

# Right to Buy



As a result of the Housing (Scotland) Act 2001, substantial changes were made to the right to buy (RTB). These changes came into force on 30th September 2002.

The most important changes are to the terms and conditions attached to the right to buy, including changes to the initial qualifying period and to the way in which entitlement to discount is calculated. There have also been changes to the types of houses which cannot be purchased through the right to buy and to the procedures involved. These changes are known as the 'modernised right to buy'.

Some of the changes will apply to all tenants applying to buy their house from 30th September 2002. For example, the new requirement to show that you have no arrears of rent or council tax. Whether the key changes relating to discount entitlement and qualifying period apply however, depends on whether your present tenancy started before 30th September 2002, and whether that tenancy allowed you to exercise the right to buy.

As a general rule, if your current tenancy commenced before 30th September 2002 and it allowed you to exercise the right to buy, the old terms and conditions will continue to apply for as long as you remain in that tenancy. However, with some limited exceptions, if your tenancy started on or after 30th September 2002, the new terms and conditions associated with the modernised right to buy will apply.

## Sheltered Housing

Right to Buy does not apply if your home is part of a designated sheltered housing complex.

## Pressured Area Status

The Scottish Government has designated parts of Perth and Kinross as Pressured Areas. The designation is effective from 2nd February 2007 and lasts for five years. This follows an application by Perth & Kinross Council in September 2006.

The effect of the designation is to suspend the Right to Buy for some Council tenants in the designated areas. The areas that have been designated are as follows;

### Highland Perthshire

Aberfeldy, Acharn, Birnam, Calvine, Dull, Dunkeld, Fearnan, Glenlyon, Kenmore, Killiecrankie, Ballinluig, Grandtully, Logierait, Blair Atholl, Kinloch Rannoch, Pitlochry, Weem.

### Greater Perth

Abernethy, Abernyte, Almondbank, Chapelhill, Collace, Balbeggie, Bankfoot, Bridge of Earn, Dunning, Forgandenny, Glencarse, Harrietfield, Guildtown, Inchturie, Invergowrie, Kilspindie, Kinrossie, Leetown, Longforgan, Luncarty, Methven, Pitcairngreen, Saucher, Scone, St. Madoes.

The Right to Buy is suspended for all existing tenants whose current tenancy began on or after the 30th September 2002. All new tenancies that are created in these areas during the period of the designation will also have their Right to Buy suspended.