



First Step to Home Ownership

Right to Buy

If you were a tenant of Eden District Council before transferring to the Association on 22 September 1997 you may have the right to buy your home. To exercise this right, you must have been a tenant for at least two years. You will not be able to buy a property specifically designed for the elderly or disabled.

Under the Right to Buy scheme, discounts are available on the market value of your property. The discounts are calculated according to how many years you have been a tenant. In assessing your discount, the period you were a tenant with Eden District Council is added to the period you have been a tenant with the Association. If you have been a secure tenant of another Council or Housing Association you will be able to count these years.

If you are considering buying your home please contact us and we will provide you with the necessary application forms and assistance.

Right to Acquire

If you do not have the Right to Buy your home, you may be able to purchase your home through the Government's Right to Acquire scheme.

Right to Acquire gives eligible housing association tenants the opportunity to buy their home at a discount from the market value, subject to meeting qualifying criteria.

To qualify, you will generally need to:

- Be an assured or secure tenant of Eden Housing Association.
- Have occupied your home as your only or principal home.
- Have at least three years' qualifying tenancy with a public sector landlord.
This can include time spent as a tenant of a local authority, housing association, NHS trust or armed forces accommodation. The qualifying period does not need to be continuous.

Not all homes qualify for the scheme. In particular:

- Some properties in designated rural areas are excluded.
- Certain specialist housing designed for people with specific support needs may be exempt.

- Your home must meet the eligibility requirements set out in legislation and Government guidance.

If you qualify, you may be entitled to purchase your home at a discount from its market value. The level of discount is set by the Government and varies depending on the location of the property.

If you are interested in purchasing your home through the Right to Acquire scheme, please contact Eden Housing Association. We will be happy to discuss your eligibility and provide you with the relevant application forms and guidance.