



Help to Buy Shared Ownership

Your guide to the Shared Ownership scheme

Shared Ownership has been helping people into home ownership for the last 30 years. The scheme allows you to buy a share in a property between 25% - 75% of the purchase price, you then pay a low cost rent on the remaining share.

It can often be an affordable alternative to renting or buying on the open market, and unlike purchasing on the open market, you don't need to raise a deposit based on 100% value of the property, just for the share that you are purchasing.

Am I eligible?

To be eligible for a home being offered under the Shared Ownership scheme, you will need to be registered with Help to Buy South and want to live in Hampshire & Isle of Wight, Wiltshire, Berkshire, Oxfordshire, Gloucestershire, Mendip, Bristol, Bath & North East Somerset or North Somerset.

- If an existing Shared Owner, your current property must be at sale agreed before you can reserve.
- If you already own your own home (not Shared Ownership), you may need to demonstrate that you are in housing need and have the support of your local authority and/or have sold, or in the process of selling, your home prior to applying for Shared Ownership. The Help to Buy Equity Loan scheme may also be able to assist existing home owners wanting to step up the property ladder.
- You must have a household income of less than £80,000 per year.
- Have access to savings of approximately £2,500 to cover your fees as well as savings towards your mortgage deposit.

Priority will be given to:

- **Serving military personnel**

To be considered as a serving member of the MOD, you must have completed your basic (phase 1) training and are either regular service personnel (including Navy, Army and Air Force), clinical staff (with the exception of doctors and dentists), Ministry of Defence Police Officers or uniformed staff in the Defence Fire Service.

Ex-regular service personnel who have served in the Armed Forces for a minimum of six years and they apply to buy within two years (24 months) of the date of discharge from service will also be prioritised. You must also produce a Discharge Certificate (or similar documentation) as proof.

Priority will also be given to surviving partners of Regular service personnel who have died in service, where they apply to buy within two years (24 months) of the date of being bereaved.

Exceptions

Some properties may need to be prioritised by the Housing Association / Local Authority offering the home due to planning conditions.

If applicable, priority will be given to:

- Council and housing association tenants
- Serving military personnel
- Applicants given a high priority by the Local Authority. For example this may be families or people living or working in the area

This will vary from development to development, so contact the Housing Association directly for more information when expressing an interest in a specific home.

How do I apply?

You will need to complete an application on the helptobuysouth.co.uk website. Once your application has been approved you will then be registered with Help to Buy South and will be able to start your search for a home. Unless stated otherwise, all homes for this scheme are offered on a first come first served basis.

What are the costs involved?

You will need to be able to raise a mortgage to buy at least the minimum share available, as well as having a mortgage deposit available. This may be 5-10% of the value of the share you are purchasing. However, you will be expected to purchase as much of a share in the property as possible ensuring that it is affordable for you.

Other costs to consider include:

- **Reservation fee**
This will be taken off the total purchase price
- **Mortgage arrangement fees**
This will vary depending on your financial advisor and mortgage lender
- **Valuation fee**
This is a requirement of your mortgage application
- **Legal fees**
You may be given details of recommended solicitors
- **Monthly service charges**
Again, these will vary from property to property
- **Other monthly costs**
Don't forget about Council Tax, TV licence and utility bills, for example

What homes are available?

Homes available to buy with Shared Ownership will be listed on the helptobuysouth.co.uk website. These can range from studio apartments to 3 or 4 bedroom houses. The Shared Ownership scheme enables you to buy any Shared Ownership property regardless of size, as long as it is affordable for you.

What about older properties?

Besides brand new homes, you will often see second or third-hand homes advertised for sale on the same Shared Ownership basis. This is where an existing Shared Owner may decide to sell their home and move on. These are known as Shared Ownership Resales and with this scheme you will only be able to buy the same sized share or greater than the current owner which may be higher than minimum shares on offer with new build properties.

To apply for a Shared Ownership Resale property, the application process to Help to Buy South is the same as applying for a Shared Ownership property.

Who pays for repairs and maintenance?

You will have full responsibility for the repairs and maintenance in your home, including annual gas boiler servicing. However, if you buy a brand new home, the developer may have a period of time during which they will be liable for any defects identified in the property.

Flat owners will have to carry out repairs inside their flats but are not usually responsible for external and communal areas such as stairways and communal gardens as your service charge will contribute towards this.

Can I buy further shares later on?

You may have the option to purchase further shares depending on your lease. This is known as Staircasing. There is no obligation to do this and you can stay forever as a Shared Owner if you like. If you buy further shares, the rent you pay on the share you do not own will go down. A surveyor will normally assess the value of your home based on the market value at that time, so that the value of further shares can be calculated. If house prices increase, you may have to pay more to buy another share than when you originally bought it.

What happens when I want to sell?

You can get advice about selling your Shared Ownership home from the Housing Association that dealt with the original purchase. The terms of your lease will specify a period of time when your property will be marketed for sale by the Housing Association you originally purchased through. This ensures that other people are able to benefit from affordable home ownership.

The Housing Association will charge to do this, but it is likely to be cheaper than if you were to sell through an estate agent. The property is then sold at the market value at the time of resale. If your Housing Association is unable to find a buyer for your share, it may be possible to sell your home on the open market but you will then need to pay the full cost of the estate

agent fees.

Standard costs will include a fee for the resales service, a valuation report, an Energy Performance Certificate and solicitors fees.

Contact us

If you require any further information please get in touch

By Post

Help to Buy South
Collins House
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Eastleigh
Hampshire
SO50 6AD

By Phone

0800 456 11 88

By Email

info@helptobuysouth.co.uk

Via the Website

www.helptobuysouth.co.uk

The advice team is available to take your phone calls

Monday to Friday, 9am - 5pm.

Help to Buy South is also on Facebook, Twitter and Instagram. Search for 'Help to Buy South' and like our page and follow our updates.