchase a home, the needs and impact of the customer and the speculative return on the investment.

It may be appropriate to assist customers with associated fees and/or further incentivise the offer made by offering to cover. For example, moving costs, legal fees and other potential barriers.

### **4 Monitoring and review**

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We have full commitment to this policy and will ensure appropriate training will be given to all relevant staff. This policy will be made widely available to customers and stakeholders in line with our normal approach for sharing policies.

This policy will be reviewed every three years or earlier in line with any legislative, regulatory or good practice changes.

## 5 Equality and diversity

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We understand that our customers have different needs, and we want to ensure our customers are treated fairly. We will make sure that every request from a customer is reviewed and considered based on the individual needs of that customer. Equality and diversity issues have been considered to ensure compliance with the Equality Act 2010. In addition, Data Protection and Health and Safety issues have also been considered.

## 6 Linked/Associated papers

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- Complaints, Compliments and Feedback Policy
- Buy-back and Reverse staircasing policy

### Version Control

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Version Ref:	Date of Change:	By whom:	Reason/summary of change(s):
1	October 2025	Sales and Marketing Director	New Policy