

Affordable Housing in Great Staughton

As a resident of Great Staughton you will probably have seen the properties being built on the B661, the road towards Perry.



They are now expected to be complete and ready for occupation in January 2023.

Local people or those with a local connection will have priority in accessing these properties.

There are 12 properties in total.

9 properties are for social rent.

3 x 3 bedroom Detached Houses

2 x 2 bedroom Semi-Detached Houses

2 x 1 bedroom Flats

2 x 2 bedroom Bungalows (Minimum age 55 or proven medical need)

3 properties are available for shared ownership

2 x 2 bedroom Semi-Detached Houses

1 x 3 bedroom Detached House

It should be noted that applicants can only apply for a property which meets their assessed needs - i.e. a single person can only apply for a one bedroomed property; a couple with two young children might only be able to apply for a two bedroomed property. This will be determined in the process.

If you are interested in any of these properties (or you know somebody who is) registration must be made at CHG.Registrationofinterest@placesforpeople.co.uk

Once you have done this you need to decide if you are interested in Shared ownership or renting. If you are in the position where you are unsure whether you are able to afford a shared ownership property but would like to try, you should follow the process for shared ownership. However, if you would like to be assessed also for a renting property (in the event you are unable to purchase a shared ownership property) you are strongly advised to follow the registration process for renting properties as well, as otherwise you could be too late.

The process for obtaining a rented property

You will be required to register your housing need on Home-Link via www.home-link.org.uk Once you have registered, Huntingdonshire District Council (HDC) will assess your application and you will be given a priority banding between A (being the most urgent) through to D (for those assessed as having a low housing need). Your application will then be set to a live account and you will be given log in details so you can bid (express an interest) for the properties in which you are interested.

This process can take several months so it is strongly recommended you do this as soon as possible.

The new build homes in Great Staughton are likely to be advertised on Home-Link in November 2022, so to be considered for these homes you must be fully registered and have placed a bid for them by the time the advert closes.

Allocation of the properties on closure of the advert will then be based on the agreed policy which gives priority to people living in the village, have lived in the village, have relatives who live in the village, or work in the village. This applies initially to Great Staughton and then to Perry and then to surrounding villages. The process of allocating the properties will be administered by Chorus but will be strictly based on the agreed detailed allocation policy. It is recognised some applicants may achieve more than one of the local criteria but it will be the highest ranking factor which will determine the sequence of applications. It should be noted that applicants will have to provide evidence to Chorus of the category of local connection. Local connections will take precedence over housing need so do not worry if you have been assessed as band D by HDC.

The process for obtaining a shared ownership Property

You are required to register on the Help to Buy agent for the south of England.

<https://www.helptobuyagent3.org.uk/>

This must be done by the cut-off date of September 30th 2022.

Your ability to purchase part of the property will be assessed. If it is deemed you are financially able to purchase you will then be placed on a list which will be assessed against the local allocation conditions. It should be noted Chorus have identified a potential suitable mortgage provider which is important as the properties are leasehold for around 125 years.

Information

The shared ownership plots have been valued 100% as follows:

The portion to be included in any purchase needs to be negotiated.

2 bed House £314,650

3 bed House £355,250

It should be noted that the minimum ownership share is 25% and the maximum is 80% for the Shared ownership properties.

The rents for the social rent properties are already set and won't change.

They are:

1 bed Flat £85.91 per week

2 bed House £115.11 per week

2 bed Bungalow £110.16 per week

3 bed House £126.96 per week

Any queries on rental properties contact Chorus CHG.

Registrationofinterest@placesforpeople.co.uk

Any queries on shared ownership properties

contact Chorus at sales@pfpthegreen.co.uk

Or for any general queries

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