

Translation

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<input type="checkbox"/> عربى	<input type="checkbox"/> ARABIC	<input type="checkbox"/> বাংলা	<input type="checkbox"/> BENGALI
إذا أردت هذه الوثيقة بلغة أخرى فالرجاء وضد المربع أعلاه وإعادة إرساله		যদি আপনি এই ডকুমেন্ট অনুবাদ আকারে পেতে চান, তাহলে দয়া করে উপরের বাঁদ্রে টিক দিন এবং এই ফর্মটি আমাদের নিকট ফেরৎ পাঠান।	
<input type="checkbox"/> 中文 (繁體字)	<input type="checkbox"/> CANTONESE	<input type="checkbox"/> فارسى	<input type="checkbox"/> FARSI
如果你希望我們把本文件翻譯成上述文字，請在方框中打勾，然後將本表格寄回給我們。		اگر مایل هستید که این مطلب ترجمه شود، لطفاً در مقابل باکس علامت بزنی و برامان برگردانید.	
<input type="checkbox"/> ગુજરાતી	<input type="checkbox"/> GUJARATI	<input type="checkbox"/> हिन्दी	<input type="checkbox"/> HINDI
श्री हमने आ दस्तावेज़ को तर्जुमा (प्र-सलेश-न) शोधनी छैय तो, कृपया करी उपर ओकरमां निशानी करी अने आ ओमं अमने रवाना करी.		इस दस्तावेज़ का अनुवाद यदि आपको चाहिए तो उपर बने खाने में टिक का निशान लगा कर कृपया यह फॉर्म वापिस हमें भेजें।	
<input type="checkbox"/> كوردی	<input type="checkbox"/> KURDISH	<input type="checkbox"/> 中文 (简体字)	<input type="checkbox"/> MANDARIN
ئەگەر تۆزەتكەیت ئەم بەلگەنامەیت بۆ تەرجومە بکەیت، تکایە نیشارەتیک ئەتۆ ئەو بۆشاییە سەرەودا داخەن و ئەم فۆرمەشمان بۆ بنێرەو.		如果你希望我们把本文件翻译成上述文字，请在方框中打勾并将本表格寄回给我们。	
<input type="checkbox"/> Polski	<input type="checkbox"/> POLISH	<input type="checkbox"/> Português	<input type="checkbox"/> PORTUGUESE
Jeżeli chcesz przetłumaczyć ten dokument, zaznacz opcje powyżej i zwróć do nas ten formularz.		Se desejar uma tradução deste documento, queira assinalar o caixilho mais acima e devolver-nos este impresso.	
<input type="checkbox"/> ਪੰਜਾਬੀ	<input type="checkbox"/> PUNJABI	<input type="checkbox"/> Русский	<input type="checkbox"/> RUSSIAN
ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਉੱਪਰ ਵਾਲੇ ਭੱਚੇ ਵਿਚ ਸਹੀ ਦਾ ਨਿਸ਼ਾਨ ਲਾ ਕੇ ਇਹ ਫਾਰਮ ਸਾਨੂੰ ਵਾਪਸ ਭੇਜ ਦਿਓ।		Если вы хотите получить перевод этого документа, поставьте выше галочку и верните нам формуляр.	
<input type="checkbox"/> Soomaali	<input type="checkbox"/> SOMALI	<input type="checkbox"/> Türkçe	<input type="checkbox"/> TURKISH
Haddii aad jeceshahay in dokumentigaan lagu turjumo fadlan calaamad saar sanduuqa kor ku xusan kadibna foomkaan inoo soo cell.		Bu belgenin Türkçe'ye çevrilmesini istiyorsanız, lütfen yukarıdaki kutuyu işaretledikten sonra bu formu bize gönderin.	
<input type="checkbox"/> اردو	<input type="checkbox"/> URDU	<input type="checkbox"/> Tiếng Việt	<input type="checkbox"/> VIETNAMESE
اس دستاویز کا ترجمہ اگر آپ کو درکار ہو تو اوپر دیئے خانے میں ٹیک کا نشان لگا کر برائے مہربانی یہ فارم واپس ہمیں بھیجیے		Nếu bạn muốn tài liệu này được chuyển dịch sang tiếng Việt, xin đánh dấu vào ô trên và chuyển bản khai này cho chúng tôi	



YOUR RIGHT to buy your home

The right to buy is a way for you to become a homeowner. The advantages include you becoming more independent and having the value of your home as a capital asset.

