

Right to Acquire

There is a mechanism through which you could possibly purchase your PCHA home at a discount. This is known as Right to Acquire. The scheme may be open to you if you have been a tenant for three or more years, have a good tenancy history and your property also meets the eligibility criteria.

Q: Can I apply to buy my home from PCHA?

A: You can apply to buy your home under the Right to Acquire scheme if you've had a public sector landlord for 3 years. These landlords include:

- Housing associations
- Councils
- The armed services
- NHS trusts and foundation trusts



You must also hold a qualifying tenancy with PCHA which is usually an Assured or Secure tenancy.

Q. Is my PCHA property eligible for Right to Acquire?

A: This depends on when PCHA (or BECHA, for homes in Bexley that previously belonged to them) acquired your home and how this was funded. If it was either built or bought by PCHA/BECHA **after** 31 March 1997 (and funded through a social housing grant provided by the Housing Corporation or local council) or transferred from a local council to PCHA/BECHA after 31 March 1997 it may be eligible. Please contact us if you want to know if your home meets the criteria. Your home must also be a self-contained property and your only or main home.

Q. Can I buy my home with someone else under the Right to Acquire scheme?

You can make a joint application with:

- Someone who shares your tenancy
- Up to three family members who've lived with you for the past 12 months (even if they do not share your tenancy). This includes a person living with you as your spouse/partner.

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Q. How much discount will I get if I buy my PCHA home?

It is important to note that the levels of discount available are small in comparison to the Right to Buy scheme. Within LB Bromley and LB Bexley the maximum discount is currently £16,000. The discount may also be reduced if you have used Right to Acquire or Right to Buy in the past.

Q. How do I apply to buy my home under the Right to Acquire?

You will need to complete a Right to Acquire application form which is available from Gov.UK or from PCHA and send it to us. We will let you know whether or not you can buy your home within 4 weeks of receiving your completed application (up to 8 weeks if you have been a PCHA tenant for less than 3 years). If we reject your application, we will tell you the reason why. Please note there is no right of appeal against PCHA's decision. We may also offer you the choice of buying your home or another empty property owned by PCHA but you do not have to accept that option.



Q. What happens if my application meets the eligibility criteria?

If PCHA agrees to sell, we will issue an offer to you with details of:

- The price we think you should pay for the property and how it was worked out
- Your discount and how it was worked out
- A description of the property and any land included in the price
- Estimates of any service charge (for a flat or maisonette) for the first 5 years
- Any known problems with the property's structure, e.g. subsidence.



Q. How quickly would I have to accept an offer from PCHA?

Once you receive an offer from PCHA, you would have 12 weeks to tell us that you still want to buy. If you don't reply within required timescales, then we can cancel your application. You can also pull out of the sale and continue to rent your home at any time.

Q. Can I sell my home after buying it from PCHA?

A: You have to meet certain requirements if you sell your home within 10 years of buying it through Right to Acquire, including offering it to PCHA to purchase. In addition, if you sell your home within 5 years of buying it, you will have to pay back some or all of the discount you received.

Q. How can I find out more information?

A: You can read about the Right to Acquire on the Government website, www.gov.uk. You can also contact the Right to Buy Agent service for information and assistance by emailing: enquiry@righttobuyagent.org.uk or phoning 0300 123 0913. You can also contact PCHA by phone or email the team at housing@pcha.co.uk. You may also want to read our leaflet on the Voluntary Right to Buy scheme.

