# Key information about the home

This document relates to the **New model shared ownership** scheme.

Shared ownership rules can vary depending on what rules were in place at the time the home was funded or planning permission granted, where the home is located and whether the home is for a specific group of people.

The scheme which applies to your home is shown in white in the table below.

| 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 |

The **minimum initial share** will vary depending on the home; discuss with the housing provider for more detail. For more information, see section 1, 'How shared ownership works', in the 'Key information about shared ownership' document.

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 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 risk your lease being forfeited and your home being repossessed.

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

<table>
<tr><td>Address</td><td>Plot 33, 16 Yearling Avenue, Arborfield, Berkshire RG2 1AU</td></tr>
<tr><td>Property type</td><td>2 Bedroom flat above garage</td></tr>
<tr><td>Scheme</td><td>Shared ownership</td></tr>
<tr><td>Full market value</td><td>£355,000</td></tr>
<tr><td>Share Purchase Price and Rent Examples</td><td>The share purchase price is calculated using the full market value and the percentage share purchased.<br><br>If you buy a 35% share, the share purchase price will be £124,250 and the rent will be £288.44 a month.<br><br>If you buy a larger share, you'll pay less rent. The table below shows further examples.<br><br>
<table>
<tr><th>Share</th><th>Share purchase price</th><th>Monthly rent</th></tr>
<tr><td>40%</td><td>£142,000</td><td>£266.25</td></tr>
<tr><td>50%</td><td>£177,500</td><td>£221.88</td></tr>
<tr><td>60%</td><td>£213,000</td><td>£177.50</td></tr>
<tr><td>70%</td><td>£248,500</td><td>£133.13</td></tr>
<tr><td>75%</td><td>£266,250</td><td>£110.94</td></tr>
</table>
<br>Note that not all homes will be available to purchase from 10%. The minimum initial share you can purchase will vary depending on the home.<br><br>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.<br><br>Your annual rent is calculated as 1.5% of the remaining share of the full market value owned by the landlord.</td></tr>
<tr><td>Monthly payment to the landlord (excluding rent)</td><td>Every month (in addition to your rent) you will pay: all the breakdowns listed below are included in the monthly payment.<br><br>Estate charge £21.43<br>Buildings insurance £18.49<br>Management fee £18.33</td></tr>
</table>

| | |
|---|---|
| | Reserve/sinking fund payment £0<br>Other service charges £4.18<br><br>Total monthly payment **excluding rent** £62.43<br><br>Total monthly payments will typically be reviewed on an annual basis.<br><br>For more information, see section 4, ‘Service Charges’, in the 'Key information about shared ownership' document. |
| **Reservation fee** | £500<br><br>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.<br><br>The reservation fee secures the home for 5 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. We do allow a 14 day cooling off period. During that period, you can withdraw for any reason, and the reservation fee is fully refundable.<br>After the 14 day period ends, the reservation fee becomes non-refundable.<br>Once the sale is instructed, you’d be expected to submit your mortgage application straightaway. The lender’s valuation is usually carried out within the first 10 days, and most people receive their mortgage offer shortly after that. If your mortgage is declined within the cooling-off period, the reservation fee would still be refunded. |
| **Eligibility assessment** | The housing provider will assess whether you meet the eligibility criteria for the scheme.<br><br>This will be based on the eligibility criteria for the shared ownership scheme and the housing provider’s specific policies. These include:<br><br>• The order in which you will be assessed https://www.housingsolutions.co.uk/about/policies/shared-ownership-sales-re-sales-allocations-policy/<br><br>You can apply to buy the home if **both** of the following apply: |

| | |
|---|---|
| | • your household income is £80,000 or less<br>• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs<br><br>**One** of the following must also be true:<br><br>• you're a first-time buyer<br>• you used to own a home but cannot afford to buy one now<br>• you're forming a new household - for example, after a relationship breakdown<br>• you're an existing shared owner, and you want to move<br>• you own a home and want to move but cannot afford to buy a new home for your needs<br><br>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.<br><br>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.<br><br>Also, you must have a local connection to Wokingham Borough Council either through residency, work or family. |
| **Affordability assessment** | You will be assessed to check you can afford the home.<br><br>Your affordability assessment will be carried out by a suitably qualified and experienced adviser.<br><br>As part of the affordability assessment, you will need to provide documents to confirm your income, savings, and financial commitments.<br><br>The assessment will take into account the housing provider's specific policies including:<br><br>• How much money you will need to have available to be able to afford the home https://www.housingsolutions.co.uk/about/policies/shared-ownership-sales-re-sales-allocations-policy/ |

