

Homebuy Plus

Do you want to own a home of your own?

A golden opportunity is waiting for tenants who want to get on the home ownership ladder. York, Leeds, and Harrogate councils have teamed up in a special partnership called the Golden Triangle to offer an affordable housing solution for those tenants who can't quite manage to buy a private home on the open market.

Known as Homebuy Plus, the scheme means you pay between 55% and 65% of the market value of a property and receive an equity loan from the Golden Triangle Partnership and Northern Counties Housing Association for the remaining 35% to 45% of the value.

To qualify you need to be a council or housing association tenant, have a single income of at least £18,000 or joint income of at least £25,000. In addition you must not be in arrears with your rent account and be able to get a mortgage of between 55% and 65% of the value of the property (or less if you have savings).



You can buy a home anywhere in the Golden Triangle area of York, Harrogate District and North Leeds (for eligible areas of North Leeds, please see below), as long as it is within 10 miles of your place of work. You must meet the local connection criteria, which includes having lived or worked in the Golden Triangle area for the last 12 months.

Funding will be allocated on a first come first served basis and we expect demand to be high. Apply today to avoid disappointment.

Important things to remember!

- It is important to consider the costs and responsibilities of buying your own home before making a decision to go ahead. You should take independent financial advice before making any commitment.

- We estimate you should have £2,500 to cover the costs of buying a home, for example legal fees and stamp duty(charged on houses costing more than £125,000)
- You will not be charged any interest on the Homebuy Plus equity loan provided by the Golden Triangle Partnership and Northern Counties Housing Association!! But when you sell the property you will need to repay Northern Counties this equity loan and a percentage of any increase in your property's value.
- The Homebuy Plus equity loan is secured by a mortgage over the home you buy. Your home is at risk if you do not keep up payments on a mortgage or other loans secured on it.
- All successful applicants on completion will be required to relinquish their tenancy



Homebuy Plus

If you are interested in applying to the Homebuy Plus scheme or require further information, please contact:

Northern Counties Housing
Association
Equity Loans Team
Bower House
1 Stable Street
Hollinwood
Oldham
OL9 7LH

Phone: 0845 6037606

Fax: 0161 2197143

E-mail: cjones@ncha.co.uk

NB: If you are applying in the Leeds Area, you must have been a resident or working in one of the following areas for at least 12 months – Thorner, Scarcroft, Barwick, Aberford, Harewood, Bardsey, East Keswick, Shadwell, Otley, Pool in Wharfedale, Arthington, Wetherby, Collingham, Linton, Bramham, Clifford, Boston Spa, Bramhope, Garforth, Thorp Arch or Walton – in order to be eligible



a member of
The Guinness Partnership

