



RIGHT TO BUY & RIGHT TO ACQUIRE POLICY

The Wrekin
Housing Group

Policy No. 2020/21

	Right to Buy & Right to Acquire Policy Number 2020/021
Originator / Author :	Caroline Guy Group Head of Legal
Direct Lead:	Jan Lycett Executive Director of Business Solutions
Target Audience:	All Group employees The Wrekin Housing Group tenants
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Name of Ratifying Committee / Board	Executive Management Group Tenants' Panel
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Associated Policies / Procedures	Asset Management Strategy Anti-Fraud and Anti-Bribery Policy Tenancy Policy Tenancy Management Policy Complaints Policy
Reporting	Executive Management Group – quarterly Group Board – quarterly
Review / Update	Three year review cycle
Policy Location	Intranet Website
Policy Category	Tenancy Management

1. Introduction / Context

- 1.1 Both the Right to Buy (“RTB”) and the Right to Acquire (“RTA”) are statutory instruments which allow qualifying tenants to buy their rented properties at a discount – subject to their rented properties not being excluded from the schemes.

2. Scope

The objectives of this policy are:-

- 2.1 To set out the details of the RTB and RTA Schemes, including the discounts available and the exemptions which apply.
- 2.2 To set out how the Group will process applications for the RTB and RTA.

3. Policy Statement

- 3.1 RTB and RTA applications will be processed fairly and accurately.
- 3.2 RTB and RTA applications will be processed in accordance with the relevant legislation and prescribed timescales.
- 3.3 We will have measures in place to identify potential RTB/RTA/tenancy fraud.
- 3.4 We will provide tenants interested in the RTB or RTA with the relevant information.
- 3.5 We will advise tenants to seek independent legal and financial advice to ensure they fully understand the implications and responsibilities of becoming a home owner.
- 3.6 We will assess eligibility on the basis of information held within our tenancy management files as well as that provided in the application form.

- 3.7 We will carry out identity checks to verify that the applicant(s) is/are the tenant(s) and that occupiers wishing to share the RTB/RTA have lived at the property for the previous 12 months.
- 3.8 We will only carry out essential repairs or those affecting health and safety at the property once an application for the RTB or RTA has been accepted including, but not limited to: loss of water, loss of heating, toilet not working, electrical faults, etc. Advice should be sought from the Legal team regarding what repairs we will undertake whilst an active application to purchase is in place.
- 3.9 Tenants will be required to provide documentary evidence of the source of the funding for example, cash savings or mortgage finance.
- 3.10 We will ask for confirmation that appropriate money laundering checks have been completed from the tenant's solicitor.
- 3.11 Where necessary, we will liaise and share information with third parties to prevent or detect potential fraud. These third parties may include, but are not limited to, the police, the Local Authority, the Department for Works and Pensions and Her Majesty's Revenues and Customs.
- 3.12 We will comply with the statutory requirements for both the provision, and repayment, of discount.
- 3.13 With regards to the calculation of the discount entitlement, the number of complete years will be as at the date the application is received and the eligible discount for each application will not be increased if the discount amount changes before the completion of the purchase.
- 3.14 We will apply the 'cost floor rule' - see section 9 below.
- 3.15 We will make sure that sales receipts are processed in accordance with any Regulatory requirement in force from time to time.

4. Definitions

- 4.1 Sole Tenant – where the tenancy is in one person's name and they are solely responsible for paying the rent, etc.

- 4.2 Joint Tenant - where the tenancy is in the name of two or more people (up to a maximum of four) and all the tenants have equal rights and responsibilities under the tenancy.
- 4.3 Assured Tenants – tenants of housing associations.
- 4.4 Secure Tenants – tenants of local authorities.
- 4.5 Public Sector Tenants – tenants who rent from local authorities or housing associations, not private landlords.
- 4.6 Cost floor – a special limit on the amount of discount may apply if the property is newly built or acquired, or where there have been improvements, repairs or maintenance work on the property. The discount must not reduce the sale price below the amount that has been spent by the landlord.

5. Roles and Responsibilities

- 5.1 RTB and RTA applications will be processed by our Legal team.

