

About Right to Acquire

Right to Acquire (RTA) is a government scheme which allows housing association tenants to buy their homes at a discount. Only some of Newlon's properties can be bought under the RTA scheme. Discounts are fixed amounts set by the government and are currently between £9,000 and £16,000 depending on where you live.

Qualifying for RTA

You must be a housing association tenant to be considered for RTA and the property you want to buy must be your only or main home. To qualify, you must have been a housing association, council, armed forces or other public housing tenant for a total of at least:

- Five years if your tenancy started on or after 18 January 2005.
- Two years if your tenancy started before 18 January 2005.
- If you have an Assured Shorthold Tenancy you are only eligible to apply for RTA if your tenancy is for a fixed term of more than two years.

Only some housing association properties can be bought through the RTA scheme. Your home must have been:

- Built or bought by the housing association after 1 April 1997.
- Paid for through a social housing grant.

Some types of housing association homes don't qualify for RTA, including if:

- Your home is not self-contained.
- You live in sheltered housing where services are provided.
- Your home has been designed or adapted for people with special needs.
- Your home is provided as part of your job (for example, if you are a caretaker).

What to do if you are interested in buying your home through RTA?

Step 1

Contact us if you think RTA applies to you, using the contact details at the end of this information sheet.

Step 2

We will confirm if you and your home are eligible and send you an application form.

Step 3

We will let you know whether we can accept or refuse your application and ask for more information if applicable.

If we accept your application, we will send you a RTA2 Notice confirming this and invite you for an interview.

Step 4

You will need to book an appointment with us to discuss your application. This appointment is to deal with any queries you have and to check documents we have asked you to bring. If we are not satisfied with the documents you have provided, we will ask you to provide more information before we can proceed with your application.

Step 5

If we accept your application, we will request a valuation of your property. A valuer will contact you to arrange a suitable time to inspect your home.

Step 6

Once we have received the valuation we will send you an Offer Notice (RTA3) and ask you to book an appointment with us. The notice will include the value of your home, your discount entitlement and the final purchase price. You will receive this notice within eight weeks from the date we accepted your application if purchasing a house, and within 12 weeks if purchasing a flat.

Step 7

If you wish to proceed you will have three choices:

- To accept the offer.
- To request for an independent review of the valuation. Your property will then be revalued by the District Valuer
- To withdraw your application

You will have 12 weeks from the date on the Offer Notice to respond, providing your solicitors' details.

Step 8

If you respond to our Offer Notice, we will instruct our solicitors to prepare the legal papers associated with purchasing your home. They will contact your solicitors and forward any documentation to them for review.

Step 9

Please ask your solicitors as many questions as possible to ensure you are aware of the rights and responsibilities of being a home owner. We will respond to any leasehold enquiries raised by your solicitors.

Step 10

Your solicitors will agree a completion date with our solicitors. We will check your rent account to ensure all payments are up to date. If your rent account is not up to date we will ask you to clear any arrears on or before the completion date.

Contacting us and further information

If you have any further questions about the RTA scheme, please call our Service Centre on **020 7613 8080**, email **resident.sales@newlon.org.uk** or write to us at Newlon House, 4 Daneland Walk, Hale Village. London, N17 9FE.

If you would like this information in large print, audio, Braille, any other language or format, please ask a member of staff.

Newlon Housing Trust
Newlon House,
4 Daneland Walk,
Hale Village,
London,
N17 9FE.

Tel: **020 7613 8080**

Phone calls may be recorded for training and quality purposes.

Newlon Housing Trust is a charitable housing association.