

The Wrekin Housing Group

NOTICE CLAIMING THE PRESERVED RIGHT TO BUY

On the 25th March 1999, Telford & Wrekin Council transferred all of its Housing Stock to the Wrekin Housing Trust. The Wrekin Housing Trust contracted with the existing tenants that their Right to Buy would be preserved.

Tenants wishing to claim the preserved Right to Buy their homes should complete this form as fully as possible. Before filling in each part of this notice please read the notes relating to that part.

You may find it helpful to read the Government booklet 'Your Right to Buy your Home', which is enclosed with this application form.

If you want advice you can get help from a Citizens Advice Bureau or you could consult a solicitor. Help with the cost of advice from a solicitor may be available under the Legal Aid Scheme.

When you have filled in this notice, take it or send it by recorded delivery to the Wrekin Housing Group Limited at Colliers Way, Old Park, Telford, TF3 4AW. If you take it by hand, ask for a receipt. Keep a copy of the completed notice for yourself.

The conditions of eligibility and procedures for the preserved Right to Buy are contained within the Housing Act 1985 as modified by The Housing (preservation of Right to Buy) Regulations 1993.

PLEASE NOTE THAT THIS NOTICE DOES NOT COMMIT YOU TO BUYING THE PROPERTY. YOU MAY WITHDRAW AT ANY TIME BEFORE COMPLETION, BY NOTIFYING THE WREKIN HOUSING TRUST IN WRITING

To the Landlord:

The Property

Address of property you wish to buy

Name of your Landlord

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Note: You can only claim the preserved Right to Buy the property of which you are the tenant. It does not matter whether it is a house, flat or maisonette – the preserved Right to Buy can still apply.

The Tenant/s

Give the following details for each tenant of the property:

Surname	Other names	Is the property the tenant's only or principal home?	Does he or she wish to buy?
<input type="text"/>	<input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="text"/>	<input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="text"/>	<input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="text"/>	<input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

Notes:

1. You will be a tenant if your name appears on the tenancy agreement.
2. You can only claim the preserved Right to Buy if the property is your only or principal home.
3. The agreement of any tenant who does not wish to buy must be obtained before you claim the preserved Right to Buy. They should sign part G of this notice. Their tenancy will end when you buy the property, as such the Trust would suggest that the other party seek independent legal advice.

Family member/s sharing the preserved Right to Buy

If you wish to share the preserved Right to Buy with any member of your family who is not a tenant, give their details below:

		Is the property the tenant's only or principal home?	Please tick appropriate box		Has he or she lived with the tenant throughout the last 12 months
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Surname	Other names				
<input type="text"/>	<input type="text"/>				
Relationship to tenant					
<input type="text"/>					
Surname	Other names				
<input type="text"/>	<input type="text"/>				
Relationship to tenant					
<input type="text"/>					
Surname	Other names				
<input type="text"/>	<input type="text"/>				
Relationship to tenant					
<input type="text"/>					

Notes:

1. Your husband or wife may share your preserved right to buy with you if the property is their only or principal home (The Wrekin Housing Trust may require a copy of your marriage certificate).
2. Other members of your family may share the preserved Right to Buy if the property is their only or principal home and they have lived with you throughout the last 12 months (The Wrekin Housing Trust may require copies of wage slips, council tax bills etc including their name, the address of the property and the date (over 12 months ago) as evidence of their 12 months occupation).
3. You may share the preserved right to buy with up to 3 members of your family who are not themselves tenants.

Details of Income

Gross annual income: (include benefits, but not housing or council tax)

	£	Name	Age	Occupation
Person 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Are you in receipt of any Housing Benefit? Yes No

If yes, how do you plan to fund the purchase?
(please note that the Wrekin Housing Trust may Be obliged to inform the Housing Benefit Department of the council of your application to purchase your home)

Qualification and discount

Please read these notes before completing the table/s on page 6 & 7 of this form

1. **To qualify for the preserved Right to Buy** you must be able to count a total of at least 5 years spent as a public sector tenant or an armed forces occupier. You need not have spent 5 years in your present home or with your present landlord, and in some circumstances periods which another person (such as your husband or wife) has spent as a public sector tenant or an armed forces occupier can count towards your 5 year qualifying period.

