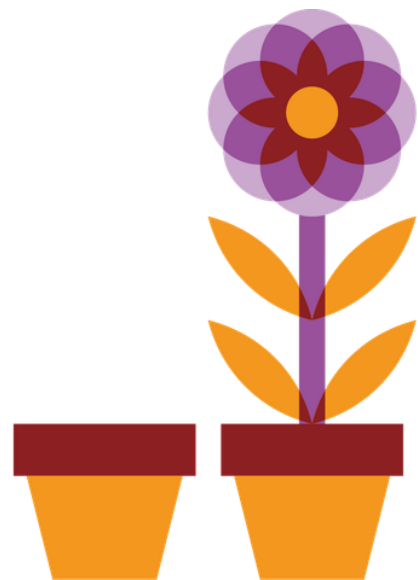


Key information about the home

A solid orange horizontal bar that underlines the text "about the home".

Key information about the home

This document relates to the Standard 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.

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 **standard 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	6 Kingsleigh Close, Norley, WA6 8AH																	
Property type	3 bedroom(s) - Semi-detached house																	
Scheme	Shared ownership Resale																	
Full market value	£350,000																	
Share Purchase Price and Rent Examples	The share purchase price is calculated using the full market value and the percentage share purchased. If you buy a 50% share, the share purchase price will be £175,000 and the rent will be £317.59 a month. If you buy a larger share, you'll pay less rent. The table below shows further examples: <table><tr><th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr><tr><td>50%</td><td>£175,000</td><td>£317.59</td></tr><tr><td>60%</td><td>£210,000</td><td>£254.07</td></tr><tr><td>70%</td><td>£245,000</td><td>£190.55</td></tr><tr><td>75%</td><td>£262,500</td><td>£158.80</td></tr></table> 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. Your annual rent is calculated as 2.18% of the remaining share of the full market value owned by the landlord.			Share	Share Purchase Price	Monthly rent	50%	£175,000	£317.59	60%	£210,000	£254.07	70%	£245,000	£190.55	75%	£262,500	£158.80
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70%	£245,000	£190.55																
75%	£262,500	£158.80																
Monthly payment to the landlord	In addition to the rent above, the monthly payment to the landlord includes: <table><tr><td>Service charge</td><td>£20.63 a month.</td></tr><tr><td>Estate charge</td><td>There is no estate charge to pay.</td></tr><tr><td>Buildings insurance</td><td>£19.32</td></tr><tr><td>Management fee</td><td>£10.00 a month.</td></tr><tr><td>Reserve fund payment</td><td>There is no reserve fund payment.</td></tr><tr><td>Total monthly payment excluding rent</td><td>£49.95</td></tr></table>			Service charge	£20.63 a month.	Estate charge	There is no estate charge to pay.	Buildings insurance	£19.32	Management fee	£10.00 a month.	Reserve fund payment	There is no reserve fund payment.	Total monthly payment excluding rent	£49.95			
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Buildings insurance	£19.32																	
Management fee	£10.00 a month.																	
Reserve fund payment	There is no reserve fund payment.																	
Total monthly payment excluding rent	£49.95																	
Reservation fee	N/A																	

Eligibility	The housing provider will assess whether you meet the eligibility criteria for the scheme. This will be based on the eligibility criteria for the shared ownership scheme and the housing provider's specific policies. These can be found within https://www.plumlife.co.uk/wp-content/uploads/sites/2/2025/12/Shared-Ownership-Application-Policy-v2.pdf and include: • The order in which you will be assessed ('first come, first served' – page 1) • Minimum deposit and minimum surplus income requirements (page 2) • Adverse credit policy (page 3) https://www.plumlife.co.uk/wp-content/uploads/sites/2/2025/12/Shared-OwnershipApplication-Policy-v2.pdf One of the following must also be true: • 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 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. 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. Also, you must have a local connection to Cheshire West and Chester either through residency, work or family.

Affordability assessment	You will be assessed to check you can afford the home. Your affordability assessment will be carried out by a suitably qualified and experienced adviser. As part of the affordability assessment, you will need to provide documents to confirm your income, savings, and financial commitments. The assessment will take into account the housing provider's specific policies including: • How much money you will need to have available to be able to afford the home - Minimum deposit and minimum surplus income requirements (page 2) • The order in which you will be assessed ('first come, first served' – page 1) • Minimum deposit and minimum surplus income requirements (page 2) • Adverse credit policy (page 3) These policies can be found within https://www.plumlife.co.uk/wp-content/uploads/sites/2/2025/12/Shared-Ownership-Application-Policy-v2.pdf https://www.plumlife.co.uk/wp-content/uploads/sites/2/2025/12/Shared-Ownership-Application-Policy-v2.pdf
Tenure	Shared ownership House lease
Lease type	Shared ownership – DPA Restricted Staircasing Lease – House Lease
Lease term	115 years 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 Retail Prices Index (RPI) for the previous 12 months plus 0.50%. 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.
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Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you because maximum 80% share.
Landlord	Great Places Housing Association 2a Derwent Avenue Manchester M21 7QP 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.
Landlord's nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 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 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	You can keep pets at the home.

Subletting	You can rent out a room in the home, but you must live there at the same time. You cannot sublet (rent out) your entire home unless you either: • own a 100% share; or • have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) and • have your mortgage lender's permission if you have a mortgage
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