| | |
|---|---|
| **Tenure** | Leasehold |
| **Lease type** | Shared ownership flat lease |
| **Lease term** | 990 years<br><br>For more information, see section 2.5, ‘Lease extensions’, in the ‘Key information about shared ownership’ document. |
| **Rent review** | Your rent will be reviewed each year by a set formula using the Consumer Price Index (CPI) for the previous 12 months plus 1%.<br><br>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. |
| **Maximum share you can own** | You can buy up to 100% of your home. |
| **Transfer of freehold** | At 100% ownership, the leasehold title remains in your name but your shared ownership obligations fall away. |
| **Landlord** | Housing Solutions<br>Crown House, Crown Square<br>Waldeck Road<br>Maidenhead<br>Berks<br>SL6 8BY<br>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. |
| **Initial repair period** | Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 6, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.<br><br>For more information, see section 6, 'Maintaining and living in the home', in the 'Key information about shared ownership' document. |

| | |
|---|---|
| **Landlord's nomination period** | 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.<br><br>The landlord may decide to waive their rights to the nomination period (either from the outset or during the existing nomination period).<br><br>For more information, see section 8.4, 'Landlords Nomination Period', in the 'Key information about shared ownership' document |
| **Pets** | https://www.housingsolutions.co.uk/about/policies/pet-policy/ |
| **Subletting** | You can rent out a room in the home, but you must live there at the same time.<br>https://www.housingsolutions.co.uk/homes/home-ownership-information/subletting/<br><br>You cannot sublet (rent out) your entire home unless you either:<br><br>• own a 100% share; or<br>• have your landlord's permission which they will only give in exceptional circumstances (see section 1.6 in 'Key information about shared ownership' document)<br><br>and<br><br>• have your mortgage lender's permission if you have a mortgage |



# ARBORFIELD DISTRICT CENTRE

1 Two-Bedroom Coach house & 9 Two-Bedroom Apartments

**Shared Ownership**

Housing Solutions

# Arborfield District Centre

A collection of ten shared ownership homes



At Arborfield District Centre, the development offers a collection of Shared Ownership homes, including one two-bedroom coach house and nine two-bedroom apartments. Floor plans for each level and individual home layouts can be found throughout this brochure.

**10**
homes in total

**1**
coach house

**9**
two-bedroom apartments

## Applications and availability

A new collection of Shared Ownership homes is coming to Arborfield, anticipated to be ready from December 2026. Applications are being accepted for off-plan purchase, with viewings for successful applicants arranged once the properties reach a viewable condition.

**For the first three months of marketing, applicants must have a local connection to Wokingham Borough Council.** Applications will be considered on a first come, first served basis, subject to a fully completed financial assessment by the approved assessor. After this period, applicants without a local connection may also be considered for any remaining homes.

# Homes at a glance

Coach house and apartments available



## COACH HOUSE

A two-bedroom first-floor home with an open-plan kitchen and living/dining area, two double bedrooms, a bathroom, and allocated parking.



## APARTMENTS

Nine two-bedroom apartments arranged across ground, first and second floors, each with allocated parking.



