



St Peters Close, Llanbedr, Powys – Opportunity to Buy Your Own Home

Our housing development at St Peters Close provides an opportunity for first time buyers who are working and can get a mortgage, but cannot afford a suitable property on the open market.

The scheme is on a shared equity basis, which means that although you own the property you only have to raise a mortgage for 70% of the purchase price.

Priority will be given to those with a local connection to the Llanbedr area.

Priority will be given to those with a three bedroom requirement i.e. adult(s) with two dependents.

Dependent on your mortgage provider you may need a deposit of 5%-10%.

Current Properties Available

We have two brand new three bedroom houses at Llanbedr due to complete in August/September 2016.

You may be eligible to apply for this scheme if you are:

- A first time buyer
- In employment
- Financially unable to purchase a suitable property on the open market without assistance

Eligibility

To be eligible for this scheme, applicants must meet certain criteria.

You must:

- Be aged 18 or over

- Be a UK citizen or have indefinite leave to remain in the UK
- Have access to enough savings to cover the costs of the scheme (for example, solicitors fees, deposit etc.);
- Have sufficient income to raise a mortgage on the property in the future

Please note that we will give preference to:

- First time buyers and those in the same position as first time buyers (such as owner occupiers who are going through a relationship breakdown or those who are currently living in an area of regeneration which means they have to move);
- Those whose housing needs cannot be met through the market place in their local area.
- Those with a local connection to the Llanbedr area.
- Those with a three bedroom requirement.

Affordability Criteria

Applicants are required to demonstrate they can pay any necessary deposit and afford the repayments on a mortgage of a reduced price property. To do this applicants will need to:

- Be able to provide an 'in principle' mortgage offer from a reputable mortgage lender.
- Be able to demonstrate that they have sufficient savings to cover the costs associated with buying the property (deposit and solicitors fees).

Applications, Reservations & Allocations

Applications will be recorded and held in date order of receipt of fully completed application form with **all** supporting information and subject to the eligibility and affordability criteria being satisfied. (**Applications will not be registered until all supporting information has been provided.**)

The Association will allocate properties to successful applicants on a date order basis (i.e. the date the Association received the completed application form with all supporting information and subject to satisfying the eligibility criteria).

As there are only two properties, successful applicants will be offered their choice of plot on a first come first served basis and will have two working days to respond. The Association may not be able to guarantee plot choices beyond the two day period.

The offer of the property will be made formally in writing requesting a deposit of £200 to reserve the specific plot payable within 10 working days.

Local Connection to Llanbedr Area

A local connection applies to these properties. You will be required to provide evidence of one of the following with your application form:

In priority order

1. has resided in the Vale Of Grwyney Community Council area for a continuous period of at least five years
2. has previously lived in Vale Of Grwyney Community Council area for a continuous period of at least five years and who needs to move to the community in order to provide support to a dependent child or adult or to receive support from a principal carer; or
3. has previously lived in Vale Of Grwyney Community Council area for a period of at least five years; or
4. is employed or has a firm offer of employment in the Vale Of Grwyney Community Council area

If a Qualifying Person meeting the above criteria cannot be identified, the above criteria will then be applied in the same order to applicants from adjoining community council areas in that part of Powys within the Brecon Beacons National Park.

If a Qualifying Person cannot be identified within the Brecon Beacons National Park then the above criteria will be applied in the same order in adjoining community council areas in Powys.

Interested? Call our Development Team on 0800 052 2526



Low Cost Home Ownership Application Form

Thank you for your interest in Wales & West Housing's scheme. We hope you find this form easy to fill in. We will contact you if we need more information or to discuss the outcome of your application.

Some Useful Tips

- If at any stage you have any questions about your application or are unsure how to complete this form please contact us on 0800 052 25 26.
- Further information is available on our website: www.wwha.co.uk
- If you require this form in a different format please contact us on 0800 052 2526
- We offer an interpreting service using the Big Word.
- Once you have completed this form please return it to our Head Office at the address below.
- It is important that you complete all the questions as fully as possible and provide evidence where requested. All answers given will be treated with the highest level of confidence and are subject to the Data Protection Act 1998.

How to contact us:

Post	Head Office Archway House 77 Parc Ty Glas Llanishen Cardiff CF14 5DU
Phone	0800 052 2526
Email	contactus@wwha.co.uk

Please return this form to the Affordable Housing Development Officer at:

*Wales & West Housing,
Archway House
77 Parc Ty Glas
Llanishen
Cardiff
CF14 5DU*

We will confirm receipt of your application within 14 working days of receipt.

