Buying more shares in your Shared Ownership Home

Frequently asked questions

Once you have purchased an initial share in your home, you may want to increase the percentage of the property you own. This process is known as staircasing and is designed to allow you to purchase up to 100% of your home over time.

The process of doing this is relatively simple and the Two Rivers Housing home ownership team can help you work through the process. In the meantime, if you are thinking of purchasing more shares in your home, here are the answers to some of our most frequently asked questions.

If you have any other questions, please contact the home ownership team on 033 33 55 44 33, who will be happy to help.

How do I get my Shared Ownership home valued?

A: Before we can calculate how much buying the additional shares in your home will cost, we need to have an up to date valuation. This must be undertaken by an independent expert who is a member of the Royal Institute of Chartered Surveyors (RICS).

You can use whichever RICS valuer you like, and you should expect to pay between £250 and £350+VAT depending on who you use.

A list of approved RICS valuers can be found here https://www.ricsfirms.com/

How much of my property can I buy?

A: In most cases you can buy 100% of your property. However, in some rural areas, this amount is capped at 80%. There may also be a buy back clause on the property. This means that if you ever own all of the property, Two Rivers Housing (or another housing association) will guarantee to buy it back from you at full market value should you wish to sell it.

What documents do I need to purchase more shares?

A: Your Shared Ownership lease should contain all of the documents your solicitor will need in order to help you buy more shares. You can appoint any solicitor but, we recommend that you appoint a solicitor who specialises in Shared Ownership properties, so you don't end up paying unnecessary fees.

I have made home improvements, will this effect buying more shares?

A: You should always advise Two Rivers Housing of any improvements that you wish to make while you are a shared owner.

When the RICS valuer is in your home, you should ask them to assess if these have added any value to the property. If Two Rivers granted permission for the improvements, we will then take this amount off the full value or uplift before working out how much you need to pay for additional shares.

How much will it cost me to buy more shares?

A: There are some costs associated with buying more shares in your home, these include:

- The fee paid to the RICS surveyor to have your home valued (usually between £250 and £350)+VAT
- The fees paid to your solicitors for undertaking the conveyancing work
- Any fees due to your mortgage provider or financial adviser

You may also need to pay Stamp Duty if your purchase of additional shares means you own more than 80% of the property. Don't forget, your monthly mortgage payments will increase but the rent you pay to Two Rivers will reduce.

Will I still have to pay a service charge if I own 100% of my home?

A: On some new build estates you will still have to make payments to the private management company that look after the unadopted areas. If Two Rivers Housing carries out any maintenance to the area you will also be expected to pay towards this annually.

If you do not own 100% of your home, then these charges will be included within your monthly rent.

Will I need another deposit?

A: Some mortgage lenders may require you to pay a further deposit.

This will change depending on how much equity you have in your property. If you would like us to put you in touch with a Mortgage Broker, please contact us on 033 33 55 44 33.