



Social HomeBuy

Everything you
need to know about
becoming a home
owner



Introduction

Do you want to be a home owner?

Do you want an easy way to get on the property ladder?

If yes, then the Social Homebuy scheme is for you.

Social HomeBuy gives social residents the chance to become a homeowner. However, if the idea of a large mortgage frightens you then fear no more, because under the Social HomeBuy scheme you can become a shared owner.

Shared ownership is an easy way to get your foot on the property ladder by becoming a homeowner without having to take out a big mortgage. You can buy part of your property in stages rather than all in one go. If you are in a position to buy 100% of your property, then we can help you with this too.

How it works

You can either buy your home and become a 100% leaseholder or buy it on a shared ownership basis which involves buying a portion or 'shares' of your home. These can range from 25% to 90%. You can increase the amount you own in the future through a process called 'staircasing'. You will then pay rent on the remaining share owned by One Housing, as well as your monthly service charge.

Sounds good? First, check if you are eligible.

- You must live in one of the following boroughs:

Barnet	Newham
Bracknell Forest	Reading
Camden	Slough
Ealing Council	Tower Hamlets
Enfield	Waltham Forest
Hackney	West Berkshire
Haringey	Westminster
Havering	Windsor and Maidenhead
Islington	Wokingham.

- You must have held an assured or secure tenancy with a social landlord for at least three years. Some residents on fixed term tenancies might also be eligible. Some exclusions apply. For more information, or to find out if you qualify, please contact us.

How your rent and service charges are calculated

If you are buying part of your home through a shared ownership agreement, you will pay 2.75% rent on the portion that we own.

For example, if your property is worth £200,000 and you buy a 50% share, your monthly rent will be 2.75% of £100,000, divided by 12 equal monthly payments - a total of £229 a month. The rent will increase each year by a set amount (normally 0.5%) plus RPI (Retail Price Index). This is similar to other shared ownership leases.

We will charge you for rent and service charges monthly. Your lender will have a separate mortgage repayment schedule. Once your application has been submitted you can receive a discount of up to £16,000. The amount of discount varies depending on which borough the property is in.

Below are some example shares and discount:

- 50% share, £8,000 discount
- 75% share, £12,000 discount
- 100% share, £16,000 discount

If you decide to sell your property within five years of buying it, you will have to pay some or all of the discount back to us.

How to apply

- Firstly, get in touch so we can confirm that you are eligible to apply.
- Once you have spoken to us, we will send you an application form to complete and return.
- If you are eligible, we will be in touch to make you an offer. We usually respond within three months.
- Once you have accepted the offer, appointed a solicitor and arranged a mortgage, it usually takes up to three months to complete your purchase.
- Remember, as well as to the price of your home, there are other costs involved in buying a property. These will include your solicitor's charges, local authority search fees, Land Registry fees, mortgage application fees, mortgage lender valuation fees and Stamp Duty (depending on the price of your property).

One Housing

Property Sales and Income Team

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