A public sector tenant is a tenant of one of the public sector landlords listed on page 10, who occupies the property as their only or principal home. (This may include an employee living in accommodation provided in connection with their job).

An armed forces occupier is a person who occupies accommodation provided for them as a member of the regular armed forces of the Crown.

2. **Discount** also depends on periods spent as a public sector tenant or an armed forces occupier. The periods need not have been spent in your present home or with your present landlord, and in some circumstances periods which another person (such as your husband or wife) has spent as a public sector tenant or an armed forces occupier can count towards your discount.
3. In general, if you are the tenant of a **house** and you have the 5 year period needed to qualify for the preserved Right to Buy, you will be entitled to a discount of 35% on the market value of your house plus 1% for each complete year over the 5 years. So if, for instance, you have been a public sector tenant for 10 years, your discount would be 40%. The maximum discount for a house which has been capped by the Government is 70% or £77,000 (whichever is the lower).
4. In general, if you are the tenant of a **flat or maisonette** and you have the 5 year qualifying period needed to qualify for the preserved Right to Buy, you will be entitled to a discount of 50% on the market value of your property plus 2% for each complete year over the 5 years. So if, for instance you have been a public sector tenant for 10 years, your discount would be 60%. The maximum discount for a flat or maisonette which has been capped by the Government is 70% or £77,000 (whichever is the lower).

Qualification and Discount continued

Go through the headings below which each refer to one of the rows in the tables on pages 6 & 7 of this form. Where the heading applies to you give the details in the appropriate row of the table. If you are applying jointly with others, each purchaser should fill in a separate table.

Row 1

Present and previous tenancies

Give details of:

- Your present tenancy if you are a tenant of the property
- Any periods in the past when you were a public sector tenant or an armed forces occupier.

Row 2

If you are married and living with your husband or wife

Give details of any periods when your husband or wife:

- Was a public sector tenant or an armed forces occupier;
- Was previously married to another person and lived in a property of which that person was a public sector tenant or armed forces occupier.

Row 3

If you are separated or have been divorced

Give details of any periods when you were living in a property of which your separated or former husband or wife was a public sector tenant or an armed forces occupier.

Row 4

If your husband or wife has died and you were living together when he or she died

Give details of any periods when your deceased husband or wife:

- Was a public sector tenant or an armed forces occupier;
- Was previously married to another person and lived in a property of which that person was a public sector tenant or an armed forces occupier.

Row 5

Tenants who have taken over a public sector tenancy from a parent (periods spent after reaching the age of 16 living in a property of which a parent was a public sector tenant may count for qualification and discount if the child took over the parent's public sector tenancy).

Give details of any periods when:

- You were over the age of 16 and living with a parent who was a public sector tenant;
- A person to whom you are or were previously married was over the age of 16 and living with a parent who was a public sector tenant;
- A person to whom your husband or wife was previously married was over the age of 16 and living with a parent who was a public sector tenant.

Purchaser's Name:

	Period		Name of tenant/s (or member of armed forces)	Address of property (not required for armed forces accommodation)	Name of Landlord (or branch of armed forces)
	From	To			
Row 1					
Row 2					
Row 3					
Row 4					
Row 5					

Purchaser's Name:

	Period		Name of tenant/s (or member of armed forces)	Address of property (not required for armed forces accommodation)	Name of Landlord (or branch of armed forces)
	From	To			
Row 1					
Row 2					
Row 3					
Row 4					
Row 5					

Previous Discount

Give details below of any previous purchase at a discount from a public sector landlord (see page 10) which you (or your husband or wife or deceased husband or wife) have made. If you are applying to buy jointly with others, give details in relation to each purchaser.