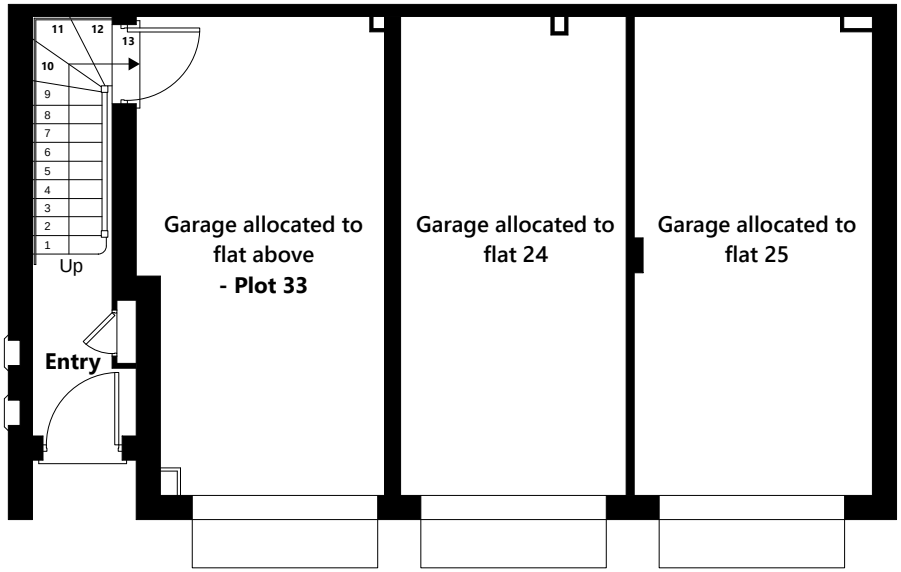
## SHARED OWNERSHIP

Designed for purchasers looking to take a first step onto the property ladder through shared ownership.

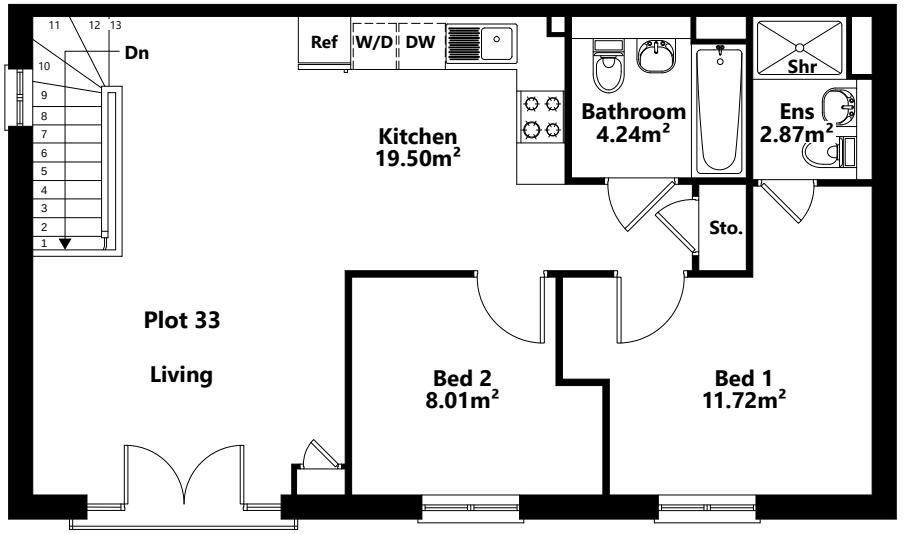
# COACH HOUSE FLOORPLANS

Ground-floor entrance with allocated parking, and first-floor accommodation.

## GROUND FLOOR




## FIRST FLOOR




## Plot 33

| Full market value | Example Share | Share value | Rent | Service Charge | Lease Term |
|---|---|---|---|---|---|
| **£355,000** | **35%** | **£124,250** | **£288.44pcm** | **£62.43pcm** | **990 years** |

