

HOUSING matters

www.gov.uk/housing-for-service-personnel-and-families

THE MAGAZINE OF THE JOINT SERVICE HOUSING ADVICE OFFICE

YOUR TRANSITION TO CIVILIAN HOUSING STARTS HERE

Featured:

**HELP TO BUY
– PRIORITY
HOUSE
PURCHASE**

**HELP TO BUY –
FREQUENTLY ASKED
QUESTIONS**

**MORTGAGE
INTEREST
RATES – THE
DIFFERENT
TYPES**

**Housing in East
Midlands**

**Get Ready for
London's Newest
Neighbourhood**

**Service Families
Accommodation
– End of
Entitlement**

July
2013



siiap
Services insurance and
investment advisory panel

Specialist Insurance and
Financial Advice for Members
of HM Forces - MOD Endorsed

For your peace of mind all members are:

- » Knowledgeable about the unique needs of Service Personnel
- » Authorised and Regulated by the Financial Services Authority
- » Bound by a Code of practice

And have many years experience in sorting out mortgages for members of the Armed Forces

Why buy from a specialist?

A service lifestyle has unique elements not generally understood in Civvy Street:

- » Armed Forces Pension Scheme
- » Extended periods of absence from home
- » Armed Forces Compensation Scheme
- » Living in MOD accommodation
- » Providing insurance cover on active duty

Find out more at
www.siiap.org

- » Member firms
- » Products & services offered
- » Locations served
- » Complaints procedure



HOUSING matters

THE MAGAZINE OF THE JOINT SERVICE HOUSING ADVICE OFFICE

JULY 13 ISSUE 122



Welcome to the July edition of Housing Matters. It feels great to find that the summer is here after what seemed to be a very long winter.

The school summer holiday is often a time when people relocate and regardless of whether they have a property already or are just looking at what is available on the market the longer days mean that people tend to spend time viewing properties. Sometimes it is fun to go and look at the show homes on new developments just to get an idea of how the interior designer has dressed the house. However, were you aware that most developments have

properties that are available to buy through Homebuy agents and that the Armed Forces have priority to buy these new homes? The article on Help to Buy gives details of the financial incentives that the Government has put in place to help Service personnel into home ownership.

In tandem with the article on Help to Buy there is an article to explain the different types of mortgage interest rates. If you are planning on getting a Mortgage, we do strongly recommend that you speak to an Independent Financial Advisor (IFA) who can recommend a mortgage having looked at the whole of the market. A list of IFAs who understand the peculiarities of Service life can be found on the Services Insurance and Investment Advisor Panel website www.siiap.org.

In this issue the focus is on the East Midlands with details on all the local authorities that cover that area. We aim to provide details on a different region each issue so that each area is featured about once a year; so keep your eye out for the magazine each month if you are looking for details on a different area.

One of the questions that we are asked on a frequent basis is 'When am I no longer entitled to live in SFA?', FS Preston has written an article on the regulations that apply on vacating SFA. The JSHAO provide Civilian Housing Options briefings at various locations through out the year. The details of the briefings are at the back of this magazine, you are welcome to come at any point in your career and partners are welcome to attend on a fill up basis.

I hope that you find this magazine interesting and useful.

Paula Jones
OIC JSHAO



Published for The Joint Service Housing Advice Office by Method Publishing, Sutherland Press House, Golspie, Sutherland, Scotland KW10 6RA
Telephone (01408) 633871 Fax: (01408) 633876
email: j.alker@methodpublishing.co.uk to whom all enquiries regarding advertising should be addressed.

Design and Typography: Method Publishing 2013
Editorial Matter: ©Crown Copyright 2013

No responsibility for the quality of goods or services advertised in this magazine can be accepted by the Publishers or Printers or by the Ministry of Defence. Advertisements are accepted on the express condition that the advertiser warrants that they in no way contravene the provisions of the Trades Descriptions Act 1968 nor any other prevailing legislation in the United Kingdom.

