

BUYING YOUR HOME



Chapter 9

Buying your home

How do I know if I have the right to buy?

Former tenants of Scottish Homes who transferred to the Co-operative under the Tenants Choice provisions contained in the Housing (Scotland) Act 1988 have a preserved right to buy. The agreement applies only to the property in which a member was living at the time of the Tenants Choice transfer. If a member subsequently moved to another Co-operative property, there would have been no right to buy agreement for that property.

When you signed your original Tenancy Agreement you signed a Right to Buy Agreement. The Co-operative is exempt from the Right to Buy provisions in the Housing (Scotland) Act 2001.

How do I exercise my right to buy?

If you wish to exercise your right to buy, or if you are uncertain if you have a right to buy, contact the Co-operative's Aberdeen office. If they confirm that you have a right to buy, they will send you an application pack.

How much will I have to pay for my house or flat?

Your home will be valued by the district valuer. You will

qualify for discount based on the length of time you have been a tenant with the Co-operative or other social landlords. You must provide us with dates of any previous tenancies you have held with social landlords; we will write to them to confirm the details of your tenancies. We will then be able to calculate the discount you are entitled to. The discount can be up to a maximum of 60% for a house and up to a maximum of 70% for a flat. However we will not sell any property at a loss to the Co-operative.

Once the property has been valued and the discount calculated you will be sent an offer of sale.

What repairs will be carried out to my house or flat while I am applying to buy it?

Until the property is sold, we will continue to do any repairs necessary to keep it wind and watertight. When we receive an application to buy from you, we will withdraw your home from any forthcoming improvement contracts.

How long do I need to keep paying rent?

You must keep paying the rent on the property until it is sold to you. The date of the sale will be agreed between your solicitor and the Co-operative's solicitor. Any money owed by you for rent or rechargeable repairs must be paid to the Co-operative by the day of purchase.

What happens if I decide to withdraw my application to buy?

There will be no charge to you if you withdraw your application within 14 days of our receiving it. If you withdraw after 14 days you will be charged an administration fee of £100 and may also be liable for legal costs.



Tenants First

HOUSING CO-OPERATIVE