6. The Preserved Right To Buy (PRTB) and Right to Acquire (RTA)

6.1 The Preserved Right to Buy (“PRTB”)

Tenants who transferred their tenancy to the Group (formerly called The Wrekin Housing Trust) upon the transfer of the housing stock from the Local Authority to the Trust on the 25th March 1999 have the PRTB. These former secure tenants who became assured tenants as part of the transfer kept their statutory right to buy their home at a discount so long as the Group has continuously been their landlord since transfer, and they occupy the property as their only or principal home and they are not ineligible under the rules.

Eligibility

Those who are joint tenants of a tenancy with someone who satisfies all of the above may also be eligible for the PRTB.

Those who became a tenant of the property under family law proceedings in place of a person who satisfied all of the above may also be eligible for the PRTB.

A family member of a previous sole tenant who satisfied all of the above in respect of the property who inherited the tenancy under a will or succeeded to the tenancy, may also be eligible for the PRTB. However, this is subject to the property being suitable and the family member may be required to transfer to an alternate property.

A family member of a previous sole tenant who satisfied all of the above in respect of the property who had the tenancy assigned to them by the previous tenant may also be eligible for the PRTB.

Up to three family members may share the PRTB if they can provide evidence that they have lived at the property as their only or main home for at least 12 months immediately before an application is received.

Tenants may not be eligible for the PRTB with the Group if:

- They don't occupy the property as their only or main home;
- The property is let to them in connection with their employment;
- The property is part of a scheme suitable for elderly residents, or is one of a group of properties designed or adapted for letting to those with physical disabilities;
- The property is one of a group of properties let to tenants where social services, intensive housing management or other specialist facilities are provided;
- They have been served with a notice advising them that the Group intends to demolish the property within a specified period;
- A Court order is in place meaning that the tenant must leave the property by a specified date;
- The tenant is, or is about to be, declared bankrupt or has an unfulfilled arrangement with creditors;
- Their tenancy has been demoted to an Assured Shorthold Tenancy following anti-social behaviour;
- A Court order is in place suspending the tenant's RTB as a result of anti-social behaviour or using the property for unlawful purposes.

For full details of the scheme, including eligibility and exclusions, please see below or visit www.righttobuy.gov.uk

There is also information on our website [here](#).

6.2 The Right to Acquire (RTA)

This scheme applies to eligible assured tenants (and current joint tenants) who have become Wrekin tenants since the 25th March 1999 who live in a property which is not excluded from the scheme. However, it doesn't apply to tenants on Assured Shorthold tenancies.

Eligibility

Tenants may have the RTA if they have been public sector tenants for at least three years.

The property must be occupied by the tenant as their only or main home.

The property must be self-contained.

The tenant's husband, wife or civil partner may share in the RTA if the property is their only or main home.

Up to three family members may share the RTA if they can provide evidence that they have lived at the property as their only or main home for at least 12 months immediately before an application is received.

Tenants may not be eligible for the RTA with the Group if:

- They don't occupy the property as their only or main home;
- Their property is in an exempt rural area as designated by the Secretary of State – see Annex 1.
- The property is let to them in connection with their employment;
- The property is part of a scheme suitable for elderly residents, or is one of a group of properties designed or adapted for letting to those with physical disabilities;
- The property is one of a group of properties let to tenants where social services, intensive housing management or other specialist facilities are provided;
- They have been served with a notice advising them that the Group intends to demolish the property within a specified period;
- A Court order is in place meaning that the tenant must leave the property by a specified date;
- The tenant is, or is about to be, declared bankrupt or has an unfulfilled arrangement with creditors;
- Their tenancy has been demoted to an Assured Shorthold tenancy following anti-social behaviour;
- The Group does not have a sufficient legal interest in the property to be able to grant a lease exceeding 21 years for a house or 50 years for a flat;
- A Court order is in place suspending the tenant's RTA as a result of anti-social behaviour or using the property for unlawful purposes;
- The value of the property is at or below the amount of the Group's loan on it.

For full details of the scheme including eligibility and exclusions please visit www.gov.uk/right-to-acquire

There is also information on our website [here](#).

