



athome

A place of my own

Why my shared ownership home ticks all the boxes

Alison Murley, 34, is a school administrator. In March she bought a two bedroom apartment in Deptford.

Alison had been renting for a while and decided to move in with her parents to save for a deposit. She had been travelling and decided to find a permanent base that was close to work in Bermondsey.

'I looked on the open market for a while and couldn't find anything that had a roof within my price range! I was registered with the HomeBuy agent for about two years before I managed to find somewhere; I saw this property on the Hyde New Homes website. I got really excited as it ticked all the boxes for location and size. The flat has two bedrooms – I thought I'd have to settle for a one bedroom or a studio apartment.

Buying a shared ownership

property through the resales process is fairly straightforward – if you see a property you like, you call Hyde New Homes and they give you the contact details of the current owner so you can get in touch with them to arrange a viewing.

I liked it on the first viewing but went back for a second. Once I

had made up my mind, I called up the resales team to register my interest. Hyde arranged for me to speak to a financial adviser to make sure I could afford the payments. When this was confirmed, Hyde offered the property to me and I paid my £250 reservation fee.

The whole process was very speedy; the current owners were moving into rented accommodation as their family had out-grown the apartment. This just left my

mortgage and legal work to arrange; I must admit I had no clue how to go about buying a property, but the resales team were brilliant and were always on hand to answer my questions. The whole process

took about three months from the initial viewing to moving in.

It's nice to have my own space! I can walk

into Greenwich in half an hour along the river. I work nearby, so the commute time is really short. The public transport links to central London are also very good if I fancy a wild night out!

The flat is spacious and light and I feel really settled. I'm paying the same as I would to rent a studio flat in this area! Shared Ownership is a great way for people to purchase a home they wouldn't normally be able to afford.'

'The whole process was very speedy'

If you are thinking about selling your shared ownership property and want to find out more, contact our Resales team on 0845 606 1221.

Alison is delighted with her two-bedroom apartment.



Introducing the new Leasehold Management Service

The Hyde Group is committed to providing a high quality management service to its homeowners and meeting our responsibility under the terms of their leases.

In recognition Hyde have created a new Leasehold Team, which will be dedicated to ensuring that leaseholders get the same high standard of customer care as tenants.

The following are some of the functions that the Leasehold Management team will deal with for our tenants, shared owners who have staircased to 100% and our leaseholders.

- Right to Buy/Right to Acquire applications – from the application stage through to referring acceptances to the solicitors in respect of conveyancing.
- Leasehold Consultation – Section 20 notices, long term contract notices
- Setting up new service charge accounts for new leaseholders
- Leasehold Schemes For The Elderly
- Pre-Assignment & Re-Mortgage Enquiries
- General Leasehold Management Enquiries
- Buildings Insurance
- Sub Letting
- Commercial Leases
- Lease Extensions
- Enfranchisement

Contact the Leasehold Team on:

Freephone: **0800 389 3576** Tel: **020 7346 6552** Fax: **020 7089 2719**

Email: leaseholdmanagementenquiries@hyde-housing.co.uk

By Post: Leasehold Management Team, The Hyde Group, Long Lane Studios, Staple Street, London, SE1 4BS

News in brief...

The Hyde New Homes rentals team have been busy sending information to all tenants. This reminds all rental tenants of who to contact for different issues and the team have sent a handy fridge magnet in the mailout.



Hyde New Homes is delighted to welcome Jason Maylin to the sales team. Jason joins us as a sales adviser.

If you recommend a friend and they go on to complete a purchase of one of Hyde New Homes' shared ownership properties you can earn yourself a £250 finder's fee! Check out www.hydnewhomes.co.uk for more information.

Special offer!*

Climbing to the top? There has never been a better time...

Valuation fee refund now available to all shared owners purchasing further equity in their properties.

Buying further shares in your property is a simple 5 step process, which our experienced team will guide you through.

Let us help you to realise your dream of owning your home outright.

STEP 5

STEP 4

STEP 3

STEP 2

STEP 1

For example, if you own 50% of your home, with a full market value of £180,000 you can buy a further

- 10% at a cost of £18,000
- 20% at a cost of £36,000
- 50% at a cost of £90,000

This will be in addition to your existing mortgage and you may require a deposit of 10%.

If you would like to take advantage of this offer, contact the Staircasing team on **0845 606 1221** or email staircasing@hydnewhomes.co.uk.

*This offer is available to purchasers who complete their staircasing transactions within a 12-week period and who pay the valuation fee by credit or debit card.

Day in the life of...

