



Factsheet

Affordable Housing Options

Affordable Housing Options

Homes 4 Wiltshire

Applicants for affordable and social rented housing in Wiltshire need to be registered with Homes4Wiltshire. The following eligibility criteria will apply: -

- Applicants must have a local connection to Wiltshire and further criteria as defined by the Homes4Wiltshire [Allocations Policy](#);
- Applicants must 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 with Homes4Wiltshire online at www.homes4wiltshire.co.uk

Swindon Homebid

Applicants for affordable and social rented housing in Swindon need to be registered with Swindon Homebid. The following eligibility criteria will apply:

- Applicants must be over 18 and have a local connection to Swindon Borough as defined by the Swindon Borough Council [Social housing allocation policy](#);
- Applicants must have an identified housing need as defined in the above allocation policy;
- People without an immediate housing need can apply for affordable home ownership options, including shared ownership and help to buy products.

Register with Swindon Homebid online at www.swindon.gov.uk

Affordable Housing Options

There are different options available to those looking for Affordable Housing. Affordable Housing isn't limited to social rent and can include home ownership products as well. In the below table you can see the Affordable Housing options available that can be delivered with community led housing.

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 Housing Options

Affordable home ownership options

Shared ownership enables you to get on the property ladder as an owner-occupier in an affordable way. Applicants would purchase a share of a 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'.

Other affordable home ownership options include Help to Buy mortgage guarantees, Help to Buy equity loans and schemes run directly by private developers themselves.

Anyone with a household income of less than **£80,000** per annum can register for shared ownership housing and other forms of low cost home ownership within Wiltshire.

Applicants interested in shared ownership and Help to Buy Equity Loans should register through [Help to Buy South](#).

Applicants interested in mortgage guarantee schemes should contact lenders directly.

More information on shared ownership housing can also be obtained from Wiltshire Council's [webpages](#) and Swindon Borough Councils [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 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 with Homes England.

Social rents are usually set at between 50-60% of local market rents and take in to 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:

- (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme; and
- (c) 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.

Factsheet



Homes of Our Own:

Enabling Community Led
Housing in Wiltshire & Swindon



Find us online:

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Wiltshire Council

**COMMUNITY
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BOROUGH COUNCIL


Wiltshire
Community Land Trust