7. Application forms and information

- 7.1 Tenants can download a [Right to Buy application form](#) or a [Right to Acquire application form](#) from the Group's website or from the relevant Government website detailed above. Tenants who do not have access to the internet can call the Group for an application form.

8. Processing the application

- 8.1 The Legal team will process all applications in accordance with statutory requirements and timescales, and will arrange for the property to be independently valued.
- 8.2 An application will not be allowed to complete until any arrears or other money owed to the Group have been paid by the tenant.
- 8.3 All relevant post-completion requirements will be undertaken by the Legal team.

9. Discounts

For both RTB and RTA sales, the Legal team will calculate the amount of discount a tenant receives in accordance with the statutory provisions in force from time to time.

9.1 Right to Buy

For RTB purchases the discount is calculated differently for houses and flats.

For houses, the minimum discount is 35% for the first three to five years, and the increases by 1% for each additional years' tenancy up to a maximum of 70%.

For flats, the minimum discount is 50% for the first three to five years and this increases by 2% for each additional years' tenancy up to a maximum of 70%.

The amount of discount is increased every April in line with Retail Price Index, but if there is no increase the amount of discount will stay the same. The amount of discount will be calculated as at the date the application is received.

Tenants can calculate the approximate amount of discount they will receive by using the discount calculator found through the following link <https://righttobuy.gov.uk/right-to-buy-calculator/>

9.2 Right to Acquire

For RTA purchases, details of the regional discounts available can be found on the link below.

<https://www.gov.uk/government/publications/right-to-acquire-discounts-by-location/right-to-acquire-discounts-by-location>

Any previous discount received by an applicant in relation to another purchase under the VRTB, RTB or RTA will be deducted from the discount entitlement on the current purchase in accordance with the rules.

When notice is given that a tenant wishes to make a relevant disposal of a property within five years of it being purchased under either RTB/RTA, the Legal team will calculate the amount of discount due to be repaid by a former tenant and will liaise with their legal representative.

The Legal team will reclaim the discount under a RTA sale from Homes England within the prescribed timescales.

10. The Cost-Floor Rule

10.1 The cost floor rule will be applied when calculating the sale price of the property.

10.2 The discount may be reduced by the 'cost floor' rule. This may apply if the property has recently been purchased or built by the Group or we have spent money on repairing or maintaining it.

10.3 The discount could be reduced to nil if the cost floor is more than the value. If this happens, the tenant would pay the full market value for the property.

- 10.4 Under the PRTB, the cost floor period is 15 years regardless of when the property was built or acquired.

11. Reporting

- 11.1 The Legal team will provide a quarterly report to the Executive Management Group outlining the key data in relation to RTB and RTA sales.

12. Complaints

- 12.1 If tenants are not happy with how the Group handles their request to buy their home this will be dealt with through the Group's complaints policy.

ANNEX 1.

The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the West Midlands) Order 1997

S T A T U T O R Y I N S T R U M E N T S

1997 No. 620

HOUSING, ENGLAND AND WALES

The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the West Midlands) Order 1997

Made

5th March 1997

Laid before Parliament

7th March 1997

Coming into force

1st April 1997

The Secretary of State for the Environment, as respects England, in exercise of the powers conferred upon him by section 17 of the Housing Act 1996⁽¹⁾ and section 1AA(3)(a) of the Leasehold Reform Act 1967⁽²⁾ and of all other powers enabling him in that behalf, hereby makes the following Order—

Citation and commencement

1. This Order may be cited as the Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the West Midlands) Order 1997 and shall come into force on 1st April 1997.

Designated rural areas

2. The following areas shall be designated rural areas for the purposes of section 17 of the Housing Act 1996 (the right to acquire) and section 1AA(3)(a) of the Leasehold Reform Act 1967 (additional right to enfranchise)—

(a) those parishes in the counties of Hereford and Worcester, Shropshire, Staffordshire, Warwickshire and the West Midlands specified in Schedule 1 to this Order; and

(b) those areas in the parishes and the unparished areas in the counties of Hereford and Worcester, Shropshire, Staffordshire, Warwickshire and the West Midlands specified in Schedule 2 to this Order each shown bounded with a black line and crossed hatched on one of the eighty-five maps entitled “Maps referred to in the Housing (Right to Acquire or

Enfranchise) (Designated Rural Areas in the West Midlands) Order 1997” of which prints, signed by a member of the Senior Civil Service in the Department of the Environment, are deposited and available for inspection at the offices of the Secretary of State for the Environment.