The Publishers reserve the right to refuse acceptance of any advertisement, either before or after receipt of copy, without stating a reason.

contents

- 4 HELP TO BUY – PRIORITY HOUSE PURCHASE
- 6 HELP TO BUY – FREQUENTLY ASKED QUESTIONS
- 9 MORTGAGE INTEREST RATES – THE DIFFERENT TYPES
- 12 HOUSING IN EAST MIDLANDS
- 16 GET READY FOR LONDON'S NEWEST NEIGHBOURHOOD
- 18 SERVICE FAMILIES ACCOMMODATION – END OF ENTITLEMENT

regulars
MOD news
Regional Prices
Contacts
Sales Lists

jshao staff

Telephone Numbers:
01980 61 + last 4 digits of extension
or Mil 94344 + Ext

		Ext
Paula Jones	OIC	8835
Philip Arundel	Senior Housing Advisor	8004
Flight Sergeant Rachel Preston	Office Manager	5520
Jennifer Watson	Housing Advisor	5807
Vacant	Housing Advisor	5808
Christine Hodges	MOD Referrals	8219
Vacant	Asst Housing Advisor	8925

Fax: 8068

Email: AWS-JSHAO-Mailbox@mod.uk

Website: www.gov.uk/housing-for-service-personnel-and-families

**The Joint Service Housing Advice Office,
Building 183, Trenchard Lines, Upavon,
Wiltshire, SN9 6BE**

HELP TO BUY – PRIORITY

The recent changes from HMG in England.

(NB. Separate legislation covers Scotland, Wales and Northern Ireland.)

Of particular interest to current Service personnel (and those within 12-months of their last day of service) a Priority application status exists for those choosing to buy their own property through **HOMEBUY** agents.

This priority buying process will give significant advantages to service personnel.

Those interested are encouraged to make contact with the MOD JSHAO team.

JSHAO (Joint Service Housing Advice Office) deliver 50+ all-day-housing briefings at MOD bases throughout the UK, Germany & Cyprus. Service personnel (and their spouses) are welcome to come along and receive detailed explanations of the scheme and process involved.

This is a complex subject and for those who would like more details, this abridged guide is given with further links at the end for you to research.

In April 2013, the Chancellor announced further investment to help people buy a new build home through a new equity loan product, Help to Buy. As part of the Budget there were changes to the Low Cost Affordable Housing scheme that is run by the Government HCA (Homes and Communities Agency). This is a scheme where those seeking to buy a Social (not for profit) property can receive assistance in the form of an equity loan from the Government.

NB. This scheme runs in

England only, similar schemes are administered differently in Scotland, Wales and Northern Ireland.

Following the success of the FIRSTBUY scheme which has been running through the HOMEBUY agents in England this scheme is scheduled to run from April 2013 until 2016.

Potential buyers through Help to Buy should contact their local HOMEBUY agent, Potential buyers could also read the 21-page Help to Buy guide. *Details of the website are at the end of this article.*

What is the Help to Buy equity loan scheme?

Help to Buy is an equity loan scheme that makes new build homes available to purchasers struggling to buy. The Help to Buy equity loan is funded by the Government through the HCA.

Help to Buy is available in England from registered house builders and will run until 31 March 2016 or earlier if the funding is taken up. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000. The equity loan will be made by the HCA to the purchaser; there is no house builder contribution.

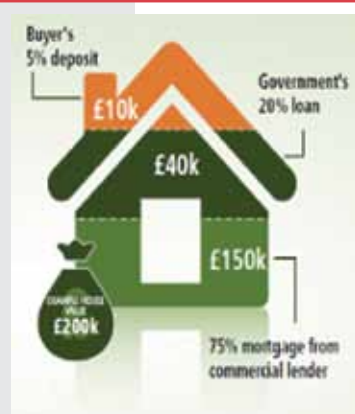
With Help to Buy, the buyer ('you') buys a new home on a new build development with assistance from the HCA in the form of an equity loan. You must take out a first mortgage (with a qualifying lending institution e.g. a bank or building society). This mortgage, together with any cash contribution from you, must be a minimum of 80% of the full purchase price. The maximum full purchase price is £600,000. Your first mortgage must be on a repayment basis. The HCA will

provide an equity loan to fund the balance needed to make up the full purchase price of your home, up to a maximum of 20% of the full purchase price.

The equity loan must be repaid after 25 years or earlier if you sell your home. You must repay the same percentage of the proceeds of the sale to the HCA as the initial equity loan (i.e. if you received an equity loan for 20% of the purchase price of your home, you must repay 20% of the proceeds of the sale).

