

# SE London Shared Ownership Priorities (as revised in September 2011 and June 2012)

Across the sub region our objective is to maximise take up of low cost home ownership by existing Council and housing association tenants. In this way accommodation is freed up that can then be occupied by households in acute need. Currently take up by existing tenants is less than 10%, with significant variations between different housing associations.

We have recognised that being on a local authority housing register is not necessarily a good indicator of need and that prioritising households on local authority registers can sometimes have the effect of generating otherwise unnecessary applications to those registers. Hence households on local authority registers are only prioritised (see no. 2 below) if they have significant housing needs.

The priorities below are consistent with national and regional priorities. However, the government has added another top priority category – armed forces personnel - that providers will need to be aware of.

Our priorities are in the following order:

1. Existing Council and housing association tenants.
2. Households registered for rehousing with one of the 5 local authorities and recognised as being in housing need e.g. due to homelessness, overcrowding, medical reasons and harassment. This would include leaseholders who are being decanted as part of regeneration schemes and may include existing home owners whose home is not suitable due to long term disability. The appropriate band levels for the respective local authorities are

Bexley	1, 2 and 3
Bromley	1, 2 and 3
Greenwich	A and B
Lewisham	1, 2 and 3
Southwark	1, 2 and 3

Whether explicitly contained within these bands or not, this priority level should include “junior” households within social rented housing whose rehousing would result in the social housing they vacate being no longer overcrowded.

3. Existing home owners for whom their current housing is unsuitable because of the disability of a member of the household and for whom suitable and affordable alternatives are not available on the open market.
4. Key workers that are within the most recent definition used by the Government (for Key Worker housing) as well as those employees of NHS Trusts, (state) schools, the

Metropolitan Police, the Probation Service, the Prison Service, as well as local authority planning and social work practitioners that are not covered by that definition. Key workers will be eligible if they provide a service to residents of at least one of the 5 SE London boroughs – hence they will not necessarily already live in the sub region nor will they necessarily work within the sub region (e.g. staff at Kings College Hospital provide a service to residents of Southwark, but are based in Lambeth).

5. All other households who are resident or employed in one of the 5 local authorities or existing home owners not registered for housing who fall into the categories below.

### **Existing home owners**

The priorities above include some existing home owners.

The following categories of existing home owners are supported as being eligible for intermediate housing in SE London and therefore the HomeBuy Agent or individual providers will not need to seek local authority advice on a case by case basis:

- Leaseholders being decanted as part of regeneration schemes who would not have sufficient equity to purchase on the open market.
- Home owners whose current home is not suitable for a disabled family member and for whom suitable properties are not available on the open market.
- Existing shared owners who currently are overcrowded – or who under occupy and wish to ‘downsize’.
- Applicants for schemes that are exclusive to people aged over 60. However, it is expected that purchasers should not have assets or savings that equate to a value of 50% beyond the purchase price of their new home.