

About Right to Buy

Right to Buy (RTB) is a government scheme which provides people living in local authority housing with the opportunity to buy their home at a discounted price. As a housing association, Newlon can only offer RTB to tenants whose properties have previously been transferred to us by a local authority. This is known as a Preserved Right to Buy (PRTB) and you must have been living in the property when it was transferred to Newlon in order to qualify. Only a small number of our properties fall into this category.

To qualify for PRTB, you must also live in your property as your only or principal home. The maximum discount you can receive is currently £103,900 (in London).

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

Step 1

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

Step 2

We will confirm if you or your property is eligible and send you an application form.

Step 3

We will accept or refuse your application and ask for more information if applicable. If we accept it, we will send you a RTB2 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 enquiries you have and to check documents we have asked you to bring. If we are not satisfied with the information you have provided, we will ask you to provide this before we can proceed with your application.

Step 5

If we accept your application, we will request a valuation and 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 (Section 125 Notice) and ask you to book an appointment with us.

The Section 125 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.
- Request an independent review of the valuation. The 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 to us and provide us with 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 RTB 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.