Factsheet

Affordable Housing Options

Wiltshire Community-Led Housing is an independent support service for organisations who want to learn more about Community-Led Housing in Wiltshire and Swindon.

Delivered by:

COMMUNITY FIRST

Wiltshire Community Land Trust

www.wiltshirecommunityledhousing.org.uk

Affordable Housing Options

Wiltshire Community-Led Housing

Wiltshire	Swindon
Applicants for affordable and social rented housing in Wiltshire should register online with Homes4Wiltshire. Eligibility criteria applies and applicants need to: • Have a local connection to Wiltshire and meet the criteria in the allocations policy. • Have an identified housing need. People without an immediate housing need can still register and may be considered for some types of affordable rented housing, as well as being able to apply for any form of affordable home ownership. **Register online:** www.homes4wiltshire.co.uk	Applicants for affordable and social rented housing in Swindon should register online with Swindon Borough Council. Eligibility criteria applies and applicants need to: • Be aged over 18 years. • Have a local connection to Swindon and meet the criteria in the allocations policy. • Have an identified housing need. People without an immediate housing need can apply for affordable home ownership options, including shared ownership. **Register online:** www.swindon.gov.uk

Affordable Housing Options

Housing Option	Description
Social rented housing	Rents are set in line with Government policy and are in the region of 60% of the local market rents.
Affordable rented housing	Homes are let at up to 80% of the local market rents.
Shared ownership	This is where the purchaser buys a share (can be as low as 25% of the open market value) of the property using a mortgage and pays a reduced, affordable rent to the registered housing provider for the remaining share.
Discount market units	These are sold to a qualifying purchaser at a minimum of a 20% discount on the market sale price.

Affordable Home Ownership Options

Shared ownership enables you to get on the property ladder as an owner-occupier in an affordable way. Applicants purchase a share of the property between 25-75% and pay rent on the remaining share that is owned by the registered provider. Purchasers can purchase up to 80% of the home and in some cases 100%. This is known as 'staircasing.'

Anyone with a household income of less than £80,000 per annum can register for shared ownership housing.

More information on shared ownership can be found on the gov.uk website.

Social and Affordable Rented Housing Options

Affordable housing is often known as housing that is provided at less than market rent. It includes both social and affordable rented homes provided by housing associations and local authorities, who are known as registered providers.

Social Rent

Social rented housing is owned by a registered provider. Rents are charged in accordance with nationally set guidelines. Social rented housing may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or Homes England.

Social rents are usually set between 50-60% of local market rents and take into account the condition and location of a property, local earnings and the number of bedrooms in a property.

Affordable Rent

Affordable rented homes are homes that meet all of the following conditions:

- The rent is set in accordance with Government rent policy for social rent or affordable rent, or is at least 20% below market rents (including service charges where applicable.)
- The landlord is a registered provider, except where it is included as part of a Build to Rent scheme; and
- It includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.