**Computer generated floorplans are for illustrative purposes only.*

# APARTMENT FLOOR LAYOUT - GF

Plot 15, 16 & 17




GROUND FLOOR PLAN

## GROUND FLOOR

Plot Guide

### Plot 15

GF | 2-bedrooms

71.92 m² / 774 ft²

### Plot 16

GF | 2-bedrooms

71.66 m² / 771 ft²

### Plot 17

GF | 2-bedrooms

74.08 m² / 797 ft²

**Computer generated floorplans are for illustrative purposes only.*

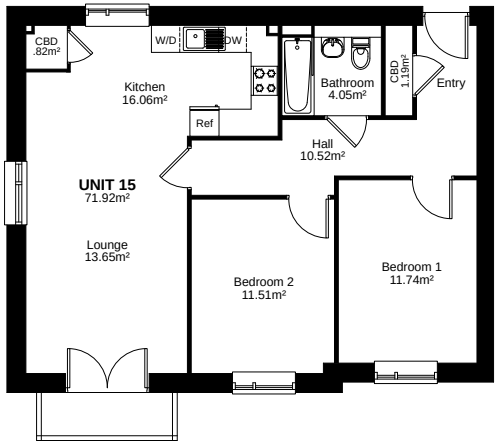
# GROUND FLOOR

Plot 15, 16 & 17

## Plot 15

Ground Floor | 2-bedrooms

**71.92 m² / 774 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£161.12pcm**

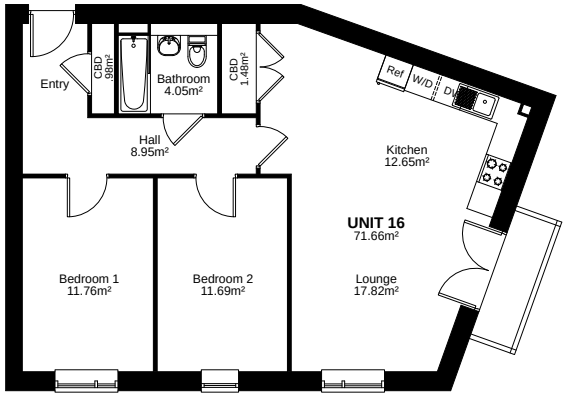
Share value
**£110,250**

Lease Term
**990 years**

## Plot 16

Ground Floor | 2-bedrooms

**71.66 m² / 771 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£161.12pcm**

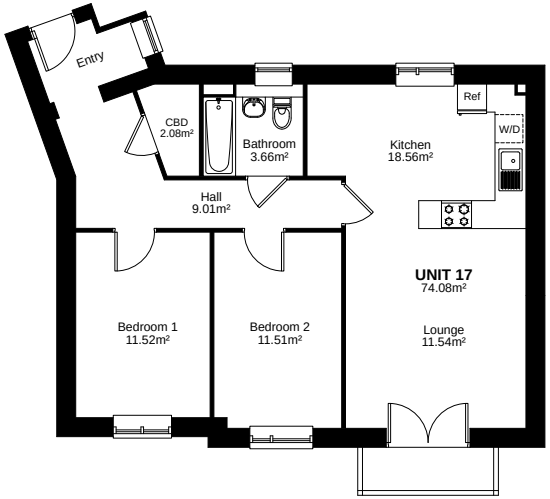
Share value
**£110,250**

Lease Term
**990 years**

## Plot 17

Ground Floor | 2-bedrooms

**74.08 m² / 797 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£160.72pcm**

Share value
**£110,250**

Lease Term
**990 years**

**Computer generated floorplans are for illustrative purposes only.*

# APARTMENT FLOOR LAYOUT - 1F

Plot 18, 19 & 20




FIRST FLOOR PLAN

## FIRST FLOOR

Plot Guide

### Plot 18

1F | 2-bedrooms

71.92 m² / 774 ft²

### Plot 19

1F | 2-bedrooms

71.66 m² / 771 ft²

### Plot 20

1F | 2-bedrooms

74.08 m² / 797 ft²

**Computer generated floorplans are for illustrative purposes only.*

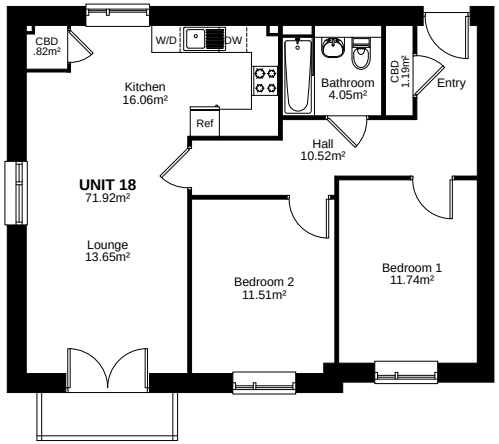
# FIRST FLOOR

Plot 18, 19 & 20

## Plot 18

First Floor | 2-bedrooms

**71.92 m² / 774 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£161.12pcm**

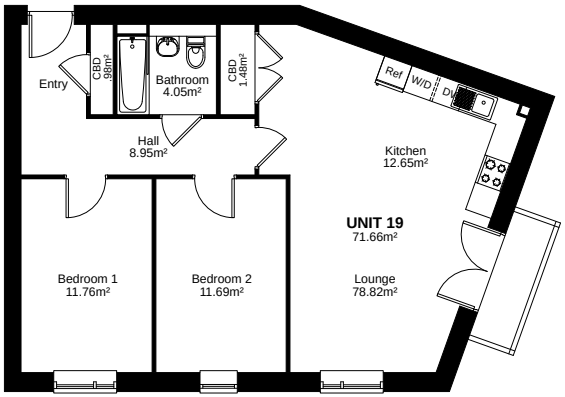
Share value
**£110,250**

Lease Term
**990 years**

## Plot 19

First Floor | 2-bedrooms

**71.66 m² / 771 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£161.12pcm**

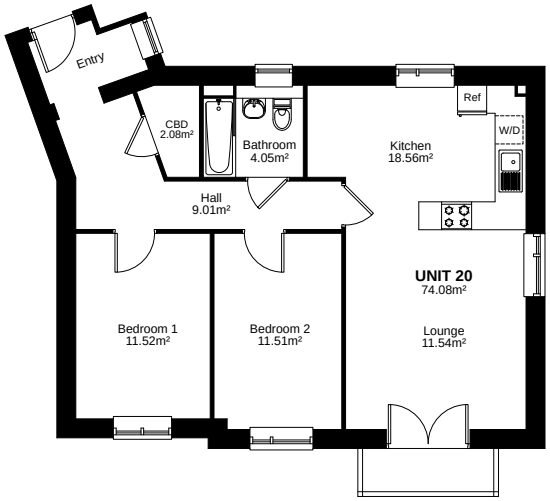
Share value
**£110,250**

Lease Term
**990 years**

## Plot 20

First Floor | 2-bedrooms

**74.08 m² / 797 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£160.72pcm**

Share value
**£110,250**

Lease Term
**990 years**

**Computer generated floorplans are for illustrative purposes only.*

# APARTMENT FLOOR LAYOUT - 2F

Plot 21, 22 & 23




SECOND FLOOR PLAN

## SECOND FLOOR

Plot Guide

### Plot 21

2F | 2-bedrooms

71.92 m² / 774 ft²

### Plot 22

2F | 2-bedrooms

71.66 m² / 771 ft²

### Plot 23

2F | 2-bedrooms

74.08 m² / 797 ft²

