

## **RIGHT TO BUY – AMENDMENTS RESULTING FROM THE HOUSING ACT 2004**

The Housing Act 2004 made some changes to the Right to Buy rules which came into force from 18<sup>th</sup> January 2005.

**These changes only apply to those tenants whose secure tenancy begins after 18<sup>th</sup> January 2005. Those tenants who have existing secure tenancies before this date will not be affected by these changes.**

Briefly, here are the changes:

- The period of time you will need to be in a secure tenancy before you can apply for the Right to Buy has been extended from 2 years to five years.
- If you purchase your property under Right to Buy and sell it within 5 years you will have to pay back the discount to the Council. Prior to this, you would have only had to pay back the discount if you had sold within 3 years of purchase.
- The amount of discount to be repaid if a person sells their property within five years will be a percentage of the market value of the property as opposed to a flat rate on the original discount. The repayment will be subject to a 'maximum amount', and will be on a 'sliding scale' which is reduced by one-fifth for each year from the date on which the property was originally sold to the tenant
- If a person wishes to sell their property within the first ten years of buying it then the property must first be offered to the Council who will have the right to buy it back from them, or nominate someone who will
- A tenant's Right to Buy can be suspended by a court order if the tenant, or a person living in or visiting the tenant's property has behaved antisocially
- There are other changes that affect the Right to Buy and these are explained fully in the new 'Your Right to Buy Your Home' booklet which will be available in due course.

**The Council's Right to Buy section can be contacted by telephoning  
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