Signed by authority of the Secretary of State

David Curry

Minister of State, Department of the Environment

5th March 1997

Article 2(a)

SCHEDULE 1 DESIGNATED RURAL AREAS — WHOLE PARISHES

PART I HEREFORD AND WORCESTER

Abberley, Abberton, Abbey Dore, Abbots Morton, Aconbury, Acton Beauchamp, Adforton, Aldington, Alfrick, Allensmore, Almeley, Ashperton, Ashton under Hill, Astley and Dunley, Aston Ingham, Aston Somerville, Avenbury, Aylton, Aymestrey,

Bacton, Badsey, Ballingham, Bartestree, Bayton, Beckford, Belbroughton, Bentley Paucefoot, Beoley, Berrow, Besford, Bickmarsh, Birley with Upper Hill, Birlingham, Birtsmorton, Bishampton, Bishops Frome, Bishopstone, Blakemere, Bockleton, Bodenham, Bolstone, Bosbury, Brampton Abbots, Brampton Bryan, Bransford, Bredenbury, Bredicot, Bredon, Bredons Norton, Bredwardine, Breinton, Bretforton, Bricklehampton, Bridge Sollers, Bridstow, Brilley, Brimfield, Brinsop and Wormsley, Broadheath, Broadwas, Broadway, Brobury with Monnington on Wye, Brockhampton (in the district of the Malvern Hills), Brockhampton (in the district of South Herefordshire), Bromyard and Winslow, Broome, Broughton Hackett, Buckton and Coxall, Burghill, Burrington, Bushley, Byford, Byton,

Callow, Canon Frome, Canon Pyon, Castle Frome, Castlemorton, Chaddesley Corbett, Charlton, Childswickham, Church Lench, Churchill and Blakedown, Churchill, Cleeve Prior, Clehonger, Clifford, Clifton upon Teme, Coddington, Collington, Colwall, Combe, Conderton, Cookhill, Cotheridge, Cradley, Craswall, Credenhill, Croft and Yarpole, Croome D'Abitot, Cropthorne, Crowle, Cusop,

Defford, Dewesall, Dilwyn, Dinedor, Dinmore, Docklow and Hampton Wafer, Doddenham, Dodderhill, Dodford with Grafton, Donnington, Dormington, Dormston, Dorstone, Doverdale, Downton, Drakes Broughton and Wadborough, Dulas,

Eardisland, Eardisley, Earls Croome, Eastham, Eastnor, Eaton Bishop, Eckington, Edvin Loach and Saltmarshe, Edwyn Ralph, Eggleton, Eldersfield, Elmbridge, Elmley Castle, Elmley Lovett, Elton, Evesbatch, Ewyas Harold, Eye Moreton and Ashton, Eyton,

Feckenham, Felton, Fladbury, Flyford Flavell, Ford and Stoke Prior, Fownhope, Foy,

Ganarew, Garway, Goodrich, Grafton, Grafton Flyford, Great Comberton, Great Witley, Grendon Bishop, Grimley, Guarlford,

Hadzor, Hallow, Hampton Bishop, Hampton Charles, Hampton Lovett, Hanbury, Hanley Castle, Hanley, Harewood, Hartlebury, Harvington, Hatfield and Newhampton, Haywood, Hentland, Hill and Moor, Hill Croome, Hillhampton, Himbleton, Hindlip, Hinton on the Green, Holdfast, Holme Lacy, Holt, Honeybourne, Hope Mansell, Hope under Dinmore, How Caple, Huddington, Humber, Hunnington,

Inkberrow,

Kemerton, Kempsey, Kenchester, Kenderchurch, Kenswick, Kentchurch, Kidderminster Foreign, Kilpeck, Kimbolton, Kings Pyon, Kings Caple, Kingsland, Kingstone, Kington (in the district of Wychavon), Kington (in the district of Leominster), Kington Rural, Kinnersley, Kinsham, Knighton on Teme, Knightwick, Knill, Kyre,