**Computer generated floorplans are for illustrative purposes only.*

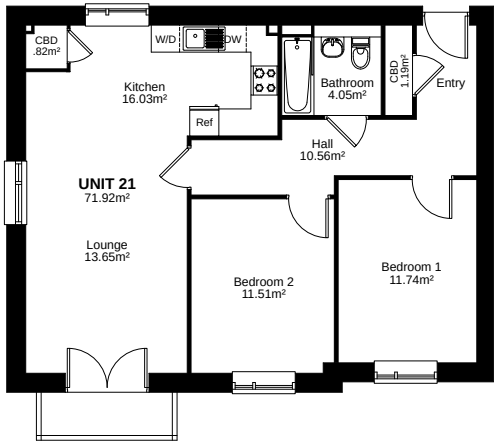
# SECOND FLOOR

Plot 21, 22 & 23

## Plot 21

Second Floor | 2-bedrooms

**71.92 m² / 774 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£161.12pcm**

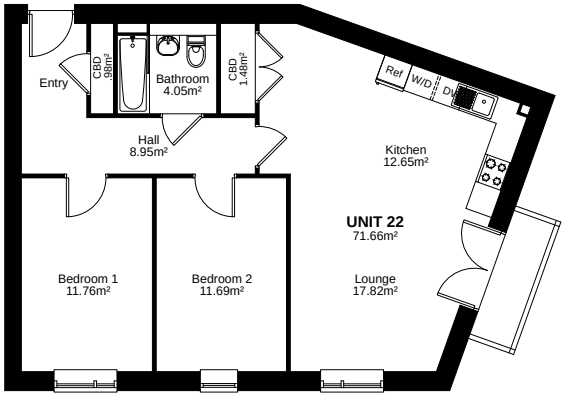
Share value
**£110,250**

Lease Term
**990 years**

## Plot 22

Second Floor | 2-bedrooms

**71.66 m² / 771 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£161.04pcm**

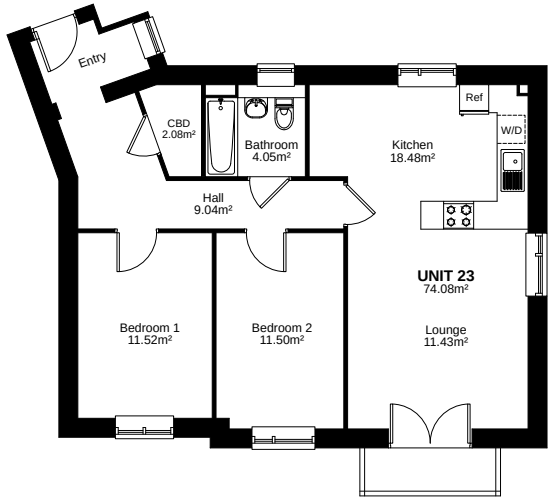
Share value
**£110,250**

Lease Term
**990 years**

## Plot 23

Second Floor | 2-bedrooms

**74.08 m² / 797 ft²**




Full market value
**£315,000**

Rent
**£255.94pcm**

Example Share
**35%**

Service Charge
**£160.72pcm**

Share value
**£110,250**

Lease Term
**990 years**

**Computer generated floorplans are for illustrative purposes only.*

# PRICE LIST

10 Two-Bedroom Shared Ownership Homes | One Coach House - Plot 33 & Nine Apartments - Plot 15 - 23

| Plot | Floor | Full market value | Example Share | Share value | Rent | Service Charge | Lease Term |
|---|---|---|---|---|---|---|---|
| 33 | First | £355,000 | 35% | £124,250 | £288.44 | £62.43 | 990 years |
| 15 | Ground | £315,000 | 35% | £110,250 | £255.94 | £161.12 | 990 years |
| 16 | Ground | £315,000 | 35% | £110,250 | £255.94 | £161.12 | 990 years |
| 17 | Ground | £315,000 | 35% | £110,250 | £255.94 | £160.72 | 990 years |
| 18 | First | £315,000 | 35% | £110,250 | £255.94 | £161.12 | 990 years |
| 19 | First | £315,000 | 35% | £110,250 | £255.94 | £161.12 | 990 years |
| 20 | First | £315,000 | 35% | £110,250 | £255.94 | £160.72 | 990 years |
| 21 | Second | £315,000 | 35% | £110,250 | £255.94 | £161.12 | 990 years |
| 22 | Second | £315,000 | 35% | £110,250 | £255.94 | £161.04 | 990 years |
| 23 | Second | £315,000 | 35% | £110,250 | £255.94 | £160.72 | 990 years |

*To view the share and rent breakdown and access further details on the Share to Buy website, click the plot number to download the Key Information Document.

# LOCATION

ARBORFIELD DISTRICT CENTRE




## LOCATION | CONNECTED LIVING

Enjoy countryside living at Arborfield Heights with excellent connections. Wokingham station is around four miles away, with London under an hour away, making it ideal for commuters seeking a relaxed setting.

## COMMUNITY | A PLACE TO BELONG

Designed with community at its heart, Arborfield Heights offers green spaces, play areas and leisure facilities, creating a friendly neighbourhood where residents can relax, connect and feel at home.

