

Unlock your dream

(LASO) The key to Home ownership



homenk

Local Authority Shared Ownership Scheme

You look for a property to buy and we will help you buy it!

- Living in North Kesteven and want to buy in North Kesteven?
- Are house prices just too high?
- We could help you to afford the home you need.
- Apply now and you could be in your new home in 2008.

What is LASO (Local Authority Shared Ownership)?

LASO is a North Kesteven District Council (NKDC) scheme to help those who are eligible, but cannot afford to buy on the open market the home they need.

Eligible applicants will be able to identify a property that meets their needs and which they would like to buy. NKDC will then purchase the property and offer the applicant a part rent and part buy arrangement.

NKDC only has a limited fund to help a limited number of applicants, so each will be assessed against need and affordability criteria to ensure that LASO is available to those most in need.



How does it work?

1. Applicants must complete a LASO application form.
2. NKDC will assess all applications in line with the Council's Housing Register and allocations points schedule. Priority will be given to those in most urgent need.
3. There will also be an assessment of the applicant's financial circumstances, to ensure that those in need are able to afford LASO.
4. Once accepted on to the LASO scheme, applicants will be able to look for a property to purchase in North Kesteven.
5. Once you have found a property, it will be assessed by NKDC to ensure that it is the right size, price and in good condition.
6. NKDC will buy the property on your behalf and it will be sold to you on a shared ownership leasehold basis - initially at between 25% to 50%.
7. You will need a mortgage or have sufficient funds to cover this amount of the purchase price of the property.
8. You will be charged rent for the remaining amount.
9. As your ability to afford more increases, you will have the opportunity to buy a greater share in the property, ultimately up to 100%.

Who will it help?

The scheme is available to those who cannot afford to buy a home on the open market and who are in need of housing.

This includes:

- First time buyers;
- Families; and
- Older people.

The scheme is only available for the purchase of your only home, in which you intend to permanently live.

Am I eligible to apply?

Priority will be extended to those who:

- are currently living in North Kesteven;
- are on a low income and cannot afford to buy a home they need on the open market;
- are eligible to get a mortgage or who have funds to cover between 25% to 50% of the purchase price of the dwelling and who can afford to pay an additional rent.

(The Council's definition of affordable is that the total mortgage and rental costs should not add up to more than 25% of the household's net income.

Applications will be assessed for how close their income is above or below this criteria in relation to the property they need before being accepted onto the scheme).

What sort of Property can I buy?

Approved applicants will be able to consider buying properties available on the open market in North Kesteven.

The type, size and price of property that you can look for will be dependent upon the individual's/ household's circumstances. The property you can buy will be sufficient to meet the needs of your household.

The property should be in good condition (this will be assessed by the Council's surveyors).



Affordability Example

Your ability to afford a property and the eligibility for the size of property you can purchase depends on your circumstances. The following table shows examples for illustration purposes only. It assumes a couple with one child purchasing a 2-bedroom terraced/semi detached house at £120,000 at a 25% and a 50% share.

Mortgage costs are an approximation and the actual amount will vary depending on applicants' personal circumstances (you should seek appropriately qualified financial advice to find out whether you will be able to get a mortgage and what it will cost you).

Equity Share	25% Purchase	50% Purchase
Mortgage costs approx per month	£180	£350
Rental payment approx per month	£365	£250
Total housing costs per month	£545	£600
Net annual household income required	£26500	£29000

What happens if I want to sell the property?

You should notify the Council. You are free to put the property up for sale at any time but if you are still renting a proportion of the equity in the property from the Council any potential buyer will need to be approved by the Council against the LASO eligibility criteria

How do I apply?

Contact North Kesteven District Council for a LASO scheme application form on 01529 414155 (Housing Needs) e-mail: housing@n-kesteven.gov.uk

Submit your application to: **Housing Needs**

North Kesteven District Council
Kesteven Street
Sleaford
NG34 7EF