

## Right to Buy – Property Prices & the Application Process

A rough guide to property valuations in Watford –

Average values for a semi-detached property in the last 12 months.

Taken from Zoopla April 2021 (Review date April 2022)

Coates Way = £408,837

Sheepcot Lane = £422,085

Gammons Lane = £466,324

The Gossamers = £359,948

Croxley View = £469,921

Broomfield Rise = £475,774

The maximum discount entitlement in Watford as of 6<sup>th</sup> April 2021 is £84,600

**Stage one – Applying** The application pack contains:

1. Right to Buy Form (**RTB1 form**) - This form must be completed in full and signed by all holders of the tenancy. Starting with **Part B**, complete the table **Tenant** (page 3). If you wish to share the Right to Buy with family member(s) who are not tenants, their details should be entered in the table **Family member** (page 3).

When you reach **Part F: Signatures** (page 10), all holders of the tenancy must sign and complete **Tenant** and (if required) **Tenant(s) not wishing to buy** (page 11). Family member(s) wishing to buy with you must complete **Family member** (page 11).

2. Additional Information Form

This must also be completed in full and signed by all applicants and returned with Form RTB1, before the application can proceed. It also authorises us to release information that your proposed lender may request.

Once completed, both forms must then be sent to Watford Community Housing for the attention of the Home Ownership Officer. A receipt letter will be sent in response.

- You will be required to provide photo Identification (but only when requested) - valid passport/photo driving licence.
- Any family member(s) applying with you are required to provide proof of continuous residency for the previous 12 months at the address you are applying to purchase, in the form of Bank statements / Utility bills, or a Marriage certificate if a spouse. They will also be required to provide photo Identification ( all again upon request).
- We will reply to your application after 4 weeks (8 weeks if any periods of tenancy are claimed with other public sector landlords).

### 3. Preserved Right to Buy - The Facts

This will give you an overview for purchasing your home through the Preserved Right to Buy Scheme with Watford Community Housing specifically.

### 4. Government Website: Right to Buy could open the door <https://righttobuy.gov.uk/>

This website provides a complete guide to the Right to Buy Scheme and the process of applying.

We would like to draw your attention to the tab 'Can I afford it?' as this covers important points you will need to consider before deciding to buy your home.

For further information and to print off the RTB1 and the Additional Information Forms,

please visit the Watford Community Housing web site at

<https://www.wcht.org.uk/your-home/Your-tenancy/Buying-your-home-from-us/>

For free, impartial advice, contact the Government's Right to Buy Agent service through the following website: <https://righttobuy.gov.uk>, by email: [enquiry@righttobuyagent.org.uk](mailto:enquiry@righttobuyagent.org.uk) or by

calling: 0300 123 0913