

Right to Acquire – property process and the application process

A rough guide to property valuations in Watford

Average property values in the last 12 months – taken from Zoopla in April 2024 (review date April 2025)

- Coates Way = £465,000
- Haines Way = £410,000
- Leggatts Way = £437,000
- Meriden Way = £602,500
- Croxley View = £446,000
- Hazelwood Lane = £633,750

The maximum discount entitlement is £16,000.

Stage 1 – applying:

- 1. Right to Acquire form (RTA1 form)** - this form must be completed in full and signed by all holders of the tenancy. In [Part A](#), insert the address and the name of the landlord. Then starting with [Part B](#), complete the table naming all [tenants](#) (page 2). If you wish to share the Right to Acquire with family member(s) who are not tenants, their details should be entered in [Part C](#). When you reach [Part H: Signatures](#) (page 6), all tenants wishing to buy must sign and complete [1](#). Any family member(s) wishing to buy with you must sign and complete too, but under [2](#). Finally, any tenants who do not wish to claim the Right to Acquire, must sign and complete part [3](#).
- 2. Additional Information form** – this must also be completed in full and signed by all applicants and returned with the RTA1 form, 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 Commercial and Sales team. A receipt letter will be sent in response.

- You will be required to provide photo identification (but only when requested) in the form of a 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 four weeks (eight weeks if any periods of tenancy are claimed with other public sector landlords).

Stage 2 - the valuation:

- If your application is accepted, Watford Community Housing's valuer will then contact you directly to book an appointment to come and view the property. The valuation is based on the market value as of the day we received your application.

To get a rough idea of what your home is worth, you can check websites such as Zoopla - www.zoopla.co.uk/house-prices/

- Your discount entitlement for the Right to Acquire with Watford Community Housing is £16,000.
- Improvements made by the tenant(s) and recorded on the application form will be taken into account when carrying out the valuation.
- If the property is a house, you will receive the offer price eight weeks after we accepted your application. If the property is a flat, you will receive the offer price twelve weeks after we accepted your application. You will also receive estimates of the annual service charges that you could expect to pay if you purchased the flat and became the leaseholder.
- A 'Notice of Intention' form is enclosed with the offer, which you must complete and return to us within twelve weeks. This lets us know whether you wish to proceed or cancel the application.

Stage 3 - completing the sale:

Once the offer price has been accepted, and you have notified us of your financial and legal arrangements, our solicitors can begin to convey the property to you.

For more information, you can visit www.wcht.org.uk/RightToAcquire or look at the government information at www.ownyourhome.gov.uk/scheme/right-to-acquire/ or www.gov.uk/right-to-acquire-buying-housing-association-home