Right to Buy (England) – Key Points Summary

Eligibility for Right to Buy

Tenancy Requirements

- You are a secure council tenant

Qualifying Period

- You have been a public sector tenant for at least 3 years.
- The 3 years do not have to be continuous.
- Previous tenancies with councils, housing associations and certain public-sector landlords can count towards eligibility.

Property Requirements

Your property must:

- Be your only or main home.
- Be self-contained.

You will not Qualify If

- You live in certain sheltered or specialist accommodation for older or disabled people.
- Your home is due to be demolished.
- You are an undischarged bankrupt, have a pending bankruptcy petition, or a debt relief order.
- There is an outstanding possession order against you.
- Your Right to Buy has been suspended due to anti-social behaviour.

Joint Applications

You do not have to buy your home alone. If eligible, you may submit a joint application.

Who Can Join the Application?

Joint Tenant

- Someone who shares your tenancy agreement.

Spouse or Civil Partner

- Your spouse or civil partner may join the application if the property is their main or only home.

Family Members

Up to three family members may join the application if they:

- Are aged 18 or over.
- Have lived in the property as their main home for at least the previous 12 months.

Qualifying Family Members

- Parent
- Grandparent
- Child
- Grandchild
- Brother or sister (including half-siblings)
- Uncle or aunt
- Nephew or niece
- Stepchild
- A person living with the tenant as husband/wife or civil partner equivalent

Evidence Required

- Proof of residence (e.g. council tax records or electoral register).
- Evidence of marriage or civil partnership where applicable.

Discounts

Current Maximum Discounts

Region	Maximum Discount
Eastern	£34,000

House Discounts

- 35% discount after 3 years as a public sector tenant.

- Remains at 35% until 5 years tenancy.
- Increases by 1% for every additional year after year 5.
- Maximum 70%, subject to regional maximum discount

Flat Discounts

- 50% discount after 3 years as a public sector tenant.
- Remains at 50% until 5 years tenancy.
- Increases by 2% for every additional year after year 5.
- Maximum 70%, subject to regional maximum discount.

Repayment of Discount on Resale

If the property is sold within 5 years of purchase, part or all of the discount must be repaid.

Year of Sale	Percentage of Discount Repaid
Year 1	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%
After Year 5	No repayment

Repayment is calculated against the property's market value at the time of sale.

Right of First Refusal

If you sell within 10 years of purchasing through Right to Buy:

- You must first offer the property to your former landlord or another qualifying social landlord.
