

## Right to Acquire FAQ:

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### 1. When can I apply to Acquire my home

You can apply to Acquire your home if you are a **secure or assured tenant** and the property is your only home.

If your tenancy started before the **18 January 2005** you must have spent **2 years** as a tenant in the public sector to have the right to Acquire

If your tenancy started after **18 January 2005** you must have spent **5 years** as a tenant in the public sector to have the right to Acquire

### 2. Can the Association refuse my Right to Acquire application?

Yes, in some situations:-

If a court has made a possession order which says that you must leave your home. This means that you have been taken to court because of a breach of your tenancy and the court order is still valid

If you are an undischarged bankrupt, have a bankruptcy petition pending against you, or have made arrangements with creditors (people you owe money to) and you still owe them money.

### 3. Are all Housing Association properties available to purchase?

Some properties are exempt from The Right to Acquire. These include properties acquired before 1<sup>st</sup> April 1997, occupied in connection with a tenant's employment and housing specially provided for older people and (in certain cases) people with disabilities, plus many homes in rural areas.

### What else do I need to know?

- Discount from Right to Acquire is limited to 50% of the market value in the North East
- The Association is not allowed to sell your home to you for less than they have spent on building, repairing or maintaining it - this is called Cost Floor Rule
- If the Association do not send you a decision regarding your Right to Acquire application (RTA 2) or the Offer Notice (RTA 4) within the required timescales you may be allowed a reduction in the purchase price
- If you Acquire your home and then decide to sell within 5 years after the purchase date, you will be required to repay some of the discount you received
- If you Acquire your home and then decide to sell within ten years you must offer your home back to the Association.