

Reforming the Right to Buy

Question 1) How long do you think someone should be required to be a secure tenant before qualifying for the Right to Buy?

- 5 Years
- 10 Years
- More than 10 Years

10 Years.

Question 2) Should someone be prevented from exercising the Right to Buy if they have already benefitted from the Right to Buy or if they own another property?

- Yes
- No
- Don't Know

Yes.

Question 3) Do you have any other views on criteria to determine eligibility for the Right to Buy?

Not transferred between different housing areas.

Question 4) What level should the percentage discount for an eligible tenant start at and what level should the maximum percentage discount be?

Minimum Level

- 0%
- 1%
- 3%
- 5%

Maximum Level

- 5%
- 10%
- 15%
- 20%

Minimum Level 3%

Maximum Level 15%

Question 5) Do you agree that the same rules governing percentage discounts should apply to flats and houses, and that the discount should increase by 1% for every extra year that an individual has been a public sector tenant, up to the maximum?

- Yes
- No
- Don't Know

Yes.

Question 6) Do you agree that cash caps should be retained alongside discounts capped at a percentage of the market value of the home?

- Yes
- No
- Don't Know

Yes.

Question 7) Do you agree that the current exemptions to the Right to Buy scheme should be retained? If yes, please outline any changes that should be made to the exemptions.

- Yes
- No
- Don't Know

Yes.

Should not apply to significantly adapted properties.

Should not apply to properties over a certain bedroom number (suggest 5).

Question 8) Should newly built social housing be exempt from the Right to Buy? If yes, please explain why the existing cost-floor provisions are insufficient.

- Yes
- No

Yes.

Because the country needs to retain social housing.

Question 9) If yes, how long after construction should newly built social housing be exempt from the Right to Buy?

- 10 Years
- 15 Years
- 20 Years
- 25 Years
- 30 Years
- Permanently
- Other

10 Years.

Question 10) How can council investment in retrofitting or improving homes to a high standard be protected under the Right to Buy scheme?

- **Amendments to the cost floor**
- **Exemption for homes that have been retrofitted or improved to a high standard**
- **Other**

Exemption for homes that have been retrofitted or improved to a high standard.

Please Explain Your Answer:

10 years after the completion of a significant retrofitting or improved to a high standard.

Question 11) If answering on behalf of a council, would exemptions to market rent homes have a significant impact in allowing more cross-subsidy for the building of affordable housing?

- **Yes**
- **No**

No.

Question 12) Should the time period in which the council has the right to ask on the sale of the property for repayment of all or part of the discount received be increased from 5 years to 10 years?

- **Yes**
- **No**
- **Don't Know**

Yes.

Question 13) Do you have any other views on restrictions that might apply to a property following its sale under the Right to Buy?

No Response.

Question 14) Should there be a target for all council homes sold under the Right to Buy to be replaced, as far as possible, with a home of the same size, tenure and/or location as the home sold? Please provide detail to support your answer and indicate which consideration is the most important (tenure, size or location).

- **Yes**
- **No**
- **Don't Know**

No.

Local authorities should have the flexibility to replace any home sold under Right to Buy with whatever is needed by the housing register at that time. So if a 3 bed is sold it doesn't make sense to have a commitment to replace it with a 3 bed, if the demand is for, and the money is better spent, on 1 beds. As long as the funds go back into social housing.

Question 15) If answering on behalf of a council, do you have any evidence to demonstrate the impact of increased flexibilities around spending of Right to Buy receipts in accelerating and boosting replacement homes?

No.

Question 16) Do you have any evidence to demonstrate that combining receipts with grant would accelerate and boost delivery of affordable housing and how the risk of double subsidy would be mitigated?

No.

Question 17) How long should councils have to spend their one-for-one receipts?

- 3 Years
- 5 Years (Current rules)
- 8 Years
- 10 Years
- More than 10 Years
- Indefinitely

Indefinitely.

Question 18) Should unspent replacement receipts be returned to the relevant Mayoral Combined Authority as happens currently with London Boroughs and the GLA?

- Yes
- No
- Don't Know

No.

Any receipts should remain with the housing authority, and not the MCA.

Question 19) Should the local authority share and buy-back allowance be incorporated within replacement receipts?

- Yes
- No
- Don't Know

Yes.

Question 20) Do you agree that the total attributable debt should be calculated by multiplying the average attributable debt of each authority's housing stock?

- Yes
- No
- Don't Know

No Response.

Question 21) Should the requirement to return 75% of mortgage repayments that relate to pre-2012 sales be ended?

- Yes
- No
- Don't Know

No Response.

Question 22) Should the Secretary of State be provided with a power to set the rules governing the use of Right to Buy receipts by general determination?

- **Yes**
- **No**
- **Don't Know**

No.

Question 23) Should Arm's Length Management Organisations (ALMOs) be permitted to use Right to Buy receipts to deliver new affordable housing?

- **Yes**
- **No**
- **Don't Know**

Yes.

Question 24) Do you have any other views on the rules governing Right to Buy receipts that have not been covered by the questions above?

No Response.

Question 25) Do you believe any of the proposals set out in this consultation document could negatively or positively impact individuals who have a protected characteristic. Please explain your rationale, and evidence your thinking where possible.

No Response.