About you

1. Applicant details:

Title:	
Surname:	
Previous Surname(s):	
First Name:	
Date of Birth:	
Marital Status:	
Home telephone:	
Mobile:	
Email:	

Addresses

2. What is your current address (including post code)? _____

3. How Many Years have you lived at this property? _____

4. What was your living status at the above address? (i.e. Private rent, home owner, living with parents, other)

5. If you have lived at the above address for less than 5 years, please provide details of all the addresses you have lived at over the last 5 years (including post code)

Address	Date from	Date to	Living status

About your household

6. Please give details of all the people who will be living with you (e.g. children, partner). Please also give details of any children to whom you regularly have access but are not currently living with you.

First Name	Surname	Relationship to you	Date of Birth	Gender

7. Where do you want to live? _____

8. What type of property do you want? _____

9. What kind of property do you live in now? _____

10. Are you moving to take up employment? _____

11. Are you a British national? Yes / No

12. Have you lived in Britain for the last two years? Yes / No

13. Have you ever owned your own home? Yes / No

If yes, please give details and let us know if you still own any property: _____

14. Have you ever been evicted from a property due to mortgage or rent arrears? Yes / No

If yes, please give details: _____

Your income

15. Please tell us about your employment and how much you earn.

Your finances

16. Please provide details relating to your savings:

Account Details (i.e. current, savings, ISA)	Amount of savings

17. Have you received advice about buying a home? Yes / No

18. Do you have a mortgage offer? Yes / No

19. If you have had a mortgage offer, what is the amount of your mortgage in principal? £ _____

20. How would you pay the cost involved in buying a home?

21. Are you or is anyone living with you:

Currently or previously employed by Wales & West Housing?	Yes / No
Related to anyone working for Wales & West Housing?	Yes / No
Related to a current or previous board member of Wales & West Housing?	Yes / No

24. How did you hear about the scheme?

Council Website		Other website	
Newspaper		Leaflet	
Poster		Email	
Word of Mouth		Housing Association	
Facebook		Twitter	
Other, Please state:			

Equal Opportunities

We record the following information to ensure that our application and letting procedures are not discriminatory and to improve the service we provide to you. This information will be treated as confidential by us and will not be used to assess your application.

You		Joint Owner	
Name:	<input type="text"/>	Name:	<input type="text"/>
Date of Birth:	<input type="text"/>	Date of Birth:	<input type="text"/>
Gender:	<input type="text"/>	Gender:	<input type="text"/>

Ethnic Group	
A White British English Scottish Irish Welsh Other (please specify)..... Any other white background (please specify).....	A White British English Scottish Irish Welsh Other (please specify)..... Any other white background (please specify).....
B Mixed White & Black Caribbean White & Black African White & Asian Other (please specify).....	B Mixed White & Black Caribbean White & Black African White & Asian Other (please specify).....
C Asian / British Asian Indian Pakistani Bangladeshi Other (please specify).....	C Asian / British Asian Indian Pakistani Bangladeshi Other (please specify).....
D Black Caribbean African Other (please specify).....	D Black Caribbean African Other (please specify).....
E Chinese / British Chinese or other Ethnic Group Chinese Any other background (please specify)	E Chinese / British Chinese or other Ethnic Group Chinese Any other background (please specify)
F Prefer not to say	F Prefer not to say

Do you or any other person who lives with you, have religious or cultural requirements that you would like us to be aware of when we visit you at home or when you call into the office? Yes /No

If yes, please give details below.

Language

What is your preferred language of communication?

Arabic	Bengali
Chinese	English
Gujerati	Hindi
Punjabi	Polish
Urdu	Somali
Welsh	Vietnamese
Other (please state)	

How did you hear about Wales & West Housing?

Declaration

Please sign the declaration below. If the property is owned by one or more people, all of the owners must sign this declaration.

I confirm that the information contained in this application is true to the best of my knowledge and belief and I agree that Wales & West Housing or their approved agent may search the files of one or more Credit Referencing Agency and that the results of these findings may be used in relation to my application for a property with the association. I understand that should any of the information contained in this application be found to be untrue the application will be declined.

I give my employer, and current landlord/letting agent permission to disclose any information requested by Wales & West Housing or their approved agents.

Applicant Signature: _____ Date: _____

Joint Applicant Signature: _____ Date: _____

Notes

Please use this space to add any information you think relevant that is not already included in this form.

Please ensure that all the required documentation listed below is sent to us so that your application can be registered as received.

Required Documentation	Please tick if this has been included
Completed application form	
Mortgage offer in principle	
Proof of deposit/savings (i.e. bank statement)	
Evidence of local connection (i.e. utility bill, proof of employment)	