



Right to buy

Introduction

This briefing explains the current position on plans to extend the right to buy to housing association tenants.

The voluntary right to buy scheme

The Government made a manifesto promise to extend the right to buy to housing association tenants. As a result, housing associations via their trade body, the National Housing Federation, developed a voluntary right to buy scheme which is now being refined.

The scheme is based on a number of principles:

- An initial presumption exists that the tenant will be able to buy the property they live in. As long as they are deemed eligible, a discount on the market value of the property will be available to them, but;
- Landlords can use their discretion to say no to such a purchase
- When this happens the tenant is eligible for a portable discount which is to be used to buy another property – this will usually be another housing association property, (though not necessarily with the same landlord).

The immediate availability of a discount may be affected by demand for the scheme and, if the right to purchase an existing home is denied, by the securing of a suitable alternative property. Details of how and when tenants can access the discount under the scheme will be made known nearer the launch date and will be given as part of the application process.

The scheme is being piloted by five housing associations. The National Housing Federation had also run workshops with housing providers to understand the issues around selling properties. This will inform how the voluntary right to buy scheme will work.

The start date for the Voluntary Right to Buy and details around which tenants will be eligible have not yet been confirmed.

Using discretion to say no to a sale

There are several reasons why a landlord could say no to a sale. One is that a property is integral to the operation of a service and this could apply for sheltered housing. The existing right to buy is not available to most tenants living in council-run sheltered accommodation.

What is Anchor's position?

We believe the supply of affordable sheltered housing for rent needs to be maintained. We also respect the aspirations of people to own their own home in a setting that is appropriate for their needs.

We are awaiting the outcome of the pilot and the joint work being done by the National Housing Federation and Government before determining how the scheme would work in Anchor.

We will publish our policy on the application of the right to buy in particular which homes will be sold and which won't, and why, nearer the date of the scheme's launch.

Key points

- The scheme is not in place yet.
- We can't yet say if a specific tenant of Anchor will be able to buy their home or be given a discount to take to buy a property elsewhere.
- We are working with the National Housing Federation which is developing the scheme and will brief customers fully as soon as we know more.

Additional information

For more information about the scheme you can visit <https://righttobuy.gov.uk/> to speak to one of the Government's Right to Buy Agents or to sign up for email updates.

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