Address of Property [] [] []	Name of public sector landlord []	Date []
	Name of previous purchaser []	
Address of Property [] [] []	Name of public sector landlord []	Date []
	Name of Previous Purchaser []	

Have you ever repaid any of the discount given? Yes No

If Yes please state amount repaid £ [] When? [] / [] / []

Note: The amount of any discount on a previous purchase from a public sector landlord, less any sum later repaid, may be deducted from the discount allowed on your present purchase.

Tenants improvements

Give the following details of any tenants' improvements to the property:

Description of improvement [] [] []	Name of tenant who made the improvement []
Description of improvement [] [] []	Name of tenant who made the improvement []

Note:

1. When the property is valued to fix the price, any improvement which you have made will be ignored and the price may therefore be lower.
2. If a member of your family, or your former husband or wife, was the tenant of the property immediately before you, any improvements they made to the property will also be ignored.
3. You should give details of any such improvements if you think they may affect the value of the property e.g. central heating, double glazing, fitted kitchen or new bathroom.

Signatures

Remember, if you deliberately give false information you may be prosecuted

To be completed by each tenant wishing to buy:

- I claim the preserved Right to Buy
- As far as I know the information given in this notice is true

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Daytime Tel No

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Daytime Te No

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Daytime Tel No

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Daytime Tel No

To be completed by each family member (who is NOT a tenant) sharing the preserved Right to Buy:

- I agree to share the preserved Right to Buy
- As far as I know the information given in this notice is true

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

To be completed by each tenant not wishing to buy: (Your tenancy will end if the purchase goes ahead, please seek independent legal advice)

- I do not wish to claim the preserved Right to Buy
- I agree to the above purchaser/s exercising the preserved Right to Buy

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Signature	Surname	Other names	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Public Sector Landlords

Local authorities, parish councils, community councils. Any of the following bodies set up in consequence of the abolition of the Greater London Council and the metropolitan county councils.

A metropolitan county police authority
The Northumbria Police Authority
A metropolitan county fire and civil defence authority
The London Fire and Civil Defence Authority
A metropolitan county passenger transport authority
The London Waste Regulation Authority
The West London, North London, East London and Western Riverside Waste Authorities
The Merseyside and Greater Manchester Waste Disposal Authorities
A metropolitan county residuary body

Fire Authorities
Internal drainage boards
London Regional Transport
Passenger transport executives
Police authorities

Commission for the new Towns
Housing action trusts
Housing Corporation
Housing for Wales
New town development corporations
Register social landlords such as housing associations (which are not co-operative associations)
Residuary Body for Wales
Urban development corporations

AFRC Institute for Grassland and Animal Production
Agricultural and Food Research Council
Area Electricity Boards
British Airports Authority
British Broadcasting Corporation
British Coal Corporation
British Gas Corporation
British Railways Board
British Steel Corporation
British Waterways Board
Central Electricity Generating Board
Church Commissioners
Civil Aviation Authority

Electricity Council
English Sports Council
Historic Buildings and Monuments Commission for England
Lake District Special Planning Board
Lee Valley Regional Park Authority
London Residuary Body
Metropolitan county residuary body
Ministers of the Crown and Government Departments
Medical Research Council
National Bus Company
National Health Service trusts
National Rivers Authority
Natural Environment Research Council
Nature Conservancy Council for England
New towns
Peak Park Joint Planning Board
Post Office
Science and Engineering Research Council
Sports Council
Trinity House (but only in its capacity as a lighthouse authority)
United Kingdom Atomic Energy Authority
United Kingdom Sports Council
Water authorities

Countryside Council for Wales
Development Board for Rural Wales
National Library of Wales
National Museum of Wales
Sports Council for Wales
Welsh Development Agency

Commissioners of Northern Lighthouses
Highlands and Islands Enterprise
Northern Ireland Electricity Service
Northern Ireland Housing Executive
Northern Ireland Transport Holding Company
Police Authority for Northern Ireland
Sports Council for Northern Ireland

AND ANY PREDECESSOR OF THESE LANDLORDS