

ReSI Homes

Shared Ownership Customer Charter



Customers

Information

We will ensure that shared owners are fully informed of their rights and responsibilities and have as much information about the home and development as possible, including lease terms, ground rent payments (if any) and estimated service charges.

Moving in

We carry out a home demonstration service with the shared owner when they move in and require home builders to provide NHBC (or equivalent) warranty and insurance packages for newly built homes we acquire, which typically provide ten years of physical damage and defects protection to the shared owner. We use technological solutions to make fixing defaults (snagging) as easy as possible by connecting developers, managing agents and shared owners within one app.

Inflation-linked rents

The sub-market rent for our homes will not be increased by CPI + 1% for new leases and RPI + 0.5% for existing leases each year.

Ground rents

We will not charge ground rents to shared owners on new homes that we develop. Where ground rents come with an existing building, we will negotiate with the freeholder to eliminate ground rents or ensure they are at a minimal level and do not include unreasonable multipliers (e.g. doubling every few years).

Service charges

We will ensure that the purpose of service charges and the range of services are fully explained to new buyers, and how these might change over time. Shared owners will have the maximum possible influence over the management of the building, either directly, or indirectly through joining a residents' association, for example. We will support shared owners in conflicts with external freeholders or managing agents about what is a reasonable and affordable service charge. We will also regularly inspect the communal areas of properties to ensure that the relevant freeholder ensures that they are safe and well maintained.

Charges and fees

We do not charge administrative fees for requests for information, seeking landlord's consent or staircasing administration.

Consultation

We welcome feedback from our customers. We will survey customers once a year to measure and benchmark levels of satisfaction, and to seek ideas for improvement in our services.

Lease term

We will offer residents in new homes a minimum lease term of 250-years, targeting 999 years where possible. For existing dwellings we provide a Shared Ownership lease of at least 125 years, and ideally at least 250 years where we own the freehold or a head lease of at least 250 years.



Lease extensions

We will extend existing leases to 999 years, or the maximum term that we can, for a nominal premium of £1 in addition to legal and administration fees.

Staircasing

Shared owners have the right to increase their share of the ownership in stages to become outright owner and benefit from long-term growth in equity value. We offer all our residents the Shared Ownership plus (SO+) option to buy a further 1% of the value each year for 15 years through a predetermined pricing mechanism without legal and valuation fees.

Reverse staircasing

When shared owners encounter financial difficulties, we may buy back part of their share at market value to help the shared owner reduce their mortgage and provide liquidity to get through short-term difficulties and hence avoid losing their home.

Selling or moving on

We provide shared owners with options for selling including selling on the open market at full value and sharing the proceeds, selling the Shared Ownership lease to an eligible household or we will find a replacement shared owner.



New homes

New homes

We will ensure that new homes are indistinguishable from market housing and come with all the amenities and service charges expected by an owner occupier.

Home quality

We will ensure that new homes are built to the design quality standards set out in the New London Plan and the Homes England requirements, including the latest Government National Design Guide and the nationally described space standards.

Outdoor space

We will provide new homes with access to private external space in the form of a garden or balconies.