## HOMES | DESIGNED FOR MODERN LIVING

Discover stylish two-bedroom homes at Arborfield Heights, thoughtfully designed with modern living, comfort and convenience in mind.

**Computer generated floorplans are for illustrative purposes only.*




# WHAT IS SHARED OWNERSHIP?

Shared ownership is a type of leasehold tenure that allows you to purchase a percentage of your home while paying rent on the remaining share. You'll only need a deposit and mortgage for the share you buy, this can make monthly costs more affordable.

Over time, you have the option to buy additional shares in your home through a process called **staircasing**. In most cases, you can continue staircasing until you own 100% of the property.

Once you've staircased to full ownership, your shared ownership responsibilities will end, and you'll become the sole Leaseholder of the property.




# AM I ELIGIBLE?

Shared ownership offers a more affordable way to own your home. To be eligible, you'll typically need to meet the following criteria:

- **You're unable to buy a suitable property outright on the open market**
- **Your total household income is £80,000 a year or less**
- **You have savings for upfront costs and access to a mortgage or funds to buy your share**

*Some homes may require a local connection—such as living or working in the area. If you currently own a home, you may still qualify if you're selling it or moving from another shared ownership property.*



# WANT TO SEE MORE?

Wether you're just starting your journey or ready to reserve your new home, we're here to guide you every step of the way.

### Register Your Interest

Contact Housing Solutions sales team to register your interest today.

### Book a Viewing

Be the first to know – contact us today. Housing Solutions' friendly team is here to answer your questions about shared ownership and keep you updated on when viewings become available.

### Apply for a Home

Once you've found the right property, Housing Solutions will support you through the application process, including an affordability assessment.

# Contact Us

**CALL:**

Emma Greig
Shared Ownership Sales Manager
01628543183 / 07894838790

Hazel Ng
Shared Ownership Sales Administrator
01628543194 / 07824144773

**EMAIL OUR TEAM:**

sharedownership@housingsolutions.co.uk

**VISIT:**

housingsolutions.co.uk

Scan the QR code to view available properties.

Housing Solutions

