



The Right
To Buy
Your
Council
Home

Further Information

You can find further information on the Governments Help to Buy Website:
<https://righttobuy.gov.uk/> or
by contacting us direct on (024) 76 376 376.

What is Right to Buy?

Right to Buy was introduced in 1980 and gives eligible social housing tenants the right to buy their home at a discount. From 6 April 2019, maximum discounts are £82,800 across England and £110,500 in London. Discounts increase in April every year in line with any increase in inflation.

Eligibility:

You will usually have the Right to Buy your home if you meet the following criteria:

- You are a secure tenant
- You must have spent at least 3 years as a public sector tenant (Local Authority or Housing association).
- The property must be your only or main home and is self-contained.
- You cannot buy your home if you have any court orders pending against you or if you are an undischarged bankrupt.
- You may be able to share the Right to Buy with members of your family, if they have lived with you for at least 12 months or with someone who is a joint tenant.

Exemptions:

You do not have the Right to Buy your property if:

- it is particularly suitable for occupation by elderly people, and
- It was let to you for occupation by a person aged 60 or over, whether

they were the tenant or not, and

- Was first let (to you or someone else) before 1 January 1990
- There are some other exemptions, we will advise you if applicable.

How to apply:

- Contact us for a RTB1 application form.

What happens next?

• Once we receive your RTB1 form, we will carry out necessary checks to establish if you are eligible. If so, we will contact you to arrange an ID check and boundary inspection at the property.

• With your authorisation, we will then undertake a credit check and confirm to you whether you have been accepted onto the scheme, within 4 weeks of receiving your application.

• A valuation of the property will then be carried out and we will notify you of the purchase price (taking into account the value of the property and your discount). We will notify you of this within 8 weeks for a house or 12 weeks for a flat.

• You will then have 12 weeks to consider the offer and notify us if you wish to proceed.

• If you accept, the paperwork will be forwarded to our legal team who will complete the process with your chosen solicitor.

What happens if my landlord delays the sale?

• If we do not process your application within the required timescales, you may be able to get the purchase price reduced. If this is the case, please contact us for the necessary form.

Things to Consider before Applying

• Providing you are accepted onto the Right to Buy scheme, any improvements and most repairs to the property will cease, with the exception of our obligation to keep the property wind and watertight and adequately maintain services. If the application does not proceed, these will be reinstated.

• You will need to consider additional costs that you will incur as a homeowner. In addition to purchasing the property (e.g. stamp duty, legal & survey fees & costs associated with taking out a mortgage), you will then be responsible for all future repairs and maintenance. In addition if you are purchasing a flat, you will be subject to annual service charges and Section 20 Major Works Costs, in relation to works undertaken to the block in which your flat is located.

• If you sell the property within five years of purchase, you will be required to pay back some of the discount on

a sliding scale. If you sell within 10 years you need to offer the property back to us first before selling on the open market.

• If you are sharing the Right to Buy, and the tenants circumstances change such as having to go into residential care, the property could be used as an asset to fund such change in living arrangements and your investment may be at risk.

• You may struggle to get a mortgage on some properties if they are built using a non-traditional construction type. Your offer letter will contain details of the construction type of the property.