



Buying your home with Social Homebuy

1. What is Social HomeBuy?

Social HomeBuy is a scheme that allows you to become a homeowner by purchasing your existing rented home. The scheme was launched by the Government to help more households to own their own home. The scheme allows you to buy your rented home on a shared ownership basis or purchase the property outright.

Under the shared ownership arrangements, you can buy a share of your home, starting at 25%, and rent the remaining part from your housing association. You will pay a reduced rent on the share that remains with the housing association and benefit from any increase in the value of your share. Small discounts will be available too on the purchase price.

2. How does Social Homebuy work?

Social Homebuy enables you to purchase a share of your current home, or buy the property outright. The value of your home will be decided by an independent qualified valuer. You are able to choose how much of the equity of your home you wish to purchase. You must purchase a share of at least 25%, but you could choose to buy, 50%, 75% or even 100% of the equity. In fact, you can choose any multiple of 5 between 25% and 100%.

3. Is there a discount?

Yes, **Social Homebuy** offers a discount on the purchase price of your home. The amount of discount is set by the Government, and will depend on the share of the property you have bought and where you live. Here are some examples of how the discount is worked out:

| % Share Purchased | Discount in Worcestershire | Discount in Herefordshire |
|--------------------------|-----------------------------------|----------------------------------|
| 25% | £2,750 | £2,500 |
| 50% | £5,500 | £5,000 |
| 75% | £8,250 | £7,500 |
| 100% | £11,000 | £10,000 |

4. What happens in the future?

If you have bought a share in your home, you can buy further shares as your financial circumstances allow. You must buy a share of at least 10% each time. This enables you to increase the equity you own in your home, and you may eventually be able to own the property outright.

5. Am I eligible for Social Homebuy?

To qualify for **Social Homebuy** you will need to meet the following criteria:

- To have been a secure or assured tenant of a housing association or hold assured shorthold tenancies with a fixed term of at least two years beginning after 01 April 2012.
- To have been a tenant of a public sector landlord for a qualifying period of three complete years.
- You must not have breached your tenancy agreement for 2 years or be in rent arrears.

There are also rules about the types of property eligible for **Social Homebuy**. As a guide, the following types of property **cannot** be bought under **Social Homebuy**:

- Sheltered homes and specially adapted properties
- Rural properties in villages with a population of less than 3,000.

6. Can I get more information?

If you would like more information about **Social Homebuy**, please contact the Sara Walton at Fortis Living:

Telephone: 01684 579435

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