Laysters, Lea, Leigh, Leinthall Starks, Leintwardine, Letton, Lindridge, Lingen, Linton (in the district of the Malvern Hills), Linton (in the district of South Herefordshire), Little Birch, Little Comberton, Little Cowarne, Little Dewchurch, Little Hereford, Little Malvern, Little Marcle, Little Witley, Llancillo, Llandinabo, Llangarron, Llanrothal, Llanveynoe, Llanwarne, Longdon, Longtown, Lower Harpton, Lower Sapey, Lucton, Lugwardine, Lulsley, Luston, Lyonshall,

Madley, Madresfield, Malvern Wells, Mamble, Mansell Gamage, Mansell Lacy, Marden, Marstow, Martin Hussingtree, Martley, Mathon, Michaelchurch Escley, Middleton on the Hill, Moccas, Monkland and Stretford, Mordiford, Moreton Jeffries, Moreton on Lugg, Much Birch, Much Cowarne, Much Dewchurch, Much Marcle, Munsley,

Naunton Beauchamp, Netherton, Newland, Newton (in the district of South Herefordshire), Newton (in the district of Leominster), North and Middle Littleton, North Piddle, Norton Canon, Norton, Norton Juxta Kempsey,

Ocle Pychard, Oddingley, Offenham, Ombersley, Orcop, Orleton, Overbury,

Pebworth, Pembridge, Pencombe with Grendon Warren, Pencoyd, Pendock, Pensax, Peopleton, Peterchurch, Peterstow, Pinvin, Pipe and Lyde, Pipe Aston, Pirton, Pixley, Powick, Preston on Wye, Preston Wynne, Pudleston, Putley,

Queenhill,

Ribbesford, Richards Castle (Hereford), Ripple, Rochford, Rock, Rodd, Nash & Little Brampton, Ross Rural, Rous Lench, Rowstone, Rushock, Rushwick,

Salwarpe, Sarnesfield, Sedgebarrow, Sellack, Severn Stoke, Shelsley Beauchamp, Shelsley Kings, Shelsley Walsh, Shobdon, Shrawley, Sollers Hope, South Littleton, Spetchley, St Devereux, St Margarets, St Peter the Great County, St Weonards, Stanford

Bishop, Stanford with Orleton, Stapleton, Staunton on Arrow, Staunton on Wye, Stock and Bradley, Stockton on Teme, Stoke Bliss, Stoke Edith, Stoke Lacy, Stone, Stoulton, Strensham, Stretton Grandison, Stretton Sugwas, Suckley, Sutton,

Tarrington, Tedstone Delamere, Tedstone Wafer, Tenbury, Thornbury, Throckmorton, Thruxton, Tibberton, Titley, Tretire with Michaelchurch, Treville, Turnastone, Tutnall and Copley, Tyberton,

Ullingswick, Upper Arley, Upper Sapey, Upton Bishop, Upton upon Severn, Upton Snodsbury, Upton Warren,

Vowchurch,

Wacton, Walford, Walford, Letton and Newton, Walterstone, Warndon, Welland, Wellington, Wellington Heath, Welsh Bicknor, Welsh Newton, Weobley, Westhide, Weston Beggard, Weston under Penyard, Westwood, Whitbourne, Whitchurch, White Ladies Aston, Whitney on Wye, Whittington, Wichenford, Wick, Wickhamford, Wigmore, Willersley and Winforton, Willey, Withington, Wolferlow, Wolverley and Cookley, Woolhope, Wormbridge, Wyre Piddle,

Yarkhill, Yatton, Yazor.

