



staffordshire
HOUSING ASSOCIATION

Right to Buy & Right to Acquire

Opportunities for existing
tenants who qualify to
move into home
ownership



If you would like any of our information in your language, please ask

ENGLISH

ይህንን ማስረጃ በሌላ ቋንቋ መሰጠት ካስፈለጋች

AMHARIC

إذا أردت ترجمة أي من معلوماتنا إلى لغتك، نرجو أن تطلب ذلك.

ARABIC

اگر مایلید هر بخشی از اطلاعات ما به زبان خودتان برایتان ترجمه شود، لطفا درخواست کنید.

FARSI

Si vous souhaitez obtenir la traduction dans votre langue de certaines des informations communiquées, veuillez nous le faire savoir

FRENCH

نه گه ر بښت خوښه هه چ به شپک له زانياريه کاني نيمه به زماني خوټ بوټ ته رجومه بکړيټه وه تکايه داواي بکه.

KURDISH

Prosimy o kontakt, jeśli chcą Państwo otrzymać tłumaczenie naszych informacji na swój język ojczysty

POLISH

Se desejar alguma parte da nossa informação traduzida para a sua lingua, basta pedir

PORTUGUESE

Kama utapenda taarifa hii katika lugha yako, tafadhali ulizia

SWAHILI

እዚ ዘሎ ሓበሬታ እዚ ናብ ቋንቋኹም ከነተርጉመልኩም እንተ ድኣ ትደልዩ ከይንኩም, ብኸብረትኩም ተወከሱና።

TIGRINYA

Eğer bilgilendirmelerimizin herhangi birinin kendi dilinize çevrilmesini istiyorsanız lütfen istekte bulunun

TURKISH

اگر آپ ہماری کسی بھی معلومات کا اپنی زبان میں ترجمہ چاہتے ہیں تو براہ کرم دریافت کریں۔

URDU

Would you like this document on audio tape, in large print or Braille? Just call us on 01782 744533 and we will happily arrange it

Contacting Us ..

Telephone:	01782 744 533
Repairs hotline:	0800 00 99 00 (for landlord repair issues only)
Fax:	01782 744 931
Text:	07950 911 504
Email:	mailbox@staffshousing.org.uk
Website:	www.staffshousing.org.uk
Address:	2-4 Woodhouse Street, Stoke on Trent, ST4 1EJ

Office Opening Hours ..

We are open from Monday to Friday, from 8.30 am - 5.30 pm

Other useful contacts ..

Directgov

Website: www.direct.gov.uk

Citizens Advice Bureau

Check the Yellow Pages, Thomson Local or telephone directory for your nearest bureau. You can also get details of your nearest bureau on the CAB website at www.citizensadvice.org.uk

Right to Buy and Right to Acquire are two ways for existing tenants who qualify to buy their home at a discount.

Right to Buy (RTB)

Who is eligible?

If you are a **secure tenant** with Staffordshire Housing Association, you may be eligible.

You do not have the right to buy if:

- your home is rented in relation to your employment
- the courts have issued a possession order for you to leave your home
- you are undergoing bankruptcy proceedings
- you live in housing specially provided for older people and (in certain cases) disabled people

Discounts

The discount depends on how long you have been a tenant. For example, if you have lived in your for five years the discount is 35% of the market value. If you have lived in your home for 20 years the discount is 50%.

The discount is limited to the maximum amount available for your area. This ranges from £16,000 to £38,000 depending on where you live.

Selling your RTB home

If you sell your RTB home within five years of buying it, you may have to pay back the discount.

How to apply

First of all, contact us to see if you are eligible to claim the Right to Buy. If you are, ask us to send you a Right to Buy application form (RTB1).

When you have completed the form, return it to us and we will make a decision about whether you qualify. If you do qualify, we will send you a letter called a Section 125 notice which will tell you:

- the price we think you should pay for the property
- the discount you will get
- an estimate of the service charges and improvement costs you are likely to pay over the next five years
- any structural problems the property may have
- the terms and conditions of the sale

If you disagree with the price given for your home you can ask for an independent valuation by the District Valuer. Please note that the valuer's decision is final, so if it is found that the value of your home is higher than the original price we are asking for, you must pay that higher price.

You must make your decision about whether you want to go ahead with buying the property within 12 weeks of receiving the notice. At this stage it is advisable to get independent financial and legal advice as well as getting a survey.

Right to Acquire (RTA)

Who is eligible?

You may be eligible if you:

- are a secure or assured tenant of a housing association
- have been a public sector tenant for at least two years (or five years if you became a public sector tenant after 18 January 2005). You may be classed as a public sector tenant if you have lived in homes provided by the council, armed services, fire service or police authority

And you live in either:

- a property that was built or acquired by a housing association with public funds from 01 April 1997 onwards
- a property that was transferred from a council to a housing association after 1st April 1997

You will not be eligible if:

- the courts have issued a possession order for you to leave your home
- you are undergoing bankruptcy proceedings
- you live in housing specially provided for older people or (in certain cases) disabled people

Discounts

Discounts range from £9,000 to £16,000 depending on where you live.

Selling your RTA home

If you decide to sell your home within five years of buying it you will have to repay some or all your discount. The amount you repay depends on the how long after you got the discount you want to sell.

If you sell your property after five years you will not have to pay the discount back.

If you decide to sell your home within 10 years of buying it, you will have to offer the property to SHA first at market value. If we do not want to buy it, then you are free to sell on the open market.

How to apply

Contact us to see if you are eligible. If you are, ask us to send you an application form. When you have completed the form, return it to us and we will make a decision about whether you qualify.

If you do not qualify, we may offer you an alternative property to buy. You do not have to accept the alternative property if we offer you one.

If you do qualify, we will send you a notice giving you:

- a description of the property and any land included in the price
- details of your discount and how it has been calculated
- the price we think you should pay and how this has been calculated
- estimates of any service charges
- any structural problems the property may have
- terms and conditions of the sale

If you disagree with the price given for your home you can ask for an independent valuation by the District Valuer. Please note that the valuer's decision is final, so if it is found that the value of your home is higher than the original price we are asking for, you must pay that higher price.

You must make your decision about whether you want to go ahead with buying your home within three months of receiving the notice. At this stage it is advisable to get independent financial and legal advice as well as getting a survey.

Further information

If you have any more queries about RTB or RTA, feel free to contact us for a chat at any time.



staffordshire

HOUSING ASSOCIATION

Staffordshire Housing Association
2-4 Woodhouse Street
Stoke on Trent
ST4 1EJ

Telephone: 01782 744533

Fax: 01782 744931

Email mailbox@staffshousing.org.uk

Website: www.staffshousing.org.uk

A Charitable Industrial & Provident Society