

What is a Discount for Sale property?

These are properties on housing developments that are sold by the developer initially with a discount from the open market value which remains with the property through all subsequent sales.

For example, a £167,000 house with a 30% discount would be offered to eligible applicants for £116,900. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property.

When you want to sell the property, you must do so on the same terms, which means you must sell it with the same level of discount you received and to someone who meets the eligibility criteria.

Who can apply for these properties?

This scheme is for people whose income is not enough to enable them to buy a property to meet their needs on the open market, but enough to buy a property at a discounted price.

Am I eligible to apply?

Applicants for these properties must satisfy our eligibility criteria which includes the following:

Local connection

- A person resident within the Cheadle area for a minimum of 6 months
- A person who can demonstrate a local connection or who has a family association within the Cheadle area
- Persons with employment in the Cheadle area

In the event that more than one suitable application is made, point 1 (resident in Cheadle area for 6 months) has priority over the others.

The Cheadle area is defined as towns, villages and immediately surrounding areas in the Staffordshire Moorlands District comprising Cheadle, Alton, Blythe Bridge, Boundary, Caverswall, Checkley, Cookshill, Cotton, Dilhorne, Draycott, Forsbrook, Foxt, Hollington, Kingsley, Froghall, Kingsley Holt, Kingsley Moor, Lower Tean, Oakamoor, Swinscoe, Tean and Whiston Hulme.

Financial criteria

- Maximum household income of £80k
- Unable to purchase a home suitable for your needs without assistance
- Savings must not exceed 30% of the discounted property price

Housing need

Priority will be given to:

- Those living in unsuitable housing conditions
- Existing social housing tenants
- Ministry of Defence (MOD) personnel
- First time buyers

After completing the form, simply save it to your computer and email it to michelle.costello@staffsmoorlands.gov.uk alongside all required financial evidence requested on Page 1.

Provisions of the scheme

To enable Staffordshire Moorlands District Council to assess whether or not you meet the criteria that determines housing need and are eligible for the low cost housing please provide **ALL** the information requested on the application form. You will also need to send:

- Copies of your most recent 3 months or 8 weekly wage slips for all applicants
- Copies of your savings e.g. building society books, bank statements etc.

There are strict rules associated with the properties and who is eligible to purchase them. In summary the selection criteria is as follows:

- Local connection
- Financial circumstances
- Housing need
- Household size eligibility

If you purchase a discounted property under this scheme you will be bound by a legal agreement which means that if you decide to sell your property, you will be required to contact the local authority first to agree the open market value of your property. You will then be bound to sell your property at 70% of the agreed open market value and to someone meeting the selection criteria set.

Address of the property you are applying for:

Proposed purchase price:

Section 1

About you and your household

Personal Details

First Applicant

Second Applicant

Surname

First Name

Date of Birth
DD/MM/YYYY

Address

Postcode

Daytime contact
number

Email address

Local Connection

First Applicant

Second Applicant

Previous addresses
over at least the
past 5 years

Section 1

About you and your household *continued*

Local Connection *continued*

If you do not live within the Cheadle Area please can you state any connection you have with this area:

First Applicant

Second Applicant

Previous residency

Please provide address and dates of residence

Relatives living with the local area

Please provide addresses and dates of residence

Current employment

Please provide address and dates

Employment Details (supporting evidence required)

First Applicant

Second Applicant

Are you permanently employed

If no please state when your contract is due to end

Section 1

About you and your household *continued*

Employment Details (supporting evidence required) *continued*

First Applicant

Second Applicant

Employer's name,
address

*Please specify if
self-employed*

Date commenced
employment

DD/MM/YYYY

Occupation/job title

Household Composition

Please list everybody wishing to live with you

Person 1

Person 2

Person 3

Person 4

Person 5

Name

Relationship

Gender

D.O.B

DD/MM/YYY

Education/working

Annual Salary

£

£

£

£

£

Is this person currently
living with you?

Yes

No

Yes

No

Yes

No

Yes

No

Yes

No

Are you or anyone in
your household
expecting a baby?

Yes

No

Section 2

About your current housing and your housing needs

	First Applicant		Second Applicant	
Do you or anyone living in your household currently own a property in the UK or abroad?	Yes	No	Yes	No
Are you in the process of selling your home?	Yes	No	Yes	No
At what stage is the sale process at?	Offer accepted Solicitors instructed Contracts exchanged Completed		Offer accepted Solicitors instructed Contracts exchanged Completed	
What date are you expecting to complete on the sale of the property?	<input type="text"/>		<input type="text"/>	
If you have sold your share of a property to another person has your name been removed from the deeds, or your share of it?	Yes	No	Yes	No
What is the approximate current sale value of the property?	<input type="text"/>		<input type="text"/>	
Please provide the amount of equity you have/will receive?	<input type="text"/>		<input type="text"/>	

Section 2

About your current housing and your housing needs *continued*

Reasons for needing to move

Do any of the following apply to you?

