

new-build



homebuy



South
Staffordshire
Housing Association

What is new build HomeBuy?

New build HomeBuy, also widely known as shared ownership, is a government-funded scheme to help first-time buyers buy a home.

How does new build Homebuy work?

You buy an initial share of between 25% and 75% of the property, and pay rent on the share that you don't own. The monthly rent and mortgage costs are usually cheaper than the costs of an outright mortgage.

You can buy extra shares over time - and in most cases, own your home outright.

Will I qualify?

The scheme helps people who can't afford to buy a suitable home with a traditional mortgage. You must be in housing need and unable to afford outright purchase.

Priority is usually given to council tenants, housing association tenants, or people waiting for a home on a council or housing association register. The checklist on page six of this leaflet will help you to see if you qualify.

How do I apply?

You need to complete a HomeBuy application form. Please complete the form fully, and make sure you include all the supporting documents we need to assess your application.

You should also state clearly on your application form which areas or developments you want - this helps us to accurately match homes to your requirements.

You can get a form from our offices at Acton Court, Acton Gate, ST18 9AP, call us on (01785) 312000 or download it from our website at www.ssha.co.uk

What happens after I have sent in my form?

We will check your completed form, and make sure everything we need is included. We will then write to you to confirm whether you have been accepted and registered on our “expression of interest” list.

If you don't qualify for the scheme, we will explain why in writing.

How do you match my requirements?

When new homes become available, we will match the property details against all applicants who are registered with us.

The information you provided on your application form about preferred areas or developments will be used to match properties to your requirements.

Sometimes we must comply with local authority letting policies – for example, local residents or workers may get first priority. If you already live and/or work close to one of our developments, your chances of getting a new home usually improve.

How will I know what is available?

At any time, there may be a mixture of homes available, new homes being built and plans for future development. New homes are very popular, and we accept applications in advance of the homes being completed.

We publish separate listings with information about new homes being developed. Information will be regularly updated on our website, www.ssha.co.uk

We may also have refurbished properties available under part rent-part buy, or resale properties where existing shared owners are offering their homes for sale. If you are interested in a particular property for sale, please state the full address when submitting your form.

What happens when a suitable development or home becomes available?

We will meet you to discuss your application, offer a property viewing and explain the terms and conditions of the purchase. Once you have accepted a property, you will be required to make a non-refundable deposit to reserve your home.

Can I choose what percentage share of the property I buy?

Applicants usually purchase a 50% share – but schemes can vary from between 25% and 75%, based upon different agreements with local councils. You then pay a discounted rent on the remaining share.

Can I buy extra shares in future?

On most developments you can usually buy more shares in future, if you want to. This is known as ‘staircasing’. You can usually buy extra shares in 10% or 25% chunks. When you buy extra shares, your rent payment will reduce - because your rent is based on how much of the property we own. (At the same time, your mortgage may go up because you have bought more shares.)

Please note that not all schemes allow you to buy extra shares. There are legal agreements between the housing association and local council on each development. You need to ask your solicitor to check the specific leasehold terms for the property you are buying.

What happens if I want to move?

You will need to contact us. We own the balance of the share in your home, and will try to find a suitable purchaser from our list.

In the event of buying or selling, the price of the share is based on an independent market valuation (the fee for this is payable by you, the owner).

We have a four-week period in which to nominate a prospective buyer. If we don't make a successful nomination, you are then usually free to sell your share on the open market at the agreed valuation price. Any purchaser you find must be approved by South Staffordshire Housing Association.

Who is responsible for repairs?

You are responsible for maintaining and repairing your home. If there is a service charge in place, the details of this should be explained to you by your solicitor.

If you want to make any improvement or alterations to your home, you must first obtain our written consent.

Legal advice

When you buy a property, you also need to appoint a solicitor to act on your behalf. We recommend that you use a solicitor familiar with new build HomeBuy - as this should avoid delays in your purchase.

We advise you to obtain written estimates of charges and check with your solicitor to confirm whether stamp duty is payable on your purchase.

Financial advice

You will need to seek independent financial advice. The mortgage lender must be told that you are purchasing through new build HomeBuy - as only certain lenders can issue mortgages for the scheme.

Checklist

Demand for new build Homebuy is high, especially in areas where property prices are expensive.

The initial assessment checks if you can afford to pay mortgage costs. As a rough guideline, we base this upon 3.5 times a single salary or 2.75 times a joint salary.

The following checklist should help you assess whether you qualify for HomeBuy.

To qualify, you need to meet the following rules:

You are an existing tenant of a Local Authority or a Housing Association

or

You are registered on the Local Authority waiting list in housing need and have a registration number

You have access to in the region of £3,000 to cover the initial costs of buying a home

You have not been declared bankrupt, have CCJs or defaults

You are in permanent employment - not temporary (people on fixed term contracts may also apply)

You are a British National or have permanent leave to remain in the UK (people from member states may apply if they are currently living and working in the UK)

You are aged 18 or over and have a bank account

You cannot otherwise afford to buy a property which meets your housing needs without assistance

You don't have debts of more than £15,000 (up to £20,000 for student loans)

You are not in mortgage arrears or rent arrears,
or in breach of your tenancy



You do not own a property which already meets
your current housing needs



If you wish to apply for this scheme, please complete a HomeBuy application form and send it back to us at the address shown.

Please contact us immediately if your circumstances change.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS
ON YOUR MORTGAGE OR OTHER LOANS SECURED ON IT.**

About South Staffordshire Housing Association

Created in 1997, South Staffordshire Housing Association manages over 5,000 homes. We're a growing, community-based business, providing affordable quality homes and services, with a commitment to delivering what we promise.

Please ask for help if you have any difficulty in understanding this leaflet.

Jeśli trudno jest Państwu zrozumieć tę ulotkę, poproście o pomoc.

如果你有任何問題或你不明白這文件，請向我們尋求幫助。

এ দলিলপত্রের (ডকুমেন্ট) ব্যাপারে যদি আপনার কোন প্রশ্ন থাকে বা ইহা বুঝতে যদি আপনার কোন অসুবিধা হয় তাহলে অনুগ্রহপূর্বক সাহায্যের জন্য আমাদেরকে বলুন।

જો આપને કોઈ પ્રશ્ન હોઈ અથવા આપ આ દસ્તાવેજને સમજવામાં કોઈ મુશ્કેલી અનુભવતા હોઈ તો મહેરબાની કરીને મદદ માટે અમને પૂછો.

ਜੇ ਇਸ ਦਸਤਾਵੇਜ਼ ਬਾਰੇ ਤੁਹਾਡੇ ਕੋਈ ਸਵਾਲ ਹੋਣ ਜਾਂ ਇਸਨੂੰ ਸਮਝਣ ਵਿਚ ਤੁਹਾਨੂੰ ਕੋਈ ਕਠਿਨਾਈ ਹੋਵੇ ਤਾਂ ਤੁਹਾਡੀ ਮੱਦਦ ਕਰਨ ਲਈ ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ ਕਹੋ।

اگر آپ کوئی سوال پوچھنا چاہیں یا اگر آپ کو یہ دستاویز سمجھنے میں کوئی مشکل ہو تو برائے مہربانی مدد کے لیے ہم سے رابطہ کریں۔

This leaflet is also available in:



Large print



Audio tape



Braille



Different languages

For further information about our services, please contact us.

South Staffordshire Housing Association

Acton Court, Acton Gate, Staffordshire, ST18 9AP

Telephone: 0800 096 8690 • E-mail: enquiries@ssha.co.uk • www.ssha.co.uk



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