



Preserved right to buy

Right to Buy allows most council tenants to buy their council home at a discount.

The Preserved Right to Buy is available to customers whose home was previously owned by the council, then sold to us while they were occupied.

Some tenants have the preserved right to buy as they were previous council tenants whose properties were transferred to us while they were still living in them. If you were a council tenant and continue to be a tenant with Suffolk following a stock transfer you may be eligible.

You can apply to buy your home under Preserved Right to Buy if:

- It's your only or main home
- It's self-contained (example not a house share, but a house in which the kitchen and bathroom are used only by your household)
- You have a secure tenancy with Breckland Council which started before 30 March 1993. You have a secure tenancy with Suffolk Coastal District Council which started before 22 May 1991
- You have a secure tenancy with Forest Heath District Council which started before 11 October 2004

Your house is exempt from Right to Buy if:

- It is considered to be housing for elderly people, or people of pensionable age (for example, sheltered housing)
- It is a property for disabled

Discounts

You can get a discount on your home when you buy it through Right to Buy.

The maximum discount is £84,600 (or up to £112,800 if you live in London). A few things are considered when working out how much discount you will get. These are:

- How long you've been a tenant
- What type of property you're buying
- The value of your home

Your discount will reduce if we've spent money building or maintaining your home:

- In the last 10 years – if we built or bought your home before 2 April 2012
- In the last 15 years – if you're buying your home through Preserved Right to Buy, or if we bought your home after 2 April 2012

You won't be able to get any discount if we've spent more on your home than it is now worth.

The offer

If you're eligible to buy, we will make an offer to buy your house. This offer will tell you:

- The price we think you should pay for your home and how we worked it out
- Your discount and how it was worked out
- A description of the property and any land included in the price
- Estimates of any service charges for the first five years
- Any known problems with the property's structure

You will then need to decide if you still want to buy your house:

- You'll have 12 weeks after you get your offer to tell us if you still want to buy
- We'll send you a reminder if we haven't heard from you. You'll have 28 days to reply to the reminder, or we could withdraw your application
- You can pull out of the sale and continue to rent at any time

If you disagree with the offer:

- You must contact us and tell us why

If you think we've set your home's value too high, you must write to us and ask for an independent valuation within three months of getting the offer. A district valuer from HM Revenue and Customs will then visit your home and decide how much its worth. You then have 12 weeks to accept their valuation or pull out of the sale

Selling your home

If you sell your home within 10 years of buying it through Right to Buy, you must first offer it back to us.

The property should be sold at the full market price, which we will agree together.

If you don't agree with us, a district valuer will say how much your home is worth and set the price. Their valuation won't cost you a penny.

If we don't agree to buy it within eight weeks, you can sell your home to anyone.

If you decide to sell your home in the first year of buying it, you'll have to pay back all of the discount you received. Over the next five years, the amount of discount you'll have to pay back if you sell is:

- 80% of the discount in the second year
- 60% of the discount in the third year
- 40% of the discount in the fourth year
- 20% of the discount in the fifth year

The amount you pay back depends on the value of your home when you sell it.

We may limit who you can sell your home to if:

- It's in the Broads national park
- It's in an 'area of outstanding national beauty'

Help and advice

We can offer you advice about:

- How to complete your Right to Buy application
- Whether the scheme is right for you
- How much it is going to cost
- Your eligibility

The Right to Buy Agent service offers free advice on things like:

- The Right to Buy process
- Eligibility
- Filling out your application form
- Where you can get financial and legal advice
- What to do if your application is delayed

Website: <https://righttobuy.gov.uk/agent-service/>

Telephone: 0300 123 0913

The Money Advice Service offers free, impartial advice about money, including buying a home and taking out a mortgage.

Money Advice Service

Website: <https://www.moneyadviceservice.org.uk/en>

Telephone: 0300 500 5000

Joint Application

You can make a joint application with:

- Someone who shares your tenancy
- Up to three family members who've lived with you for the past 12 months (even if they don't share your tenancy)
- If your application includes family members who are not tenants, we will require evidence that they have resided in the property for a minimum of 12 months prior to your application, unless they are your spouse or civil partner:
- Photographic ID (copy of any of the below)
 - Driving Licence
 - Passport
 - EU ID card

AND

- Address ID (copies of any of the following, one dated this month and one dated 12 months prior to application)
 - P45, P60, Payslip
 - Benefit or Pension claim letter, book or card
 - Council tax bill
 - Utility bill
 - Bank or credit card statement