PART II SHROPSHIRE

Abdon, Acton Burnell, Acton Round, Acton Scott, Adderley, Alderbury with Cardeston, All Stretton, Alveley, Ashford Bowdler, Ashford Carbonel, Astley Abbots, Astley, Aston Botterell, Aston Eyre, Atcham,

Badger, Barrow, Baschurch, Beckbury, Bedstone, Berrington, Bettws y Crwyn, Bicton, Billingsley, Bishops Castle, Bitterley, Boningale, Boraston, Boscobel, Bromfield, Bucknell, Buildwas, Burford, Burwarton,

Cardington, Caynham, Chelmarsh, Cheswardine, Chetton, Chetwynd Aston & Woodcote, Chetwynd, Childs Ercall, Chirbury with Brompton, Church Preen, Church Pulverbatch, Claverley, Clee St Margaret, Cleobury Mortimer, Cleobury North, Clive, Clun, Clunbury, Clungunford, Cockshutt cum Petton, Colebatch, Condover, Coreley, Cound, Craven Arms, Cressage, Culmington,

Deuxhill, Diddlebury, Ditton Priors,

Eardington, Easthope, Eaton under Heywood, Edgmond, Edgton, Ellesmere Rural, Ercall Magna, Eyton upon the Weald Moors,

Farlow, Ford, Frodesley,

Glazeley, Great Hanwood, Great Ness, Greete, Grinshill,

Hadnall, Harley, Heath , Hinstock, Hodnet, Hope Bagot, Hope Bowdler, Hopesay, Hopton Cangeford, Hopton Castle, Hopton Wafers, Hordley, Hughley,

Ightfield,

Kemberton, Kenley, Kinlet, Kinnerley, Knockin, Kynnersley,

Lawley and Overdale, Leebotwood, Leighton & Eaton Constantine, Little Ness, Little Wenlock, Llanfair Waterdine, Llanyblodwel, Llanymynech and Pant, Longden, Longnor, Loppington, Ludford, Lydbury North, Lydham,

Mainstone, Meverley, Middleton Scriven, Milson, Minsterley, Monkhopton, Montford, More, Moreton Corbet and Lee Brockhurst, Moreton Say, Morville, Much Wenlock, Munslow, Myddle and Broughton, Myndtown,

Nash, Neen Savage, Neen Sollars, Neenton, Newcastle on Clun, Norbury, Norton in Hales, Onibury, Oswestry Rural,

Pimhill, Pitchford, Pontesbury, Prees, Preston upon the Weald Moors,

Quatt Malvern,

Ratlinghope, Richards Castle, Rodington, Romsley, Ruckley and Langley, Rudge, Rushbury, Ruyton XI Towns, Ryton,

Selattyn and Gobowen, Shawbury, Sheinton, Sheriffhales, Shipton, Sibdon Carwood, Sidbury, Smethcott St Martins, Stanton Lacy, Stanton Long, Stanton upon Hine Heath, Stockton, Stoke St Milborough, Stoke upon Tern, Stottesdon, Stowe, Sutton Maddock, Sutton upon Tern,

Tasley, The Gorge, Tibberton and Cherrington, Tong,

Uffington, Upton Cressett, Upton Magna,

Waters Upton, Welshampton and Lyneal, Wem Rural, Wentnor, West Felton, Westbury, Weston Rhyn, Weston under Redcastle, Wheathill, Whitchurch Rural, Whittington, Whitton, Whixall, Wistanstow, Withington, Wollaston, Woolstaston, Woore, Worfield, Worthen with Shelve, Wrockwardine, Wroxeter and Uppington.

PART III STAFFORDSHIRE

Abbots Bromley, Acton Trussell and Bednall, Adbaston, Alrewas, Alstonefield, Alton, Anslow,

Bagnall, Balterley, Barlaston, Berkswich, Betley, Blithfield, Blore with Swinscoe, Blymhill and Weston under Lizard, Bobbington, Bradley, Bradnop, Branston, Brewood, Brindley Heath, Brocton, Butterson,

Cannock Wood, Castle Church, Caverswall, Chapel and Hill Chorlton, Chebsey, Checkley, Church Eaton, Clifton Campville, Colton, Colwich, Consall, Coppenhall, Cotton, Croxden, Curborough and Elmhurst,

Denstone, Dilhorne, Draycott in the Clay, Draycott in the Moors, Drayton Bassett, Dunstall, Dunston,

Eccleshall, Edingale, Elford, Ellastone, Ellenhall, Enville, Essington,

Farewell and Chorley, Farley, Fawfieldhead, Featherstone, Fisherwick, Forton, Fradswell, Gayton, Grindon, Gnosall,

