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Providing a strong foundation for life.

RIGHT TO ACQUIRE POLICY

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Right to Acquire Policy

Responsible Officer	Group Director Assets & Regeneration
This policy is applicable to	Karbon Group
Policy version	3
Date this version implemented	August 2026
Date of next review	November 2027

Policy Statement

This policy sets out how Karbon Group manages applications from customers who may be eligible to purchase their home through the Right to Acquire scheme.

In accordance with relevant legislation and regulatory requirements, Karbon Group will provide clear, accessible information and guidance throughout the application process. We will assess the applications fairy and consistently, ensuring that eligibility, property qualification, and any applicable discount are determined in line with statutory requirements and scheme rules.

Through the administration of the Right to Acquire scheme, Karbon Group aims to support opportunities for home ownership and meet our legal, regulatory and charitable obligations.

Risk the policy is designed to control

6.0 Governance and Compliance – ensuring that applications are administered in accordance with relevant legislation, regulatory requirements, and government guidance.

Customer outcomes – ensuring customers are treated fairly, transparently, and consistently throughout the application process.

Reputational and financial risk – protecting the Group from legal challenge, financial loss, and reputational damage arising from incorrect administration of applications.

Key performance measures

- Number of active Right to Acquire applications – reported monthly to Asset Disposals Manager
- Number of completions – reported monthly to Asset Disposals Manager
- Gross income – reported monthly via the Asset Management Performance Report

Definitions

See section 3.1

Abbreviations

None

Policy Detail

1.0 Purpose of policy

1.1 The purpose of this Right to Acquire Policy is to demonstrate the commitment The Group has in providing a route to home ownership and to provide customers with information about the service they can expect.

2.0 Objectives

2.1 This policy has been developed to follow the requirements outlined within the regulations and legislation in relation to the sale of property under the Right to Acquire scheme

3.0 Policy detail

3.1 **Right to Acquire**

3.1.1 The Right to Acquire scheme allows most eligible customers of housing associations the legal right to purchase the home they currently rent.

3.1.2 You have the right to apply to buy your home if you have held a qualifying tenancy for at least 3 years under the eligibility paragraphs below.

3.2 Will I be eligible?

3.2.1 To be eligible for the scheme, your property must have been:

- Built or bought on or after 1 April 1997 with a social housing grant, using money in the disposal proceeds fund of the Registered Provider of Social Housing or bought from a public sector landlord (for example a local authority)

- Transferred from a local council to a housing association after 31 March 1997.

3.2.2 The home you want to buy must also be:

- A self-contained property
- Your only or main home

3.2.3 You cannot use the Right to Acquire Scheme if:

- If you have or are in the process of being declared bankrupt
- A court has ordered you to leave your home
- You are subject to bankruptcy proceedings
- You are a secure tenant or your tenancy has the ‘Preserved Right to Buy’.
- You hold a periodic assured shorthold tenancy or an assured shorthold tenancy with a fixed period of less than two years;

- You hold an assured shorthold tenancy where the rent payable is intermediate rent or mortgage rescue rent.

3.3 Discounts

3.3.1 You can get a discount of between £9,000 and £16,000 on the price of your property. The discount cannot exceed 50% of the market value of the property.

3.3.2 The amount of discount you'll get depends on where you live in the UK. We will tell you what discount you'll get when you apply to buy your home.

3.3.3 Your discount might be reduced if you've used the Right to Acquire or Right to Buy schemes in the past.

3.3.4 For applications made in joint names, Karbon Group will calculate your discount based on the person who has the longest qualifying period, subject to a maximum discount of £16,000.

3.4 Selling your home

3.4.1 If you sell your home within 5 years of buying it through the Right to Acquire scheme, you must first offer it to Karbon Group.

3.4.2 The property should be sold at the full market price agreed between you and Karbon Group.

3.4.3 If you cannot agree on the purchase price, a district valuer will say how much your home is worth and set the price. You will not have to pay for the district valuers' valuation.

3.4.4 If Karbon Group does not agree to buy your home within 8 weeks, you can sell it to anyone.

3.5 Do I ever have to pay back the discount?

3.5.1 If you sell the property within five years of purchasing the property under the Right to Acquire scheme, you will have to pay a percentage of the discount back as outlined below:

First year:	100% discount repaid
Second year:	80% discount repaid
Third year:	60% discount repaid
Fourth year:	40% discount repaid
Fifth year:	20% discount repaid

After 5 years, you can sell without having to repay any of the discount.

3.5.2 It is important to note that the amount you have to pay back, depends on the value of your home when you sell it, so the amount being paid back can be more than the original discount received.

3.6 Are there any exclusions that apply to the Right to Acquire schemes?

3.6.1 Some homes are exempt from the Right to Acquire scheme, where the property is:

- in a rural exempt area defined by the government
- in a national park
- in an area of outstanding national beauty
- in the ownership of co-operative housing association
- leased and the landlord does not have sufficient legal interest to be able to grant a lease exceeding 21 years for a house or 50 years for a flat
- tied accommodation that is occupied because the tenant is employed by the Registered Provider or other social landlords
- particularly suitable for disabled or the elderly
- specifically built for those with physical or mental disabilities
- suitable for customers of a pensionable age and that were originally let to those aged 60 and over
- The property is held on Crown tenancies
- A property which is valued at or below the landlord's loan for that property.
- Your landlord has published its intention to demolish the property you currently occupy within 7 years or served a notice that it intends to demolish it within 2 years.

3.7 Are there any circumstances that can stop the sale of a property under the Right to Acquire schemes completing?

3.7.1 There are circumstances under which the sale of a property can no longer take place and these include, but are not limited to:

- the customer or customers have moved into a care facility and there is no other person living in the property that has succession rights to continue the application
- the customer or customers have sadly passed away and there is no other person living in the property that has succession rights to continue the application
- The customer is in breach of their tenancy agreement
- The customer is unable to verify their funding or do not meet our funding checks

4.0 Customer Vulnerabilities

4.1 This policy is applied in line with our Customers in Vulnerable Circumstances Policy. We want people to be treated fairly, have equality of opportunities, freedom, respect, and access to our services.

4.2 We will support people in vulnerable circumstances to help us deliver this service. We will work alongside external agencies such as social services, the police and fire services and other appropriate agencies to help and support people in vulnerable circumstances and to ensure we meet our statutory and regulatory requirements as a social landlord.

4.3 Policies and key information are made available on our website.

5.0 Monitoring and Review

5.1 This policy will be monitored and reviewed by the Group Director of Assets & Regeneration

5.2 This policy will be reviewed at least every three years.

5.3 Policy review will be undertaken before the expected review date if there are significant changes to legislative or regulatory requirements, good practice or any other situation arises that makes a review necessary.

6.0 Equality and Diversity

6.1 This policy is applied in line with our Inclusion and Belonging Policy. This includes the legal requirements of the Equality Act 2010, Workers Protection Act 2023 and the Public Sector Equality Duty.

6.2 At the Karbon Group we aim to eliminate discrimination, promote equality of opportunity, foster good relations and define the nine protected characteristics of age, disability, gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or belief, sex, or sexual orientation.

6.3 If you would like this or any other policies in a different language or format please contact inclusion@karbonhomes.co.uk.

7.0 Data Protection and Privacy

7.1 We have a clear policy on data protection and sharing data with other partners/third parties under the requirements of the UK General Data Protection Regulation, the Data Protection Act 2018 and other associated legislation. This is clearly set out in the Data Protection Policy for the Karbon Group which, along with its associated procedures, must be followed throughout the operation of this policy.