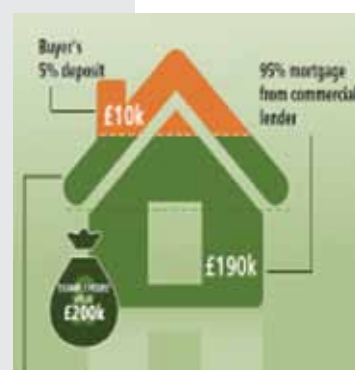
The equity loan is interest free for the first five years. After that, you will pay a fee of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%.

Local HOMEBUY Agents will assess and approve your purchase for Help to Buy, and you need their approval before you proceed with the buying process.



Option 1 – Help to Buy: equity loan

- New build only
- You'll need a minimum 5% deposit to qualify
- This expands the existing First Buy scheme and is now available to all, not just first-time buyers
- The Government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home
- So you will only need to secure up to a 75% mortgage from a bank or building society
- The expanded scheme is available from 1 April 2013. It will run for 3 years and provide £3.5 billion of additional investment
- Maximum home purchase of £600,000



Option 2 – Help to Buy: mortgage guarantee

- New build only and existing homes
- You'll need a deposit of as little as 5% for this scheme
- Available to existing homeowners as well as first-time buyers
- You'll need to secure a mortgage for your purchase. The Government guarantee will encourage lenders to offer better access to low-deposit mortgages
- Available from January 2014, this scheme will run for 3 years
- Maximum home purchase of £600,000

TY HOUSE PURCHASE

How does it work?

Help to Buy enables buyers to purchase a new property, funded by a repayment mortgage and with help from the HCA. This enables you to take out a mortgage on which you make repayments in the normal way. Your mortgage lender is likely to require that you contribute a deposit of at least 5% of the full purchase price and your mortgage and deposit must cover a combined minimum 80% of the total purchase price. The rest of the purchase price will be paid for with an equity loan from the HCA. Your first mortgage must be a repayment mortgage. You are not permitted to buy a Help to Buy property with an interest-only first mortgage.

As a result of providing this assistance, the HCA has an entitlement to a share of the future sale proceeds equal to the percentage contribution required to assist your purchase.

For the first five years of Help to Buy home ownership there is nothing for you to pay on the amount that the HCA contributed to your purchase. After five years, the equity loan will be subject to a fee (collected from you on behalf of the HCA by the Post Sales HOMEBUY Agent) of 1.75% per annum on the outstanding amount of the equity loan. From the fifth anniversary of the loan this fee will increase each year by the increase (if any) in RPI plus 1%.

When you sell your Help to Buy home (unless you have chosen to repay your equity loan earlier), you must repay the Help to Buy assistance from a share of the sale proceeds. So, if the HCA assisted your purchase with a 20% contribution, your repayment will be 20% of the total market value when it is sold.

The property purchased must be your only residence. Help to Buy is not available to assist buy-to-let investors or those who will own any property other than their Help to Buy property after completing their purchase.

You cannot rent out your existing home and buy a second home through Help to Buy.

Your Local HOMEBUY Agent will seek to assess your affordability (from a fully completed Property Information Form) within four working days and will issue an Authority to Proceed.

Your Local HOMEBUY Agent's 'Authority to Proceed' is valid for three months – the time limit for exchange of contracts. Typically, most house builders will be seeking buyers to exchange contracts within one month of making a reservation.

You are responsible for securing your mortgage and appointing your solicitor/conveyancer, although your Local HOMEBUY Agent and house builders will be able to suggest some options.



Help to Buy homes are only available from Help to Buy registered house builders who are in contract with the HCA to offer homes for sale through the Help to Buy programme.

Registered builders will make it clear in their advertising whether Help to Buy homes are available on their development sites.

Your Local HOMEBUY Agent can also help you find out more about availability of Help to Buy homes in your area.

It is recommended that the links shown below are followed for further research and the FAQs in particular are recommended reading as they will answer a lot of your questions as to whether or not this is something that you may wish to consider?