Tick all that apply

First time buyer

Overcrowding

Under Occupation

Disrepair

Lacking cooking and /or washing facilities

Been served notice or asked to leave

Someone in your household is pregnant

Cannot afford to sustain your current accommodation

Need to move closer to relatives for support

Relationship breakdown

Please explain in more detail if you feel you have a need to move that is not covered above or give further information

Your Current Accommodation

First Applicant

Second Applicant

Are you:

Tick all that apply

First time buyer

A council tenant

A housing association tenant

Renting from your employer

Living with family or friends

Renting privately

A previous homeowner

On a council waiting list

Other

First time buyer

A council tenant

A housing association tenant

Renting from your employer

Living with family or friends

Renting privately

A previous homeowner

On a council waiting list

Other

What type of property is your current home?

House

Flat

Bungalow

Other

House

Flat

Bungalow

Other

Section 2

About your current housing and your housing needs *continued*

Your Current Accommodation *continued*

	First Applicant	Second Applicant
How many bedrooms does your current accommodation have?	1 Bedroom	1 Bedroom
	2 Bedrooms	2 Bedrooms
	3 Bedrooms	3 Bedrooms
	4 Bedrooms	4 Bedrooms
	5 Bedrooms +	5 Bedrooms +
What is the minimum number of bedrooms you need?	1 Bedroom	1 Bedroom
	2 Bedrooms	2 Bedrooms
	3 Bedrooms	3 Bedrooms
	4 Bedrooms	4 Bedrooms
	5 Bedrooms +	5 Bedrooms +

Section 3

About you and your income and Savings

Income and Savings (supporting evidence required)

	First Applicant		Second Applicant	
	Yes	No	Yes	No
Do you have access to at least £1500 to cover the cost of moving and legal fees? <i>Stamp duty (if applicable) is not included in this amount</i>				
What is your total annual income before deductions?	£ <input type="text"/>		£ <input type="text"/>	
How much Overtime, Bonuses and Commission do you normally earn in a year? <i>(Total)</i>	£ <input type="text"/>		£ <input type="text"/>	

Section 3

About you and your income and Savings *continued*

Income and Savings (supporting evidence required) *continued*

	First Applicant	Second Applicant
What are your total savings?	£ <input type="text"/>	£ <input type="text"/>
Have you been in rent arrears in the last 12 months?	Yes No	Yes No
Do you have any outstanding loans?	Yes No	Yes No
If yes, what is the monthly payment?	£ <input type="text"/>	£ <input type="text"/>
Do you have any outstanding credit cards?	Yes No	Yes No
If so, how much is the outstanding balance?	£ <input type="text"/>	£ <input type="text"/>
Do you have any other regular monthly financial commitments?	Yes No	Yes No
<i>For example child maintenance</i>		
If yes, specify how much you pay per month and the reason	£ <input type="text"/>	£ <input type="text"/>
	<input type="text"/>	<input type="text"/>

Section 3

About you and your income and Savings *continued*

Income and Savings (supporting evidence required) *continued*

	First Applicant		Second Applicant	
Are you in receipt of any benefits?	Yes	No	Yes	No
If yes, please specify the type of benefit and how much you receive per month <i>Tick all that apply</i>	Working Tax Credits		Working Tax Credits	
	<input type="text" value="£"/>		<input type="text" value="£"/>	
	Child Benefit		Child Benefit	
	<input type="text" value="£"/>		<input type="text" value="£"/>	
	Disability Living Allowance		Disability Living Allowance	
<input type="text" value="£"/>		<input type="text" value="£"/>		
Guaranteed Maintenance Allowance		Guaranteed Maintenance Allowance		
<input type="text" value="£"/>		<input type="text" value="£"/>		
Other		Other		
<input type="text" value="£"/>		<input type="text" value="£"/>		

Explain in your own words why you believe you should be eligible for a discount for sale property.

Declaration

I/we understand that if any false information has been given this may affect my/our application for low cost housing and I/we may be sued for misrepresentation in the County Court which could jeopardise ownership of the property if any false statement results in my purchasing a discount sale property.

Signed:

Date:

Signed:

Date:

For any questions about the application form criteria, please contact Michelle Costello.

Michelle Costello

Housing Strategy Technical Officer

michelle.costello@staffsmoorlands.gov.uk

01538 395400

07717 516321

After completing the form, simply save it to your computer and email it to michelle.costello@staffsmoorlands.gov.uk alongside all required financial evidence requested on Page 1.