Hamstall Ridware, Hanbury, Harlaston, Hatherton, Haughton, Heathylee, Heaton, High Offley, Hilderstone, Hilton, Himley, Hints, Hoar Cross, Hollinsclough, Horton,

Ilam, Ingestre, Ipstones,

Keele, Kings Bromley, Kingsley, Kingstone,

Lapley Stretton and Wheaton Aston, Leekfrith, Leigh, Loggerheads, Longdon, Longnor, Longsdon, Lower Penn,

Madeley, Maer, Marchington, Marston, Mavesyn Ridware, Mayfield, Milwich,

Newborough, Norbury,

Oakamoor, Okeover, Onecote,

Pattingham and Patshull, Perton,

Quarnford,

Ramshorn, Ranton, Rocester, Rushton,

Salt and Enson, Sandon and Burston, Saredon, Shareshill, Sheen, Standon, Stanton, Stone Rural, Stowe, Streethay, Swindon, Swinfen and Packington,

Tatenhill, Teddesley Hay, Thorpe Constantine, Tittesworth, Tixall, Trysull and Seisdon,

Uttoxeter Rural,

Wall, Warslow and Elkstones, Waterhouses, Weeford, Weston, Wetton, Whitgreave, Whitmore, Whittington, Wigginton, Wootton, Wychnor,

Yoxhall.

PART IV WARWICKSHIRE

Admington, Alderminster, Ansley, Ansty, Arley, Arrow, Ashow, Astley, Aston Cantlow, Atherstone on Stour, Austrey, Avon Dassett,

Baddesley Clinton, Baddesley Ensor, Baginton, Barcheston, Barford, Barton-on-the-Heath, Baxterley, Bearley, Beaudesert, Beausale, Bentley, Billesley, Binton, Birdingbury, Bishops Itchington, Bishops Tachbrook, Blackdown, Bourton and Draycote, Brailes, Brandon and Bretford, Brinklow, Bubbenhall, Budbrooke, Burmington, Burton Dassett, Burton Hastings, Bushwood, Butlers Marston,

Caldecote, Chadshunt, Chapel Ascote, Charlecote, Cherington, Chesterton and Kingston, Church Lawford, Churchover, Claverdon, Clifford Chambers, Clifton upon Dunsmore, Combe Fields, Combrook, Compton Verney, Compton Wynyates, Copston Magna, Corley, Cosford, Coughton, Curdworth,

Dorsington, Dunchurch,

Easehall, Eathorpe, Ettington, Exhall,

Farnborough, Fenny Compton, Fillongley, Frankton, Fulbrook,

Gaydon, Grandborough, Great Alne, Great Packington, Great Wolford, Grendon,

Halford, Hampton Lucy, Harborough Magna, Harbury, Haseley, Haselor, Hatton, Henley-in-Arden, Hodnell and Wills Pastures, Honiley, Honington, Hunningham,

Ildicote, Ilmington,

Kineton, Kings Newnham, Kinwarton,

Ladbroke, Langley, Lapworth, Lea Marston, Leamington Hastings, Leek Wootton and Guys Cliffe, Lighthorne, Little Compton, Little Lawford, Little Packington, Little Wolford, Long Compton, Long Itchington, Long Lawford, Long Marston, Loxley, Luddington,

Marton, Maxstoke, Merevale, Middleton, Milcote, Monks Kirby, Moreton Morrell, Morton Bagot,

Napton on the Hill, Nether Whitacre, Newbold Pacey, Newton and Biggin, Newton Regis, Norton Lindsey,

Offchurch, Old Milverton, Old Stratford and Drayton, Oldberrow, Over Whitacre, Oxhill,

Pailton, Pillerton Hersey, Pillerton Priors, Preston Bagot, Preston on Stour, Princethorpe, Priors Hardwick, Priors Marston,

Quinton,

Radbourn, Radford Semele, Radway, Ratley and Upton, Rowington, Ryton-on-Dunsmore,

Salford Priors, Sambourne, Seckington, Sherbourne, Shilton, Shotteswell, Shrewley, Shustoke, Shuttington, Snitterfield, Spennall, Stockton, Stoneleigh, Stoneton, Stourton, Stretton on Fosse, Stretton Baskerville, Stretton under Fosse, Stretton-on-Dunsmore, Sutton-under-Brailes,