Further details, please contact:
JSHAO civ: 01980 618925
mil: 94344 8925
aws-jshao-mailbox@mod.uk

*Article compiled by: Philip Arundel,
Senior Housing Advisor, JSHAO;
from websites shown below.*



The full 21 page guide can be downloaded from



HM TREASURY

Graphic Poster

Further links:

<http://www.helptobuy.org.uk/>

Follow this link to find a clickable map to find the HOMEBUY agent in your area

<http://www.homesandcommunities.co.uk/>

<http://www.homesandcommunities.co.uk/help-to-buy>

Homes and Communities HCA
Maple House, 149 Tottenham Court Road
London W1T 7BN Tel: 0300 1234 500

http://www.homesandcommunities.co.uk/sites/default/files/our-work/help_to_buy_buyers_guide_080413.pdf

<http://www.hm-treasury.gov.uk/10012.htm>

www.hm-treasury.gov.uk/budget2013.htm

HELP TO BUY – FREQUENTLY ASKED QUESTIONS

Article compiled by: Philip Arundel, Senior Housing Adviser, JSHAO from the websites shown on page 5

The Chancellor announced a £5.4 billion package of financial support to tackle long-term problems in the housing market at Budget, including the launch of Help to Buy – which offers two schemes aimed at helping those who want to get on, or move up, the housing ladder. This FAQ answers some of your questions about the scheme.

What is Help to Buy?

Help to Buy is made up of two schemes – “equity loan” where the Government will loan you up to 20% of the value of your new build home and “mortgage guarantee” where lenders will be incentivised to make more mortgages available for people with small deposits.

Why has the Government set up these schemes?

The Government wants to help more people across the country make the aspiration of home ownership a reality. Help to Buy is aimed at increasing the supply of low-deposit mortgages as well as new housing.

Can I buy a house using Help to Buy?

If you have a 5% deposit and want to buy a new build home, you’ll be able to access the Help to Buy: equity loan scheme from 1 April 2013. If you want to buy a property which is either new build or an existing property, the Help to Buy: mortgage guarantee will be available from January 2014.

What if I don't have a deposit – can I still get a mortgage?

To access a Help to Buy product, buyers will need a minimum 5% deposit.

Am I guaranteed to get a mortgage? Are there any criteria I need to meet?

For both schemes, borrowers will need to meet appropriate tests to ensure they can pay back the mortgage, as well as passing their chosen lender’s credit and affordability checks.

How much can I borrow?

Subject to meeting the eligibility criteria and affordability checks, you’ll be able to use either Help to Buy scheme to purchase a property with a value up to £600,000.

Can existing homeowners access the scheme?

Yes. Both schemes are available to home movers as well as first-time-buyers, subject to meeting the relevant eligibility criteria.

Can I get an interest only mortgage using Help to Buy?

Help to Buy is only available on capital repayment mortgages.

Can I buy a property using Help to Buy and rent it out?

Help to Buy will only be available on properties which are occupied by the

individual or individuals taking out the mortgage.

How do I go about accessing these schemes?

Help to Buy: equity loan will be available from 1 April 2013. Buyers will be able to access this through participating housebuilders and HomeBuy agents.

Help to Buy: mortgage guarantee will be available from January 2014. The Government will provide further details about the scheme later in the year.

Can I get a mortgage through an incorporated company?

Help to Buy mortgages are only available to an individual or individuals rather than incorporated companies.

Can I still get a NewBuy mortgage?

Yes. This scheme is still in place and remains open to buyers.

Questions on Help to Buy: equity loan

What is the Help to Buy: equity loan scheme?

The Government will provide buyers with an equity loan of up to 20% of the value of a new build property. The loan is interest free for the first five years. From

year six a fee of 1.75% is payable on the equity loan, which rises annually by RPI inflation plus 1%.

When will I be able to get a Help to Buy: equity loan?

Help to Buy: equity loan will be available from 1 April 2013.

When will I have to pay back my equity loan?

The equity loan can be repaid at any time within 25 years (or the terms of the mortgage), or on sale of the property.

Why can't I get an equity loan on a property that's not new build?

Help to Buy: equity loan is focused on new build properties only. Buyers wanting to purchase an existing property may be interested in the Help to Buy: mortgage guarantee.

Questions on Help to Buy: mortgage guarantee

What is the Help to Buy: mortgage guarantee?

Subject to the final scheme design, the Government will make available £12bn of guarantees to lenders which will be sufficient to support £130 billion of high loan to value mortgages. The purpose of the scheme is to increase the availability of mortgages for buyers with small deposits.

How does the scheme work?

The Government will provide lenders with the option to purchase a guarantee on the high loan-to-value portion of the mortgage. This guarantee will incentivise lenders to offer a greater number of mortgages to buyers with small deposits.



When will I be able to get a Help to Buy: mortgage guarantee?

Help to Buy: mortgage guarantee will be available from January 2014.

Will the Government be guaranteeing my mortgage payments for me?

