

How **shared ownership** works



Shared ownership means you own a percentage of the property. You would pay for a percentage share usually between 25% and 75% of the home's full market value. On some homes you can buy a percentage as low as 10%, although some properties are restricted up to an initial share of 40%.

By buying a percentage of the property you, as the buyer entering into a lease agreement with the landlord. In which, you will agree to pay rent to the landlord on the remaining share.

When finding a home, you will be referred to a mortgage adviser. Who will assess your income and outgoings. They will be able to indicate the share purchase you can afford based on your personal circumstances. Once you have received this information you can take out a mortgage to buy your share or pay for it with savings. As with all properties, you will also need to pay a deposit. This is usually between 5% and 10% of the share you're buying.

You can buy more shares in your home. This is known as 'staircasing'. If you buy more shares, the rent you pay goes down in proportion to the landlord's remaining share.



Homes you can buy through shared ownership

You can buy either a new-build home or an existing home through a shared ownership resale scheme. Shared ownership homes are offered by housing associations, called 'providers' or the landlord. All shared ownership homes (houses and flats) are [leasehold properties](#).

If you reach 100% ownership, where possible, for most houses the freehold will transfer to you, and the shared ownership lease falls away. For most flats, the lease will remain in place, but the shared ownership obligations will fall away.

Who can apply?

You can buy a home through shared ownership if both of the following apply:

- your household income is £80,000 a year or less (£90,000 a year or less in London)
- you cannot afford all of the deposit and mortgage payments for a home that meets your needs

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 own a home and want to move but cannot afford a new home suitable for your needs
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner and want to move
- you may need to have a local connection to the area where you would like to buy.

If you own a home

When you buy a shared ownership home, you must have:

- formally accepted an offer for the sale of your current home (called 'sold subject to contract' or 'STC')

- a memorandum of sale

You must have completed the sale of your home on or before the date you complete your shared ownership purchase.

How to find a Shared Ownership home

- Filtered searches on estate agency platforms such as Rightmove and Zoopla
- The HomeBuy Agent who advertise some of the new Shared Ownership properties for sale and resales. You may need to register with the Help to Buy Agent and undergo eligibility checks with them as well as the housing association
[Help to Buy Agent for the South | Online property search \(helptobuyagent3.org.uk\)](https://www.helptobuyagent3.org.uk)
- Also the Government website [Own Your Home | Shared Ownership - Own Your Home](https://www.ownyourhome.gov.uk)

- Housing association sales websites where you can see upcoming properties for sale and register your interest on their databases and be alerted about upcoming sales.



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Here are links to RPs with current live schemes that will deliver Shared Ownership over the next 12-18 months these web pages provide information on Shared Ownership and what properties are currently available.

<https://www.sovereignliving.org.uk/shared-ownership/how-to-apply>

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[Homes to buy | LiveWest](#)

[Shared Ownership Properties | Curo \(curo-sales.co.uk\)](#)

[Find A Home: New Homes, Shared Ownership & Retirement Living - Bromford](#)

[Buy a home - The Guinness Partnership](#)

[Shared ownership - GreenSquareAccord](#)