Mani

"The majority of my job involves me being out on the road"

Mani Miah, Rentals Adviser, Hyde New Homes

As a Rentals Adviser for Hyde New Homes, I am responsible for carrying out viewings, inspections and moving tenants into their rental homes.

The majority of my job involves being out on the road as we have rental properties in London, Kent, Surrey and Hampshire so you can imagine the long drives and the mileage I cover to get to my appointments and Choice FM keeps me entertained playing all the latest RnB and HipHop tracks while I'm driving to each destination!

No two days are the same for me, but one of my regular jobs is to sign up new tenants into their rental home, which means I meet the customer at the property and go through the paperwork in order to move in; signing the tenancy agreement; the inventory and handing over the keys. I also carry out our property viewing days; we normally have lots of people viewing the same property on the same day so I get the opportunity to meet lots of people and talk to them about Hyde New Homes and to go through the details about the property and the reservation process.

Another area of my job is to carry out pre-void inspections, which take place just before a tenant leaves their rental home. I meet the tenant at the



property and go through everything involved in moving out which includes carrying out an inspection of the property, and noting any works that need to be done so that the property is ready for the next tenant.

My favourite element of my job is being part of a fantastic hardworking rentals team. Rachel Young is our Team Leader; Shenka Wildey and Naomi Woodcock are our administrators. They are brilliant at organising and preparing all the documentation for the tenants as well as organising my diary and keeping me busy with viewings and inspections. I also work closely with developers, contractors and Hyde's repair teams and Housing Officers.

The part of my job that gives me the most satisfaction is seeing the joy in peoples' faces when I hand over the keys so they can move into their new homes.

If you have a question relating to your rental property call the team on 0845 602 9863 or email: rentals@hydenewhomes.co.uk

Follow us on  **twitter**

Keep up to date with what's new at Hyde New Homes by following us at **#hydenewhomes1**

Coming soon! Countryside living at affordable prices

Cavendish Court

Cavendish Way, Bearsted, Kent ME15 8FW

Hyde New Homes is delighted to offer 20 one-, two- and three-bedroom apartments for sale through the Shared Ownership scheme. The properties are located in the heart of the picturesque village of Bearsted, which has excellent rail and road links to central London and the south coast.

Prices start at £52,000

For a 40% share of a one bedroom apartment (with a full market value of £130,000).

For more information contact the Sales Team on 0845 606 1221 or visit www.hydenewhomes.co.uk





Moving on up? Or moving on out? How to time it right

Richard Stone, Director at SPF Sherwins, explains how you can work out whether the time is right to purchase more equity in your home or make the decision to sell up and move on.

In recent months we have noticed an increase in enquiries from existing shared owners looking to buy additional shares in their home or alternatively who wish to sell and buy a larger property.

The inevitable question we get asked is “do you think now is a good time to be doing this or should I wait for the markets to improve?” This is an important question but a very hard one to answer. The difficulty is that every situation is different and requires consideration on an individual level, taking into account all the financial and aspirational factors that make buying and selling your home a very personal matter.

However, it is easy to argue that a market where property values are steady or in some cases have fallen, provides a good time to be buying extra shares or trading up. The one big make or break consideration to take into account, however, is to establish when the property was originally bought and whether it has increased in value since

ownership commenced. In times of restricted mortgage availability and lower loan sizes, without some degree of price inflation it is almost impossible to consider buying additional shares or trading up to a larger property. The factor that can tip the scales back in your favour, however, is access to additional savings or a family gift or inheritance. As always in the financial world “cash is king” and access to a deposit makes all the possibilities easier.

If you have built up some equity or you have access to a deposit the argument for selling and moving to a larger property makes perfect sense at the moment. Although you may lose slightly on the sale price you should make a proportionately larger gain by negotiating hard on the purchase price. For example, if you lose 10% on the sale price and you negotiate 10% off the “larger” purchase price you are ahead of the game.

The same logic applies to staircasing – i.e. buying further shares in your property. If you have built up some equity in your home and you have additional income to spend on increasing your ownership stake now could be the ideal time to make it happen.

For more information on how to buy more shares in your property, contact us on 0845 606 1221.



Get involved

Tell us about your shared ownership experiences. If your story features in *At Home* we will send you Love2Shop vouchers to the value of £50.

The Editor's decision is final and correspondence will not be entered into.

Contact us now call: **0845 606 1221**

Email: info@hydnewhomes.co.uk Web: www.hydnewhomes.co.uk

Hyde New Homes (formerly INplace) is part of The Hyde Group.



Hyde New Homes
Making a lasting difference