No. Under Help to Buy: mortgage guarantee, the Government will provide guarantees to lenders on a proportion of the mortgage. If a borrower's property is repossessed, the Government will cover a proportion of the losses suffered by lenders.

What type of property can I buy?

Help to Buy: mortgage guarantee will be available on all residential properties in the UK, up to a value of £600,000.

I have a deposit which is

larger than 20% – will I still be able to get a Help to Buy: guarantee mortgage?

Help to Buy: mortgage guarantee will only be available to buyers with deposits between 5% and 20%. Mortgages are already widely available for those with a deposit of 20% or more.

Will I be able to get a Help to Buy: mortgage guarantee on a property that's not new build?

Help to Buy: mortgage guarantee will be available on both new build homes and existing properties.

Who should I contact about getting a Help to Buy: mortgage guarantee?

The Government will provide further details on how to get a Help to Buy: mortgage guarantee later this year. Help



to Buy: guarantee mortgages will not be available until January 2014.

Will lenders have to offer me a guaranteed mortgage?

No. Lenders may choose whether to use the guarantee or not.

What will the interest rate be on Help to Buy: mortgage guarantee?

Interest rates on products supported by Help to Buy: mortgage guarantee will be set by lenders. The Government will not be involved in setting the price, which is a commercial decision.



Providing high quality accommodation and support for ex-Service men and women.



- *comfortable en suite rooms
- *support provided by friendly staff
- *excellent facilities
- *includes meals and laundry
- *no limits on length of stay
- *outreach service available after moving out
- *for veterans of all ages

ROSENDAEL
3 Victoria Road, Broughty Ferry,
Dundee, DD5 1BE
01382 477078

WHITEFOORD HOUSE
53 Canongate, Edinburgh
EH8 8BS
0131 556 6827

www.svronline.org

SVR is a registered Charity No. SC015260

Authorised and regulated by the Financial Services Authority



PEARSON INDEPENDENT ADVISERS

EXPERIENCED IN WORKING WITH SERVICE PERSONNEL AND THEIR FAMILIES

- **Full financial advice service** available with access to the whole market including mortgages, insurance, pensions, savings and investments.
- **FREE** consultations at a time and location to suit you.
- **BFPO? No problem. Worldwide Service**

TALK TO US ABOUT THE ARMED FORCES HOME OWNERSHIP SCHEME

Phone: **0044 (0)1793 771205**

Fax: 0044 (0)1793 772280

E-mail: advice@pearsonia.co.uk

Web: www.pearsonia.co.uk



Pearson Independent Advisers is a trading style of Mortgage Horizons Ltd
Your home may be repossessed if you do not keep up repayments on a mortgage or other loan secured on it.

CIVVY STREET NEEDS YOUR HELP.

If you are about to leave the Forces and have time to spare, come and work as a part-time volunteer for charity.

The organisational skills you learned can be of vital importance to the success of a voluntary organisation – and help give you a new lease of life into the bargain!

REACH provides a free job-finding service throughout the UK and could find you a satisfying, voluntary opportunity nearby.

Phone for details or visit our website at www.volwork.org.uk

reach

89 Albert Embankment, London SE1 7TP.

Tel: 020 7582 6543

Registered Charity No 278837

Register with homeownership Westminster

Homeownership Westminster is a council service that prioritises Ministry of Defence employees* for homeownership and rental opportunities through a number of different options.

Arrange a face-to-face meeting to find out more and see how we can assist with your housing aspirations!

Register today

Call: 0845 437 9701

Visit: www.homeownershipwestminster.co.uk

Email: info@homeownershipwestminster.co.uk



 Find us on Facebook
at Homeownership Westminster

 Follow us on [twitter](https://twitter.com/HOW_Catalyst)
@HOW_Catalyst

* This only applies to specific serving uniformed personnel. Terms & conditions apply.

Homeownership Westminster is delivered by
Catalyst Housing, a charitable housing association



City of Westminster

MORTGAGE LOAN APPLICATION FORM

MORTGAGE INTEREST RATES - THE DIFFERENT TYPES

When you're choosing a mortgage, you shouldn't just focus on the interest rate you'll be charged. You also need to look at what type of rate you'll be paying. Here we look at the different options and the pros and cons of each. If you're not sure which is right for you, talk to a mortgage broker or independent financial advisor.

