

# Changes to the Right to Buy Legislation

Important Information for  
Council Tenants in Leeds

## Changes to Right to Buy Legislation from January 2005

New tenancies which begin on or after 18 January 2005 will need to have 5 years secure tenancy BEFORE they can apply/qualify to buy.

Tenants with a tenancy which commenced before 18 January 2005 will only need to be a tenant for TWO years as under existing rules

All applications for Right to Buy which are submitted on or after 18 January 2005, will be required to:

- Re-pay a proportion of discount received to the Council within the first 5 years after sale (currently 3 years). The percentage repayable will reduce by 20% for each completed year after sale.
- Offer the property back to the Council within the

first 10 years after sale, before selling on the open market.

- Have the property revalued in order to assess the amount of discount to be re-paid within the first 5 years after sale. An agreed amount for value added by improvement will be deducted. Discount to be re-paid will be calculated as a percentage of the discount granted on the revaluation and the year of resale.
- To respond to the Council confirming their intention to proceed/complete within a period of 3 months from the issue of the price details in writing (previously 12 months), before the Council issues the first reminder.



Applications received BEFORE the 18 January 2005, will be processed under the old rules for

- discount repayment: this will remain at 3 years with no requirement to offer the property back to the Council),
- and Notice to Complete: this will remain at 12 months from issue of price in writing (S125).

There are other changes being made to the Right to

Buy legislation relating to tenants conduct and compliance with the terms of the Tenancy Agreement (such as Anti-social behaviour orders, breaches of court orders for rent arrears; demolition orders), which may have the effect of:

- preventing a tenant from applying to buy their council home
- for a period of time, or
- limiting the years of tenancy which can be taken into account for discount purposes



If you need any additional information about buying your council house or about the changes to the legislation and how they may affect you please contact our Home Ownership Team  
☎: 0113 2476041/42  
(8am to 1pm Mon-Fri).

Email: [house.sales@leeds.gov.uk](mailto:house.sales@leeds.gov.uk)