

Right to Buy

Under the Right to Buy scheme you can buy your home at a price lower than the full market value. This is because the length of time you have previously spent as a tenant entitles you to a discount. More information can be found:

- in the government leaflet 'Your right to buy your home'
- at righttobuy.communities.gov.uk
- on www.facebook.com/righttobuy

Do you have the Right to Buy?

If you've been a council or public sector tenant for three years (it doesn't have to be three years in a row) you can apply for the right to buy. A public sector tenancy could be a tenancy with a council or a tenancy with certain housing associations or other public bodies. You will NOT be eligible to apply for the Right to Buy if any of the following apply to you:

- You are under the age of 18 years
- You live in sheltered accommodation
- You have an introductory tenancy
- The property was let to you in connection with your employment
- You are an undischarged bankrupt, have a bankruptcy petition pending against you, or have made an arrangement with creditors (people you owe money to) and you still owe them money
- You cannot buy your home if a court makes a possession order which says that you must leave your home
- You have broken the terms of a suspended possession order with regard to rent arrears
- You or a member of your family who is resident at the property is the subject of a court order for anti-social behaviour
- The property is suitable for occupation by elderly people.*

*A property that is suitable for occupation by the elderly is defined with regard to its location, size, design, and other features. In addition, the property was let for occupation by a person aged 60 or more.

How do I apply?

You can apply for the Right to Buy by completing an application form. This form is known as an RTB1 'Notice Claiming the Right to Buy.' These forms are free of charge and can be obtained from the Town Hall or from righttobuy.communities.gov.uk

Once you have completed the form, return it to the council at the Town Hall. You will be entitled to a discount based on the number of years you have been a tenant. The discount is worked out as a percentage of the current market value of the property, although there is a maximum cash limit. On 21 July 2014 the law changed and maximum cash discounts will now increase annually by inflation. Contact us or visit righttobuy.communities.gov.uk to find out what the current maximum discount is.

Please note your discount may be reduced by a special rule called the cost floor. Under this rule the discount you receive must not reduce the price you pay below what the council has spent on building, buying, repairing or maintaining your home within the last 15 years.

What happens next?

Most sales go through without any problems as there is a strict timetable for both you and the council to follow.

The council has four weeks from the time it receives your completed application (RTB1), to let you know if you have the Right to Buy. If you are buying a house, the offer notice (also known as a Section 125 Notice) has to be sent to you after a further eight weeks. If you are buying a flat this is extended to twelve weeks to let the council collect the extra information needed for the lease. The offer notice lets you know the valuation, amount of discount and the purchase price along with any special conditions.

You have twelve weeks to let the council know if you accept the offer and want to go ahead with the purchase or if you want to withdraw your application. If the council does not hear from you they will send you one reminder. If you do not respond

to this reminder within a month your right to buy application will be cancelled.

Once you have told the council you wish to proceed

to let the council know if you accept the offer and want to go ahead with the purchase or if you want to withdraw your application. If the council does not hear from you they will send you one reminder. If you do not respond