

STAIRCASING | BUYING MORE SHARES

What is Staircasing?

As a One Vision Housing shared owner, you have the right to buy more shares (*increase your equity*) in your home. This process is called staircasing. The more shares you buy, the less rent you pay.

You can purchase additional shares in minimum of 10% tranches.

The maximum share you can be is 100% , but you can't purchase shares between 75% and 100% (*so once you've bought 75% the next staircasing step would be 100%*)

The additional share you purchase will be at a price equal to the relevant proportion of the current full open market of the property.

For example: if you wanted to buy an additional 25% and your property has been valued at £200,000, the purchase price would be 25% of £200,000, so £50,000.

Can I buy outright? (100% share)

If you wish, you can buy the remaining shares in 'one go', becoming an outright owner. If you buy outright, you will no longer pay rent on your property (*though service charges may still apply*).

This will allow you to sell on the open market should you want to sell the property in the future.

If One Vision Housing own the freehold, you'll be able to purchase the freehold once you buy 100%.

Is there any reason I would not be able to Staircase?

If you have any rent and/or service charge arrears you won't be able to staircase.

What costs are involved?

You will need to consider the following costs in relation to the staircasing process.

Valuation fee

You will need to pay for a valuation of the property to provide a current open market value.

Legal fees

You will need to appoint a solicitor and will have legal costs associated to this.

Mortgage arrangement fees

If you're buying a greater share through a mortgage, rather than cash, then you may incur mortgage arrangement fees. You should check this with your financial advisor or lender about this.

Stamp Duty

in some certain circumstances Stamp Duty may be payable, you should check with your solicitor if this would apply.

Working out the value of your home

In order to 'staircase' you will be required to instruct a RICS qualified surveyor to undertake a valuation to assess the property's current open market value.

Choosing a surveyor

We can provide a list of qualified surveyors. If you are choosing your own surveyor, we'll ask that you complete an Independent Valuation Declaration form, with their relevant details and confirmation they have no interest in the property going forward.

What if I've improved my home?

When the valuation is undertaken at your property for staircasing, any home improvements you have made will be included in their assessment.

Examples of improvements that would be considered are conservatories, loft conversions and extensions and may increase the value of your home.

Please be aware that they will be asked to consider the value the improvements have

added to your home, which can be different to the cost of the works.

Unlike major improvements, home maintenance, redecoration of the property or repairs will generally not be considered as improvements.

If there is a disagreement over the valuation, then your home can be revalued by another surveyor, but this will be an additional cost for you.

What will my new rent be?

When you buy more shares, your current rent will be reduced proportionally based on the extra % share you buy.

We will calculate the new rent when we have an idea of the new percentage you will own. If you buy 100% then you'll no longer pay any more rent, but in some circumstances you may still need to pay service charges, although you won't pay One Vision Housing for Buildings Insurance any more, instead you'll be required to arrange your own Buildings Insurance.

Please note, your rent will not be affected by the market valuation at staircasing.

Staircasing key steps

1

CONTACT US

Let us know you are interested in staircasing.

2

VALUATION

Obtain a market valuation and share with OVH. Also find a solicitor to work on your behalf.

3

MORTGAGE

Find out if you can get a mortgage for the extra %
(not necessary if you have the cash).

4

SOLICITORS

Instruct solicitors and your mortgage lender will also value the property.

5

COMPLETE

Completion of staircasing.

Interested - what to do next?

If you're interested in staircasing please don't hesitate to contact us on 0333 733 8888 or sales@ovh.org.uk. If you've started the process, please complete the form below.

Intention to staircase

Please complete and return this form to sales@ovh.org.uk or send to One Vision Housing, Atlantic House, Dunnings Bridge Road, Bootle, Merseyside L30 4TH.

My name:

Address:

..... Post code:.....

I have a valuation - Yes / No (If yes) Is this enclosed? - Yes / No

% Currently owned % Would like to own

I know who my solicitors will be - Yes / No

(If yes) My solicitor's details:

.....

Signed:

Signed (Joint owner):

Date: