# 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.

ncha

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.**

| | |
|---|---|
| **Address** | Plot 17, 26 Riding Street, Lenton, NG7 2UY<br>Plot 18, 28 Riding Street, Lenton, NG7 2UY |
| **Property type** | Three-bedroom semi-detached house |
| **Scheme** | Shared ownership |
| **Full market value** | £315,000 |
| **Share purchase price** | 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 £110,250 and the rent will be £469.22 a month.<br><br>If you buy a larger share, you'll pay less rent. The table below shows further examples. |

## Rent

If you buy a larger share, you'll pay less rent.

| Share | Share purchase price | Monthly rent |
|---|---|---|
| 10% | £31,500 | £649.69 |
| 25% | £78,750 | £541.41 |
| 35% | £110,250 | £469.22 |
| 40% | £126,000 | £433.13 |
| 50% | £157,500 | £360.94 |
| 60% | £189,000 | £288.75 |
| 70% | £220,500 | £216.56 |
| 75% | £236,250 | £180.47 |

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.

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 **2.75%** of the remaining share of the full market value owned by the landlord.

## Monthly payment to the landlord (excluding rent)

**Every month (in addition to your rent) you will pay:**

| | |
|---|---|
| Estate charge | **£9.19** |
| Buildings insurance | **£8.33** |
| Management charge | **£24.03** |
| Reserve/sinking fund payment | **£10.00** |
| **Total monthly payment excluding rent** | **£51.55** |

Total monthly payments will typically be reviewed on an annual basis.

For more information, see section 4, 'Service Charges', in the 'Key information about shared ownership' d**ocument.**

| | |
|---|---|
| **Reservation fee** | **£350**<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 **56 days from build completion date.** 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. |
| **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.<br><br>These include:<br><br>The order in which you will be assessed **How to apply**<br><br>You can apply to buy the home if both of the following apply:<br>• 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>• 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 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. |

| | |
|---|---|
| **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.<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>• How much money you will need to have available to be able to afford the home. Details of NCHA's minimum income requirements are available **online**.<br>• You will need a minimum of a 5% deposit of the share to buy the home. Details on our **How to Apply** page.<br>• The minimum requirements for your credit history. Details on our **How to Apply** page. |
| **Tenure** | Leasehold |
| **Lease type** | Shared ownership house 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 0.01%.<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 five 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 freehold will transfer to you. |

| | |
|---|---|
| **Landlord** | Nottingham Community Housing Association<br>Clifton Place<br>9 Fairham Brook Drive<br>Clifton<br>Nottingham<br>NG11 8PY<br><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** | You can keep pets at the home. Please let us know on your application form if you want to keep a pet. Further guidance is available by reading our **Pet Policy**. |

| | |
|---|---|
| **Subletting** | You can rent out a room in the home, but you must live there at the same time.<br><br>You cannot sublet (rent out) your entire home unless you either:<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>• have your mortgage lender's permission if you have a mortgage.<br><br>Shared ownership properties are developed for use as the leaseholder's home and are not intended to be sublet. If your circumstances change and you would like to discuss temporarily subletting your home then please contact us at info@ncha.org.uk.<br><br>Permission may be given in exceptional circumstances and for a limited period. |

# Need more information?

0345 650 1204
nchasales@ncha.org.uk
www.ncha.org.uk