

open door

by Halton Housing

Key Information Document (1)

Older Persons Shared Ownership

Guidance for shared ownership providers when completing 'Key information about the home'

The information in this document is for **Older Persons Shared Ownership (OPSO) homes** on the **standard shared ownership model**. These homes will conform to the requirements of the Shared Ownership and Affordable Homes Programme (SOAHP) 2016 to 2021.

This document is intended to accompany property listings for initial sales and resales.

It's for prospective homebuyers:

- who are looking at different homes
- before they have completed a financial assessment

Use it to give homebuyers standardised information when they register interest in a shared ownership home. Providers may brand the document but must not alter the content or order of information.

To complete the document:

- 1 Follow the instructions highlighted in yellow.
- 2 Enter the specific information about the home in the highlighted fields.
- 3 Delete the statements that do not apply to the home.
- 4 Delete the instructions.

Feedback

If you have any feedback about this document, contact:

Affordable Housing Products team

Homes England

Email: sharedownership@homesengland.gov.uk

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

Homes built specifically for people over the ages of 55 are sold on the Older Persons Shared Ownership (OPSO) scheme. They have some key differences to normal shared ownership. The table below highlights the key features of common shared ownership schemes. The information in this document is for **Older Persons Shared Ownership** homes 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 Older Persons Shared Ownership homes

Scheme Lease Type	Older Persons Shared Ownership
Feature	If you reach 75% ownership you no longer have to pay rent.
Maximum % share you can own in future	75%
Additional restrictions	For over 55s only

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 Older Persons 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 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	Numbers 6, 12, 16, 19 & 20 Hazlehurst Acton Woods Lane Runcorn Cheshire WA7 1YJ
Property type	The Aspen Classic Ground floor two bedroom apartment with patio area
Scheme	Older Persons Shared Ownership
Full market value	£183,000

<p>Share Purchase Price and Rent Examples</p>	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 50% share, the share purchase price will be £91,500 and the rent will be £209.69 a month.</p> <p>When you reach 75% ownership, there is no rent payable on the remaining 25% share.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1" data-bbox="459 521 1302 824"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>25%</td> <td>£45,750</td> <td>£314.53</td> </tr> <tr> <td>30%</td> <td>£54,900</td> <td>£293.56</td> </tr> <tr> <td>40%</td> <td>£73,200</td> <td>£251.63</td> </tr> <tr> <td>50%</td> <td>£91,500</td> <td>£209.69</td> </tr> <tr> <td>60%</td> <td>£109,800</td> <td>£167.75</td> </tr> <tr> <td>75%</td> <td>£137,250</td> <td>£0</td> </tr> </tbody> </table> <p>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.</p> <p>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share	Share Purchase Price	Monthly rent	25%	£45,750	£314.53	30%	£54,900	£293.56	40%	£73,200	£251.63	50%	£91,500	£209.69	60%	£109,800	£167.75	75%	£137,250	£0
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<p>Monthly payment to the landlord</p>	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <p>Service charge £140.99</p> <p>Support charge £63.05</p> <p>Total monthly payment excluding rent £204.04</p>																					
<p>Reservation fee</p>	<p>£500</p> <p>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.</p> <p>The reservation fee secures the home <u>for 28 days</u>. 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.</p>																					

Eligibility	<p>To assess your eligibility, you'll need to register with a Help to Buy agent. You can apply to buy the home if all of the following apply:</p> <ul style="list-style-type: none"> • You are 55 years old or over • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • 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 <p>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.</p>
Tenure	Leasehold
Lease type	Older Persons Shared Ownership flat lease
Lease term	990 years For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.
Maximum share you can own	You can buy up to 75% of your home.
Transfer of freehold	As you can only reach a maximum of 75% ownership, this home will always remain leasehold.

Landlord	<p>Halton Housing Waterfront Point, Warrington Rd, Widnes WA8 0TD</p> <p>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.</p>
Landlord's nomination period	<p>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.</p>
Pets	<p>You can keep pets at the home with prior permission. Please refer to the Pet Policy.</p>
Subletting	<p>You can rent out a room in the home, but you must live there at the same time.</p> <p>You cannot sublet (rent out) your entire home unless you:</p> <ul style="list-style-type: none"> • have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none"> • have your mortgage lender's permission if you have a mortgage
Warden services/person centred services	<p>Monday to Friday between the hours of 9am and 5pm</p> <p>Will conduct:</p> <ul style="list-style-type: none"> • Support plan / waiver • a risk assessment • personal emergency evacuation plan (PEEP) • person centred fire risk assessment (PCFRA) • daily welfare checks • health & safety checks <p>Plus arrange activities / events</p> <p>Cleaning service - Monday to Saturday for communal areas, corridors, bistro, etc.</p>

