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Thinking of buying your home



Here to help... 0800 915 1600

Other

If you would like this document in another format or language, please tick as required and return to East North East Homes Leeds, Freeport

RRJX-YRTK-TACE, Leeds, LS7 3YY.

Your name:

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Text



أود أن يكون هذا المستند باللغة العربية.

ARABIC

لطفاً اكتب لنا به زبان فارسی در اختیار من قرار دهید.

FARSI

ئەم وەرەقیەم بە کوردی دەری

KURDISH

Chciał(a)bym otrzymać ten dokument w języku polskim.

POLISH

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TIGRINI

میں یہ دستاویز اردو زبان میں چاہوں گا گی

URDU

Another language (write in the box)

For more information call us on 0800 915 1600.

Buying your home is just the start

Home ownership gives you an asset you can sell or leave to family and may provide security in the future. As a council or housing association tenant you may have a legal right to buy your home. But do you know the costs and responsibilities involved? This leaflet aims to help you make informed choices.

As an owner, will I have to pay household bills?

You will continue to be responsible for all the costs for water, sewerage, gas, electricity and other utility services to your home. You will also be responsible for paying council tax, buildings insurance and contents insurance.

Who will pay for day to day repairs?

As an owner, you will be responsible for all the costs of maintaining your home. Here are some examples of what common repair problems might cost:

	£
Repair a leaking water pipe	80
Replace electric socket	52
Replace guttering (a metre)	37
Unblock a drain	55
Repoint brickwork (a square metre)	40
Renew central heating pump	200

What about emergencies?

As an owner, you will be responsible for getting urgent repairs done. It can take time to find a plumber or electrician if you have an emergency such as a leaking radiator.

Call-out charges to find out what needs doing are typically £20 - £60 with average hourly rates of about £20 an hour. The cost of any

materials used will be added on top. You could take out emergency repair cover which will provide reputable trades people if there is a gas or electric emergency, costing from £70 a year.

Always use a reputable company. Find out how much the work will cost before you get anything done - ask for an estimate. As an owner, you must make sure all work to gas and electric in your home is done by a qualified plumber or electrician and must check the work complies with building regulations before they start.

Who will service the boiler?

At present your landlord services your heating appliances to make sure they are working properly so you stay safe from harmful gases and they don't use more fuel than necessary.

As an owner you would need to arrange for your boiler to be serviced at a cost of about £60 - £80 each year.

Flats and maisonettes

If you live in a flat or maisonette, and exercise your Right to Buy, you will become a leaseholder. As well as household costs, you may also have to pay ground rent and service charges for the upkeep of the building. If the council or housing association carries out repairs, such as putting on a new roof, you will have to pay your share of the cost.

What if my home suffers serious damage?

If your home is structurally damaged, for example by fire or flood, your landlord is responsible for the repair, rebuild or demolition of the property. They may find you somewhere else to live while the work is being carried out.

As an owner, you will become responsible for the structure of the property. You will need buildings insurance which can cost typically £120 a year. Your mortgage lender may charge a fee if you take out buildings insurance with another company.

How does a mortgage compare with renting?

As a tenant you are responsible for paying the rent. Your rent will usually only rise annually or when major refurbishment has been done to your home.

Many owners take out a mortgage to buy their home, which they pay back in monthly instalments. Interest charged on a mortgage can rise at any time.

A typical repayment mortgage for £60,000 over 25 years at 5% costs £354.76 a month. If the interest rate rose by 2% you would have an extra £74.29 a month to pay.

Interest-only mortgages are cheaper – typically £250 on the example above. But you would still have to repay the original loan at the end of the 25 years.

You would need to arrange insurance or a savings plan to do that. You should always seek independent financial advice before committing to a mortgage. You may also need a life insurance policy to repay the mortgage in case you die.

Can I get help if my income drops?

If you lose some or all of your income, as a tenant you may qualify for Housing Benefit which will help cover your rent. Owners cannot claim Housing Benefit. You may qualify for help with your mortgage interest payments, but only after nine months ownership.

Mortgage payment protection insurance will pay your mortgage if you lose your earnings and costs upwards of £100 a year.

If you fail to keep up with your mortgage payments, the lender may repossess your home and you may not be rehoused by your local council.

How much will buying my home cost?

Most people will need to arrange a mortgage and employ a solicitor when buying a property.

Typical costs include:

- Solicitor's fees £550
- Building surveys £400
- Searches and land registry fees £195
- Mortgage arrangement and valuation fees £200 - £600
- Stamp Duty of 1% or 3% (depending on your property's price)

While you may be able to add some of these costs on to your mortgage, you will pay interest on them for the length of the mortgage which could mean paying extra overall.

Help with buying your home

Beware of companies claiming to help you buy your home, and never sign any documents or make up front payments without getting independent advice. If you think you may be able to afford to buy your home and want to consider applying, you can get free advice and assistance from a qualified person.

Your landlord can provide help and advice on home ownership options and will provide the application forms you need, also free of charge.

Citizens Advice Bureau (CAB) can provide independent money advice and advocacy services including advice on mortgages and managing household costs: www.adviceguide.org.uk

Home Ownership team can offer free advice about the process of buying a council property as well as other financial agencies, banks etc. You can contact them at:

Home Ownership Team, 5th Floor East, Merrion House, LS2 8BB or by phone: 0113 2476041 or 0113 2476042

Monday - Thursday: 8:00 am - 5:00 pm, Friday: 8:00 am - 4:30 pm
Leasehold enquiries (same opening times) 0113 247640.



Are we getting it right?

We're always trying to improve the quality of our information.

You can help us by filling in this form and:

- ✓ hand it in at any East North East Homes Leeds Housing Office
- ✓ send it to us at **East North East Homes Leeds, Freepost RRJX-YRTK-TACE, Leeds LS7 3YY**

Thank you for your help

What do you think about this booklet overall?

Please tick whichever applies.

Good Average Poor

What part(s) of it should we improve?

Did you understand the information?

Yes No

If not, please say what you didn't understand

Do you think the layout is

Good Average Poor

How could we improve it?

Your name _____

Your address _____

Your phone no. _____

Email address _____



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