

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

Homes in certain places, known as Designated Protected Areas (DPA) may have some key differences to normal shared ownership. There are two types of leases which may be offered both of which have some restrictions to ensure that the homes remain as affordable housing.

For some homes you may have to show that you live in, work in, or have a connection to the area where you want to buy the home.

The table below highlights the key features of common shared ownership schemes. The information in this document is for homes with a **DPA (Designated Protected Area) – Restricted Staircasing Lease** on the **new model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

Additional features of homes sold on a Designated Protected Area lease

Scheme Lease Type	Designated Protected Area Mandatory Buy Back	Designated Protected Area Restricted Staircasing
Features	If you own more than 80% of the home the mandatory buyback provisions in the lease will apply and the landlord or a nominee should buy the lease from you when you wish to sell your property. You will not own the freehold at any point.	You can reach a maximum of 80% ownership in this home. As a result, you will not own the freehold at any point.
Maximum % share you can own in future	100%	80%
Additional restrictions	May require a qualifying local connection to the area (see 'Eligibility' section for more information)	May require a qualifying local connection to the area (see 'Eligibility' section for more information)

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership with a **Designated Protected Area (DPA) – Restricted Staircasing lease** is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.

This does not form part of the lease. You should carefully consider the information and the accompanying lease, and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

Address	Plot 2, 50 The Sunground, Avening, Gloucestershire GL8 8NW																												
Property type	Two bedroom house																												
Scheme	Designated Protected Area – Restricted Staircasing shared ownership																												
Full market value	£320,000																												
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 40% share, the share purchase price will be £128,000 and the rent will be £400 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£32,000</td> <td>£600.00</td> </tr> <tr> <td>25%</td> <td>£64,000</td> <td>£533.33</td> </tr> <tr> <td>30%</td> <td>£96,000</td> <td>£466.67</td> </tr> <tr> <td>40%</td> <td>£128,000</td> <td>£400.00</td> </tr> <tr> <td>50%</td> <td>£160,000</td> <td>£333.33</td> </tr> <tr> <td>60%</td> <td>£192,000</td> <td>£266.67</td> </tr> <tr> <td>70%</td> <td>£224,000</td> <td>£200.00</td> </tr> <tr> <td>75%</td> <td>£240,000</td> <td>£166.67</td> </tr> </tbody> </table> <p>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</p> <p>Your annual rent is calculated as 2.5% of the remaining share of the full market value owned by the landlord.</p> <p>If you reach 80% ownership, being the maximum allowed on this home, rent will always be payable on the 20% share that you don't own.</p>		Share	Share Purchase Price	Monthly rent	10%	£32,000	£600.00	25%	£64,000	£533.33	30%	£96,000	£466.67	40%	£128,000	£400.00	50%	£160,000	£333.33	60%	£192,000	£266.67	70%	£224,000	£200.00	75%	£240,000	£166.67
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<p>Monthly payment to the landlord</p>	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table data-bbox="408 360 1310 546"> <tr> <td>Service charge</td> <td>£25.03</td> </tr> <tr> <td>Estate charge</td> <td>£0</td> </tr> <tr> <td>Buildings insurance</td> <td>£0</td> </tr> <tr> <td>Management fee</td> <td>£0</td> </tr> <tr> <td>Reserve fund payment</td> <td>£0 – included with the service charge</td> </tr> </table> <p>Total monthly payment excluding rent £25.03</p>	Service charge	£25.03	Estate charge	£0	Buildings insurance	£0	Management fee	£0	Reserve fund payment	£0 – included with the service charge
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<p>Reservation fee</p>	<p>£250</p> <p>You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.</p> <p>The reservation fee secures the home for 14 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.</p>										

<p>Eligibility</p>	<p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your household income is £80,000 or less, and • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p> <p>Also, you must have a local connection to Avening either through residency, work or family.</p> <p>A local connection for this home is defined as:</p> <ol style="list-style-type: none"> 1. Persons who have or persons whose partners have for a continuous period of 3 years immediately prior to their occupation of an affordable housing unit had their only or principal home in the Parish. 2. Persons who have or persons whose partners have previously had their only or principal homes in the Parish for a continuous period of 5 years. 3. Persons who have or whose partners have for a period of 12 months immediately prior to their occupation of an affordable housing unit had their principal place of work in the Parish. 4. Person who have had or persons whose partners have had immediately prior to their occupation of an affordable housing unit, one of more of their parents, grandparents, children or siblings living within the Parish for a continuous period of 5 years.
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	<p>5. A person who in the opinion of the Council needs to live within the Parish in order to perform employment which provides benefit to the economy or social well-being of the community. (key worker)</p> <p>If a person meeting the criteria cannot be found with a connection to Avening then the above criteria will be applicable to the Surrounding Parishes of Cherington, Tetbury Upton and Beverstone.</p>
Tenure	Leasehold
Lease type	Shared ownership – DPA Restricted Staircasing lease – house lease
Lease term	<p>990 years</p> <p>For more information, see section 2.7, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>Your rent will be reviewed each year by a set formula using the Retail Price Index for the previous 12 months plus 0.5%</p> <p>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</p>
Maximum share you can own	You can buy up to 80% of your home.
Transfer of freehold	<p>You can reach a maximum of 80% ownership in this home. As a result, you will not own the freehold at any point.</p> <p>This home is in a Designated Protected Area (DPA). The purpose of a DPA is to protect the availability of affordable homes now and in the future, which is why you cannot own the freehold on this home.</p>

Landlord	<p>English Rural Housing Association Ltd The Granary Greenways Studios Lower Eashing Godalming Surrey GU7 2QF</p> <p>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord, and agree to pay rent to the landlord on the remaining share.</p>
Initial repair period	<p>Up to <u>£500</u> a year for the first <u>10</u> years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's nomination period	<p>When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent. The buyer you find must meet the eligibility criteria for shared ownership and any local connection requirements for your home.</p>
Pets	<p>You can keep pets at the home, permission for this needs to be requested.</p>
Subletting	<p>You can rent out a room in the home, but you must live there at the same time.</p> <p>You cannot sublet (rent out) your entire home unless you:</p> <ul style="list-style-type: none"> • have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p style="text-align: center;">and</p> <ul style="list-style-type: none"> • have your mortgage lender's permission if you have a mortgage

