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Older Persons Shared Ownership Frequently Asked Questions

If I purchase a share in a property, what will I actually be buying?

On a new property you will pay Broadland Housing Association the minimum share required and will be granted a lease. On a resale you will be purchasing an existing lease from the current owner. Please check how many years are left on the lease before proceeding as these will vary, on some of our older properties leases initially started at 99 or 125 years. The lease is a legally binding document between Broadland Housing Association and you which covers the rights and responsibilities of both parties.

Once I purchase a share what payments will I have to make?

If you own less than a 75% share you will need to pay Broadland Housing Association monthly for your rent. If you own the maximum share of 75% you will not have to pay any rent. You will be liable for any service charge or sinking fund regardless of the share owned. In addition, you might have monthly mortgage payments to your lender for the share purchased. You will be responsible for paying all the usual outgoings associated with owning your own home such as council tax, electricity / gas bills, water, broadband and contents insurance.

Will the rent and service charge be fixed throughout my ownership?

No, rent, service charge and sinking fund will be subject to change and is reviewed annually on 1st April. Please refer to your lease on how the rent increase is calculated. You will be contacted prior to any changes.

Can I make alterations or improvements to my home?

If you wish to carry out minor alterations such as painting, hanging photos, flooring, fitted wardrobes or garden landscaping then you do not require permission. If you want to carry out major alterations such as a new kitchen, bathroom, replacement doors and windows or an extension then you will need to seek approval from Broadland Housing Association first as well as any relevant planning permissions or building regulations. We would not deny a shared owner permission to carry out any of these alterations.

What happens if my home needs any repairs or maintenance?

In general if you are purchasing a house or bungalow you will be responsible for carrying out all internal and external repairs and maintenance. If the property is a flat you will be responsible for the interiors and Broadland Housing Association (or the managing agent) will be responsible for any external / structural work. For flats the cost of external repairs is generally collected from you through service charge or a sinking fund. You are responsible for the annual servicing of the boiler / heating system whether you own a flat or house/bungalow.

Can I sublet my home in the future?

No, subletting is not permitted. Your shared ownership home must be your primary home of residence.

Who insures my home?

Buildings insurance is covered by Broadland Housing Association, the cost for this is covered within your service charge. You are responsible for providing your own contents insurance.

What if I want to sell my home in the future?

You must inform Broadland Housing Association of your wish to sell in writing. Under the terms of your lease Broadland Housing Association has a nomination period usually between 4 – 8 weeks to find you a buyer. After this period or if the Association waives the nomination period, you can then market with an estate agent. The sales price during the nomination period will be determined by an independent chartered surveyor, (RICS surveyor). You will not be able to sell your share for an amount higher than that stated in the valuation survey. All prospective buyers will need to be eligible for older persons shared ownership and will undergo a financial assessment based on current guidance. There are costs associated with selling the share in your property, please speak to Broadland Housing Association for further information and the process to sell your share.

Can I purchase further shares in my home?

The maximum share you can purchase is 75%, you will not be able to staircase to 100% and own the freehold. If you own less than 75% share you can purchase further shares, also known as staircasing. There are costs associated with buying further shares, please speak to Broadland Housing Association for further information and the process to staircase.

What will happen in the future, can a family member inherit my home?

Anyone inheriting the lease would need to be eligible in order to live in the property, for example anyone under the age of 55 would not be able to reside at the property, nor would they be able to sublet. If the beneficiary is not eligible it would be recommended that the property is sold. Broadland Housing Association are unable to offer guidance and recommend you seek your own legal advice.