

Glenforth Court

Independent retirement living in South Queensferry

Link Group is pleased to offer a unique low-cost home ownership opportunity in South Queensferry. The properties are available to purchasers aged 60 and above, who currently live in housing that no longer meets their needs and are seeking to either downsize or move to a property that is more suitable.

The low-cost home ownership opportunity is being offered as a variant of the existing LIFT (Low-Cost Initiative for First Time Buyers) shared equity scheme from the Scottish Government.

The development consists of:

- 22 apartments (one and two bedrooms) offered under the Scottish Government's New Supply Shared Equity Scheme
- 22 apartments for Social Rent

Pricing

One-bedroom properties:

Property	Apartment number	Valuation price	Minimum purchaser contribution (51%)	Maximum purchaser contribution (90%)
Type 1a – Internal floor area 76.5m squared	45 (RESERVED)	£155,000	£79,050	£139,500
Type 4 – Internal floor area 81.3m squared	28, 40	£160,000	£81,600	£144,000
Type 6 – Internal floor area 60.5m squared	26, 31 (RESERVED) , 38, 43	£130,000	£66,300	£117,000

Two-bedroom properties:

Property	Apartment number	Valuation price	Minimum purchaser contribution (51%)	Maximum purchaser contribution (90%)
Type 2 – Internal floor area 101.8m squared	44 (RESERVED)	£180,000	£91,800	£162,000
Type 3 – Internal floor area 82.5m squared	22, 23, 30, 34, 35, 42	£165,000	£84,150	£148,500
Type 3a – Internal floor area 82.5m squared	25, 37	£165,000	£84,150	£148,500
Type 3b – Internal floor area 82.5m squared	29, 41	£165,000	£84,150	£148,500
Type 5 – Internal floor area 106.5m squared	27, 39 (RESERVED)	£185,000	£94,350	£166,500
Type 7 – Internal floor area 82.3m squared	24, 36	£165,000	£84,150	£148,500

The NSSE scheme

The New Supply Shared Equity (NSSE) scheme is a shared equity scheme from the Scottish Government, which was introduced to help people on low to moderate incomes buy an affordable new build home.

Eligible applicants can apply for funding of between 10% and 49% of the purchase price of a new build home at Glenforth Court.

Through the NSSE scheme you can buy a new build home without having to fund its entire cost. You pay for the biggest share – between 51% and 90% of the home's cost – and the Scottish Government will fund the remaining share, which is held under a 'shared equity agreement'.

Eligibility Criteria

To purchase a property at Glenforth Court you must be aged 60 or above. Joint applications will be eligible where one of the applicants is aged 60 or over. The property must be purchased as your sole property. These conditions cannot be altered or varied.

If you are aged over 60, and can demonstrate at least one of the following criteria, you can apply to the NSSE scheme:

- Demonstrate a housing need to move which must include at least one of the following:
 - You are living in a property that is too large and need to downsize.
 - Your existing property is no longer suitable to meet your needs (e.g. can no longer manage the stairs).
 - You need to move closer to family or friends who provide care and support.
 - You live in private rented accommodation.

Offspring under the age of 60 will be eligible as a joint applicant if you are aged 60 or over and can demonstrate that they have a disability that affects their housing needs or ability to sustain a sole occupancy.

You are not required to take a mortgage, but you will have to maximise your stake in the property by using the full sale proceeds from your current home.

If you can raise more than 90% of the purchase price, through the sale of your home plus 90% of any savings above the £5,000 threshold, you will not be eligible for the scheme.

Reasonable expenses (up to a maximum of £5,000) can be deducted from your property sale proceeds to meet the cost of legal, estate agency fees and removal costs. These costs will be seen as eligible deductions from the sales proceeds prior to determining the equity stake.

Buyer Responsibilities

When you buy through the NSSE scheme you own the property outright. This means you are responsible for:

- Paying your mortgage
- Factoring costs
- Home contents and building insurance
- Repairs and maintenance
- Council tax
- Heating, lighting and water bills
- Paying factoring costs, which will be in the region of £55 - £70 per month

Factoring costs

Properties at Glenforth Court will be factored by Link Housing. Each property will pay a monthly fee of approximately £55 - £70 for this service. The factoring fee is variable, as it will include the cost of communal repairs when required. Services covered by the factoring fee include:

- Communal buildings insurance
- Communal cleaning
- Lift maintenance
- Emergency light maintenance
- Annual gutter cleaning
- Communal electricity (internal)
- Communal ground maintenance
- Management fee

Reservations

A payment of £250 is required to reserve a property and have an application assessed. If your application to the scheme is unsuccessful and Link cannot proceed with your application, the full reservation fee will be refunded.

If a reservation fee is paid and your application is accepted, but you later choose to withdraw due to a change in personal circumstances, £100 will be refunded.

How to apply

To purchase a property at Glenforth Court, you must first reserve a plot by phoning Link Housing on 01324 417 135 and pay a £250 reservation fee. You will then be sent an online application form.

As part of the application, you will need to provide:

- Your current income including any pensions
- The level of mortgage you will be able to afford (if taking a mortgage)
- The level of personal contribution you will be able to make to the cost. You may keep £5,000 of any personal contribution you can make (e.g. from savings), above this, 90% of the balance will be treated as a contribution towards the cost of buying your home.
- Information about your household and current accommodation

If your application to the scheme is unsuccessful and Link cannot proceed with your application, the full reservation fee will be refunded.

If a reservation fee is paid and your application is accepted, but you later choose to withdraw, £100 will be refunded.

NSSE Purchase Example

Eric and Anne are in their 60s and are living in a three-bedroom semi-detached property which they purchased from the Council under Right to Buy in the 1980s. The property is now too large for them and requires significant maintenance which they are finding difficult to manage. They decide to sell their home and look for something more suitable. They receive £80,000 equity from the sale of their home and have £8,000 in savings.

They see a one-bedroom apartment for sale through the new supply shared equity scheme at a purchase price of £130,000.

They can keep £5,000 of their savings and must contribute 90% of the £3,000 balance. Therefore, they can make a contribution of £2,700 to the purchase of their new home from their savings.

They can deduct 'eligible deductible costs' from the sales proceeds of their previous property. Eligible deductible costs include expenses such as legal costs and removal costs to a maximum of £5,000.

After the property has been bought Eric and Anne have a 59.77% equity stake and the Scottish Government holds the remaining stake of 40.23%, calculated as follows:

Value of one-bedroom NSSE property	£130,000
Sales Proceeds from existing house sale	£80,000
Contribution from savings	£2,700
Less eligible deductible costs (maximum)	£5,000
Sum available to invest in NSSE property	£77,700 (59.77%)

In this example, Eric and Anne purchase a 59.77% share in the property. Eric and Anne can choose to purchase additional equity in their new property in subsequent years, following their initial year of purchase, up to a total equity share of 100% of the value of the new property.

Find out more about NSSE and upcoming developments by visiting:

www.linkhousing.org.uk/NSSE

www.mygov.scot/new-supply-shared-equity-scheme