There are many things you need to consider before deciding whether or not to buy your home. This Leaflet is to help you make that choice.

The procedure that Signpost has to follow is set out in the amended Housing Act 1985. The following is an outline of what you need to consider.

Can i buy my home?

There are two ways in which you may have the right to buy your home.

Right to Buy (RTB)

You must have been a tenant of North Dorset District Council on 6 September 1994. If so, you may have what is known as a Preserved Right to Buy.

Right to Acquire (RTA)

You must have been a tenant of Signpost for at least two years before 18 January 2005 OR for five years since 18 January 2005. The right only applies to specific areas. In addition, your home was built or purchased by a housing association using public funds on or after 1 April 1997.

We will confirm whether this applies to your home on request to us.

Who does NOT have the Right to Buy or Right to Acquire?

The Housing Act 1985 states that the following tenants will not be able to buy if:

- You have a bankruptcy order against you;
- Signpost has obtained a possession order requiring you to give up your home;
- Signpost has served a notice on you that we intend to demolish your home within 2 years;
- Your tenancy has been demoted due to anti-social behaviour;
- Your tenancy is an assured shorthold, licence or other non-qualifying tenancy;

a money judgement if the service charges are not paid without a good reason.

Further information

The legislation regarding right to buy is very detailed and complex. The information provided here is only a guide to the rules. If you wish to read further, the Government has produced a guide for tenants. Please contact our legal department using one of the methods on the back of this Leaflet. They will be able to send the guide to you, answer any questions on the procedure and forward the application form to you.

Contact Us

If you require further information about this leaflet, please contact us by letter, email telephone or visit our website.

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This leaflet is available in other languages, braille or large print on request.

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- Life insurance or mortgage protection insurance, often required by the mortgage company to cover the cost of your mortgage;
- Buildings insurance
- Home contents insurance
- Council Tax
- Water rates and utilities such as gas, electricity, telephone etc.
- The cost of keeping your home properly maintained and in good order such as replacement of fittings and redecoration;
- Service charges (see below)

If you fail to make regular mortgage payments, you are at risk of having your home repossessed and becoming homeless.

Service Charges

If your home is a flat or maisonette, you will become a leaseholder. You will own the flat but there are some items of repair and maintenance which Signpost will carry out.

However, you will be responsible for the payment of a service charge to pay a part of the Association's costs, together with the other leaseholders.

These will be:

Annual Service Charges

These are for the cleaning of any communal areas, ground maintenance, heating and hot water (if this is communal) and building insurance. The Association will let you have an estimate of the annual charge.

Major Works Charge

These are for carrying out repairs to the roof, replacing windows or replacing water tanks and other structural works. The Association will let you know what major works are expected to be carried out in the five years following your purchase and give you an estimate of your part of the cost.

If your home is a house on a large estate, there may be a service charge for the maintenance of the communal areas of that estate. The Association will let you have an estimate of the charges we will make for the maintenance of these areas. Please note that the Association can take action for

- Your home is on a sheltered housing scheme or is suitable for use by people of pensionable age, and was built for that type of tenant;
- Your home is designed or adapted for people with physical or mental disabilities;
- If you are applying under the right to acquire, the valuation of your home is at or below our loan on your home.

How do i apply?

If you wish to apply for either a Right to Buy or a Right to Acquire, you need to contact Signpost for an application form (RTB1 for the Right to Buy or RTA1 for the Right to Acquire) and a booklet giving you further information.

When you have filled out the application form and returned it to Signpost, we have four weeks in which to let you know whether or not you have the right to buy or acquire. If you do not, then we will tell you the reasons for the refusal.

If you have the right, then the next step is for us to arrange a valuation and then send out a formal notice (known as a S125 Notice) within 8 weeks (for a house) or 12 weeks (for a flat). This will tell you the value of your home and the discount you are entitled to.

The Notice will also give you information about the charges we may make in the future for the maintenance of communal areas and, in the case of flats, the service charges due for services provided along with any known structural defects.

When you receive the S125 Notice, you need to let Signpost know whether you want to accept the offer and proceed, decline it or ask for a revaluation of the price. You need to do this within 12 weeks of receiving the Notice.

If you do not respond within the 12 weeks, we will write to you giving you a further 28 days. If you still do not respond, then your application is automatically cancelled and you will need to re-apply.

If you have any concerns about the valuation, then you can ask for an independent valuation by the District Valuer. There is no charge for this and we will arrange it for you. But if the District Valuer determines a higher value, then that will become the set value for your home and you cannot then revert to Signpost's initial valuation.

If you wish to buy, then you will need to let us know the

details of your solicitors or conveyancers so that the sale papers can be sent to them.

Timescales

There are time limits set for the Right to Buy.

Delays By Signpost

If, at any time during the above steps, you think Signpost is delaying the sale, then you can send us a notice (this is called an Initial Notice of Delay - Form RTB6).

If we receive such notice, we have one month to send you a counter-notice. If this notice is not sent to you, or the delay continues, you can serve another notice (this is called an Operative Notice of Delay - Form RTB8).

Any rent paid after you have sent out a valid RTB8, and before you have bought your home, may be deducted from the purchase price.

Delays By You

If Signpost thinks that you are delaying the sale, once you have confirmed that you wish to buy, we can send you a notice. The notice requires you to complete your purchase within eight weeks. This is unless there is a disagreement with us on the terms of the sale to you. The disagreement must be on reasonable grounds.

If you are not able to give reasonable grounds, a second notice is sent to you. This gives you a final eight weeks to complete your purchase.

If you do not complete within the final eight weeks, then your application is cancelled and you will have to make another application.

Suspension of the Right to Buy

There are two circumstances when we may suspend your right to buy:

- Where there are proposals to demolish your home and we have sent you an Initial Demolition Notice. This means that your application may be suspended for five years. If no demolition takes place during the five years, you can then buy your home at the original price. But if plans to demolish continue, then your right to buy that property will end.
- Where the Association is pursuing a court order due to anti-social behaviour

How much will i have to pay

Purchase price

When Signpost has accepted your right to buy, we will arrange for a valuation to be carried out. The valuation is on an “open market basis”. Any improvements which you have made will not be taken into account in the valuation.

The discounts on the price for a right to buy and right to acquire can change under government rules but are presently:

- Right to Buy – capped at £30,000;
- Right to Acquire – between £9,000 and £13,500.

The amount of the discount depends on where you live.

The price you pay will be the open market value less the discount.

Repayment of the Discount

If you bought your home under Right to Buy, you can sell it whenever you like, but if you sell it within the discount period of five years, you will usually have to repay some or all of the discount.

What other costs will i have to pay?

Signpost makes no charge for dealing with your application. When you buy, you will need to pay:

- Legal fees to your solicitor. These will include local searches and Land Registry fees;
- An arrangement fee to the bank or building society providing your mortgage;
- The cost of the valuation which your lender will require;
- The cost of any building survey, which we would strongly advise you to do;
- Stamp Duty Land Tax. The levels on this have recently changed. Your solicitor will advise you what you will need to pay.

What will i have to pay as a homeowner?

As a homeowner, there are regular payments which you will be required to make. These include:

- Mortgage payments at the rates agreed;
- Charges for any other loans secured on your home;