

Right to Acquire

Right to Acquire is a government scheme that allows social tenants to buy the home that they currently rent. Tenants participating in this scheme are entitled to receive a discount based on the area that they live in. This leaflet details who is eligible and explains the process to buying your home under this scheme.

To be eligible for the Right to Acquire scheme, the property that you currently rent must have been built or purchased by Moat with a social housing grant, provided by Homes England, on or after 1 April 1997. You must have also spent a total of three years as a public sector tenant.

Steps to the Right to Acquire

- 1** The first step is to complete and return an application form (RTA1). This form is available from the Post Sales Services Team who can be contacted on 0300 323 0011, or it can be downloaded from our website, moat.co.uk, or email us at righttobuy@moat.co.uk and we can send one out to you.

When completing the application it is important that you answer all the questions fully and accurately, as this information is used to ascertain whether or not you have the Right to Acquire.

Please note the form is legal document and any false information provided may lead to prosecution. Please ensure that all the information you provide is correct.

- 2** Once you have completed and returned your application form to Moat, we will acknowledge your application in writing and advise that you need to contact your Neighbourhood Services Manager to make an appointment to visit you in your home. You should make this appointment promptly, ensuring that all applicants attend the appointment and all the required documents are available for the Neighbourhood Services Manager.

- 3** We will then send you a notice (RTA2) informing you whether or not you have the Right to Acquire. You should receive this notice within four weeks from the date Moat received your application form or eight weeks if we have had to obtain information from the former landlord.

If you do not have the Right to Acquire, Moat will provide you with an explanation (on the RTA2 form) as to why you are not eligible. Your application will then be withdrawn. Moat will also inform you if there are any other schemes that you might be eligible for that would allow you to buy your home.

If you do have the Right to Acquire, we will arrange to have your home valued by an independent surveyor. We will then issue you with an Offer Notice (RTA3) which, based on the valuation, tells you the sale price of the property and the terms and conditions of the sale.

If you live in a house Moat will issue the Offer Notice within eight weeks of sending you the RTA2. If you live in a flat the RTA2 form will be sent to you within 12 weeks.

- 4** The Offer Notice (RTA3) states the current market value of the property, the sale price (taking into account your discount, and any improvements you have made) and service charges that may be applicable after you buy the property. It will also describe any structural defects that Moat is aware of (if applicable), and any improvement costs that you may need to pay during the first five years after you buy your home.

The offer Notice (RTA3) should be read carefully as it contains very important information regarding the sale, and we suggest that you go through this document with your solicitor.

You have 12 weeks to respond to the Offer Notice and let Moat know if you are going to proceed with the purchase of the property or not. If you do not respond within 12 weeks your application will be withdrawn.

If you do wish to proceed you will need to return the acceptance form. You will also need to inform Moat of your solicitors details, and we ask that you provide evidence that you have the funds to buy the property (ie. copy of your mortgage offer).

- 5** When we have received your fully completed response to offer notice form we will write to our solicitor and request that they liaise with your solicitor and work towards a completion date.
- 6** On completion any outstanding rent will be collected by our solicitor. Your solicitors will let you know when completion has occurred and Moat will also write to you shortly afterwards to confirm this.

Contact us

If you have any further queries about the Right to Acquire scheme, please email us at:

 righttobuy@moat.co.uk

Please note: Your home is at risk if you do not keep up mortgage repayments or payments on other loans secured against it. The value of properties can go down as well as up.

Frequently asked questions

How much discount will I receive?

The discounts for this scheme are fixed amounts published by the Government and currently range from £9,000 to £16,000 depending on the area in which you live. The amount of discount you are entitled to will be set out in your Offer Notice, however, if you wish to know how much discount you are entitled to prior to receiving this, please email us at righttobuy@moat.co.uk.

Who will be responsible for the repairs and maintenance of my home after I buy it?

As with all home owners, you will be responsible for all repairs and maintenance. If you live in a flat, you will become a leaseholder and therefore responsible for all repairs and maintenance within your flat. It is likely you will pay service charges and possibly pay into a 'future repair fund', which may cover the cost of the maintenance of the communal parts of your flat, however you may be requested to contribute to any major repairs, ie. new roof, should this become necessary.

How long will the process take?

Once you have formally accepted our offer and solicitors have been instructed, we would expect the process to take approximately three months to complete. However, sometimes there are unforeseen problems or delays and the process may take considerably longer to complete.

What costs will I be expected to pay for?

Anyone buying their home will incur expenses in addition to the cost of buying the property, which should be taken into account. You will be expected to pay for your own solicitor fees and any charges that your mortgage provider may charge you, ie. an arrangement fee for setting up the mortgage.

Before you finally decide to buy you may wish to have a full structural survey carried out on your home, as this is a thorough examination of the property and will highlight anything which might be a problem in the future.

If you are purchasing your home by way of a mortgage please check with your mortgage lender or financial advisor if there are any related costs applicable to you.

Who pays for the valuation?

Moat pay for the valuation. It will be undertaken by a qualified MRICS or FRICS surveyor, who is completely independent of Moat.

What if I want to sell my home after buying it?

If you have bought your home under the Right to Acquire scheme you can sell it whenever you like, however there is a discount repayment period. If you sell within five years of buying your home the repayment of discount will be as follows:

- First year - the whole discount will have to be repaid
- Second year - 80% is repayable
- Third year - 60% is repayable
- Fourth year - 40% is repayable
- Fifth year - 20% is repayable.

No repayment is required after five completed years.

What if I have made improvements to my home?

Any improvements that you wish to be taken into consideration must have previously been approved by Moat. These improvements must have been paid for by you and you must be able to provide evidence of this. Examples of improvements we will consider are:

- new fitted kitchen
- new bathroom
- conservatory.
- Please note that we will not take into account general re-decoration work, such as:
- floor coverings (ie. carpets/laminated flooring)
- new fences and/or patios
- landscaping of gardens
- exterior structures (ie. summer houses, sheds)
- fitted wardrobes
- painting and wallpapering.

Can I buy my home with anyone else?

Yes, you can include up to three family members on your application to purchase with you. However they must have been living with you for the last 12 months, and the property must be their only home (they cannot own another property, or be named on another rental agreement). You will be required to provide evidence (i.e. birth certificate) to evidence their relationship to you.