

Shared Ownership Re-sale FAQ

Who are Worthing Homes?

Worthing Homes are a registered charity and non for profit community benefit society. This means all of the work we do to provide affordable housing is re-invested into the company in order for us to provide more new homes and maintain our existing homes.

Worthing Homes was set up in early 2000 as the stock transfer for homes owned by Worthing borough council. We are not part of the council but maintain a strong working relationship with Worthing Council and other councils and boroughs in Sussex. Worthing Homes owns and maintains around 4500 properties in Sussex.

Who can buy Shared Ownership?

Please see a full list of Shared Ownership eligibility criteria here -

[Shared ownership homes: buying, improving and selling: How shared ownership works - GOV.UK](#)

Why do I need a financial assessment?

The affordability assessment performed by the sellers nominated estate agency branch or recommended IFA is carried out in line with guidance created by Homes England and is done specifically to assess mortgagability and to assess whether you can sustain the rental increases each year. The independent advisors that work for us can offer advice on mortgage products however there is no obligation to use them for your mortgage, however they must provide Worthing Homes with the comfort that you meet affordability requirements. We do not accept copies of agreements in principle as a form of financial assessment.

Can I buy a larger share?

You can purchase a larger share than advertised if it is deemed affordable to you. You cannot purchase less than the advertised share price. The maximum available share is 75% on a first tranche sale. Applicants who can afford more than 75% should consider whether they could purchase a home of similar size on the open market and whether they are truly benefitting from Shared Ownership.

Can someone else purchase the property in my name or join the mortgage?

No. The purchasers on the lease agreement should be the same purchasers who are on the mortgage for the property. You cannot add family members or friends who are not eligible for Shared Ownership to the mortgage application to assist with affordability. Partners or relatives who are not named on the lease or mortgage are able to live with you as a household member, but they will not have any legal authority or guaranteed rights to the tenancy. You are responsible for the behaviour of all occupants within the household if there are any issues with ASB or arrears.

What happens if I die or become critically ill?

If you pass away, your will should outline the wishes for your property. If you are leaving the property to a family member or friend they can inherit the property for personal use if they are eligible for Shared Ownership. They will need to complete a financial assessment and application form to have the property transferred to them, as well as seek legal advice on updating land registry. If they are not eligible for Shared Ownership, then they can sell your share of the property to someone who is and benefit from the value of your share. If you become critically ill

and are unable to afford your mortgage and rent payments, you should speak to Worthing Homes about your circumstances. It is important to take out mortgage protection and consider these scenarios when purchasing your home.

How is the share price determined?

All Shared Ownership homes are sold at a price determined by an independent valuer known as a RICS valuer. Due to this, the value of a share is unlikely to be negotiated, unless the seller wishes to take less than market value.

How is my service charge calculated?

Service charge estimates are released in April of every year and actual expenditure is confirmed in the September. Service charges are variable, which means they will fluctuate on a yearly basis. Many of the homes we sell have an estate management service charge which covers the upkeep of the wider estate, such as the roads, communal open spaces and the drainage. It is a condition of your lease to pay any shortfall of service charge. Any over paid service charge is credited back to your account and can be refunded to you if you are not in rental arrears. It is important you review the service charge information provided to your solicitor as service charge elements are non-negotiable.

Worthing Homes insure the building on our block policy, of which you contribute to through your service charge. You must provide your own contents insurance

What are the other fees associated with Shared Ownership?

You should seek financial advice before committing to an offer of a shared ownership home to make sure you are able to afford your mortgage and associated fees with purchasing a home. Further fees you may encounter are; mortgage related fees for the product you take out, land registry fees for submitting and notifying of your ownership and mortgage charge, solicitor fees and removals. You are also liable to pay a proportion of rent and service charges for the month you complete.

Can I rent a room out?

No. Many of our leases prohibit renting a room, as this is seen as a financial gain and does not meet the requirements of Shared Ownership funding.