Tanworth-in-Arden, Temple Grafton, Thurlaston, Tidmington, Tredington, Tysoe,
Ufton, Ullenhall, Upper and Lower Shuckburgh,

Wappenbury, Warmington, Wasperton, Watergall, Weethley, Welford-on-Avon, Weston
under Wetherley, Weston on Avon, Whatcote, Whichford, Whitchurch, Wibtoft, Willey,
Willoughby, Wishaw, Withybrook, Wixford, Wolfhampcote, Wolston, Wolverton, Wolvey,
Wootton Wawden, Wormleighton, Wroxall.

PART V WEST MIDLANDS

Allesley,

Barston,

Hampton in Arden, Hockley Heath,

Keresley,

Meriden.

Article 2(b)

SCHEDULE 2 DESIGNATED RURAL AREAS BY MAPS

PART I HEREFORD AND WORCESTER

The parishes of—

Alvechurch,

Bewdley,

Clent,

Frankley,

Holmer,

Ledbury, Leominster, Lower Bullingham,

North Claines, Norton and Lenchwick,

Pershore,

Romsley,

Stoke Prior,

Wythall.

The unparished area⁽³⁾ bounded by the parishes of Cofton Hackett, Alvechurch, Tutnall]
Cobley, Stoke Prior, Dodford with Grafton, Belbroughton, Romsley; and by the borough
constituency of Birmingham Northfield in the West Midlands⁽⁴⁾.

The unparished area(5) bounded by the parishes of Cookhill, Inkberrow, Feckenham, Bentley Pauncefoot, Tutnall J Cobley, Alvechurch, Beoley; and by the parishes of Studley and Sambourne in the county of Warwickshire.

PART II SHROPSHIRE

The parishes of—

Bridgnorth,

Church Aston, Church Stretton,

Donington,

Hadley,

Lilleshall and Donnington,

Shifnal,

Whitchurch Urban.

PART III STAFFORDSHIRE

The parishes of—

Audley Rural,

Barton under Needwood, Biddulph, Bilbrook, Brown Edge,

Cheadle, Cheddleton, Codsall, Creswell,

Endon and Stanley,

Forsbrook, Fulford,

Hammerwich, Hopton and Coton,

Kidsgrove, Kinver,

Leek,

Penkridge,

Seighford, Shenstone, Swynnerton,

Werrington.

PART IV WARWICKSHIRE

The parishes of—

Alcester,

Bidford on Avon,

Dordon,

Hartshill,
Kenilworth, Kingsbury,
Mancetter,
Polesworth,
Stratford upon Avon, Studley.

PART V WEST MIDLANDS

The parishes of—

Balsall, Berkswell, Bickenhill.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order designates the areas specified in the counties specified in Article 2 and the Schedules as rural areas for the purposes of section 17 of the Housing Act 1996 (the right to acquire) and section 1AA(3)(a) of the Leasehold Reform Act 1967 (additional right to enfranchise). The right of tenants of registered social landlords to acquire their homes under sections 16 and 17 of the 1996 Act and the right of tenants with long leases to enfranchise under section 1AA of the 1967 Act do not apply in respect of properties in areas which have been designated as rural areas. In the case of tenants with long leases, the additional conditions in section 1AA(3)(b) and (c) of the 1967 Act must be fulfilled before the right to enfranchise is excluded.

Those parishes in Schedule 1 are exempt in their entirety from the right to acquire and the additional right to enfranchise. Those parishes and the unparished areas in Schedule 2 contain areas which are exempt from the rights. The maps indicate which areas are excluded. Prints of the maps may be inspected during normal office hours at the offices of the Department of the Environment, Eland House, Bressenden Place, London SW1E 5DU.

(1) [1996 c. 52](#).

(2) [1967 c. 88](#); section 1AA was inserted by paragraph 1 of Schedule 9 to the Housing Act 1996.

(3) Containing the settlement of Bromsgrove.

(4) Designated a borough constituency by S.I. [1983/417](#), to which there are amendments not relevant to this Order.

(5) Containing the settlement of Redditch.