



PEMBROKESHIRE HOUSING
TAI SIR BENFRO



Right To Acquire

A Guide for Tenants

Mae'r daflen yma ar gael yn Gymraeg

Disclaimer This leaflet contains summary information on the Right to Acquire as required by statutory instrument 2005 W187; it is not intended to be comprehensive. If you wish to exercise the Right to Acquire, it is recommended that you seek independent legal and financial advice about your individual circumstances and to help with the legal process of buying your home. You should also seek independent financial advice about the different types of mortgages that are available.



Right to Acquire - A Guide For Tenants

What is the Right To Acquire?

The Government introduces the Right to Acquire for some Tenants of Housing Associations who held Assured Tenancies, after the 1st July 1997, and this entitled them to buy the home they live in at a discounted price, provided the property was eligible.

Can any tenant buy?

Some Pembrokeshire Housing tenants can buy using the Right to Acquire, many cannot. To buy using the Right to Acquire you should have an Assured Tenancy (one which started after 1st July 1997) and who live in a property which is eligible under the Right to Acquire rules.

What properties are eligible for the right to acquire?

To be eligible for the Right to Acquire your home should be:

- Built after 1st July 1997
- Not in rural areas defined by the Welsh Assembly Government
- Not in the Pembrokeshire Coast National Park Areas
- Not made specially for older or disabled persons

If I doubt, please ask us, or seek independent advice.

How long do I have to be a tenant before I can apply for RTA?

If you took up your Tenancy before 18th January 2005 it is 2 years.

If you took up your Tenancy after 18th January it is 5 years.

Periods of tenancy with another Landlord such as the Council or HM Forces will count towards the qualifying period.

How much will my property cost?

When your application for Right to Acquire is approved, Pembrokeshire Housing will arrange a valuation to be carried out. This information is given to you within the S125 Offer Notice.

What discount will I get?

The discount will be 25% of the value of the property up to a maximum of £16,000.

What are my initial costs of buying my home?

Typically your initial costs of buying would include: Mortgage arrangement fees, building survey fees, the cost of a solicitor to act for you and related legal fees, building insurance, stamp duty, insurance and the life insurance linked to your mortgage.



PLEASE THINK CAREFULLY BEFORE YOU C

What are my regular payments once I have bought my home?

Typically the regular bills you will need to pay when you have bought your home include:

- The mortgage and any other secured loans. **(YOU MAY LOSE YOUR HOME IF YOU DON'T KEEP UP TO DATE WITH THE MORTGAGE PAYMENTS OR ANY OTHER SECURED LOAN PAYMENTS)**
- Also building insurance, life insurance and mortgage payment protection insurance. Council tax water sewerage, gas electricity and any other utility service.
- You will be responsible for repairs and maintenance, and any improvements. If you are buying a flat or house on an estate you will probably pay service charges. Generally service charges pay for the maintenance and major works for shared amenities and services.

What is the procedure for claiming the right to acquire?

Please contact Pembrokeshire Housing and tell us you wish to apply for the Right to Acquire. We will send you a Form RTA1, which you should complete and return to Pembrokeshire Housing.

Once we receive the RTA1 Form back from you we will inform you officially whether you qualify for the Right to Acquire or not. We then send you a Section 125 Offer Notice, which tells you the price and the terms and conditions of the purchase.

If you intend to go ahead with the purchase you will need to arrange a Mortgage. You are advised to arrange a survey of the property and you will need to appoint a solicitor to carry out the sale on your behalf.

Completing the purchase now proceeds in the same way as any other property purchase, your solicitor will advise you of the stages and timescales.

The process has built-in timescales designed to avoid delays and to be fair to both you and us. These are set out in more detail in the booklet "Your Right to Buy your home", published by the Department of Communities and Local Government, available at our office, and online at www.communities.gov.uk

What if I have rent arrears or have a court hearing pending?

You will be expected to clear your rent arrears before legal completion. You may lose your assured tenancy and no longer have the Right To Acquire if we obtain a suspended possession order against you, which you subsequently breach.

What happens if I sell my home within 10 years of buying it?

If you sell within 5 years of buying under the Right To Acquire you must repay the discount as follows:

- Sale within 1 year - the whole discount
- Sale within 2 years - 80% of the discount
- Sale within 3 years - 60% of the discount
- Sale within 4 years - 40% of the discount
- Sale within 5 years - 20% of the discount

The discount to be repaid will be a percentage of the resale value

If you sell your home within 10 years from the date you bought it, then you must offer Pembrokeshire housing first refusal on buying back the property at the current market value.





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Pembrokeshire Housing is a Charitable Organisation

Gofynnwch os ydych chi'n eisiau fersiwn Gymraeg o'r daflen yma

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Office Hours:

Monday to Thursday
9:00 - 17:00
Friday
9:00 - 16:30