FIXED RATE

Tip

If you go for a fixed rate, make a diary note to check rates in the market 2-3 months before your rate is due to end. Compare these to the rate your lender is offering and if there's a better rate available somewhere else, ask your lender if they will match it.

As its name suggests, a fixed rate mortgage charges a fixed interest rate for a set period of time – usually two, three, four or five years. Once the fixed rate comes to an end your lender usually switches you on to their standard variable rate.

Advantages

Your mortgage payments will be exactly the same every month until your deal expires. If your

mortgage lender changes its other interest rates, for example those that track the base rate set by the Bank of England, your mortgage payments will stay unchanged.

Disadvantages

Fixed rate mortgages may be more expensive than other types.

You won't benefit if interest rates go down, as your rate will stay unchanged.

They usually tie you in to early repayment charges during the fixed rate period.

Suitable if you're looking for:

The security of knowing your monthly repayments won't change, allowing you to budget more easily.

What to look out for

If you're on a fixed rate mortgage and the fixed rate period ends, your lender will usually switch you on to their standard variable rate. Standard variable rates are usually higher than the most competitive mortgage rates on the market. See more below.

VARIABLE RATE MORTGAGES

These are mortgages where the interest rate can change at any

time. There are several different types of variable rate mortgage – which might be right for you will vary at different times, depending on which way interest rates are predicted to move.

STANDARD VARIABLE RATE MORTGAGES

Your payments move up or down at the lender's discretion. Their decision may be influenced by changes in the Bank of England's interest rate. This type of deal lasts until your mortgage ends.

Advantages

It's normally free to leave your lender or make early repayments.

Disadvantages

The interest rate may go up so much that you struggle to meet your repayments.

It may be expensive compared to other deals.

Suitable if you're looking for:

The opportunity to pay back extra amounts (and cut your interest costs) without a penalty.

DISCOUNT RATE MORTGAGES

When you're comparing discount

rate mortgages, don't focus too much on the discount from the standard variable rate. It's more important to look at the actual rate you'll end up paying.

Discount rate mortgages are a bit like a special offer to draw you in. They are cheaper than a lender's standard variable rate, but linked to it.

For example, if the lender's standard variable rate is 5% and you take out a mortgage where the discount rate is 2% you'd be paying 3%. If the discount rate was 1% you'd be paying 4%.

The discount rate will only be on offer for an introductory period – usually between two and five years. When that period ends, your mortgage will revert to the full standard variable rate. However, you can sometimes be tied in to the mortgage for a few years longer than the discount period. Either way, you may have to pay an early repayment charge if you want to leave before the end of the tied-in period.

Advantages

Discount rate mortgages start off cheaper – so if you are on a

tight budget the lower monthly repayment will help.

If a lender cuts its standard variable rate, you'll benefit and pay a lower rate each month.

If the Bank of England base rate falls, the rate on your discount mortgage may fall too, but there are no guarantees.

Disadvantages

A lender can change its standard variable rate at any point and your discount rate will change at the same time. You may not be able to afford your mortgage payments if the rate goes up too much.

There may be early repayment charges if you want to leave before the end of the tied-in period.

A rise in the Bank of England base rate is likely to result in an increase in the discount rate.

Suitable if you're looking for:

The opportunity to pay less when interest rates are low, and don't mind the risk that rates might rise.

TRACKER MORTGAGES

Tracker mortgages move directly in line with another interest rate, normally the Bank of England's base rate. So if the base rate goes up by 0.5%, your mortgage rate will go up by 0.5%.

Advantages

If the rate is linked to the Bank of England base rate and it falls, you'll know for sure that your mortgage payments will fall.

Disadvantages

If the rate being tracked goes up too much, you may struggle to meet your repayments.

You may have to pay an early repayment charge if you want to switch.

Suitable if you're looking for:

The opportunity to pay less when interest rates are low and don't mind the risk that rates might rise.

CAPPED RATE MORTGAGES

With capped mortgages, you pay the lender's standard variable rate. However, if this goes above a certain level, your mortgage rate won't rise any further, it will be capped at that point.

Advantages

You know that your monthly payments won't rise above a certain level, so with luck, you should always be able to afford them.

Your monthly payments will fall if the standard variable rate falls below the level of the capped rate.

Disadvantages

Your mortgage rate is linked to the standard variable rate – apart from the cap. This means that your mortgage rate could be changed at the whim of your lender.

Suitable if you're looking for:

The opportunity to pay less when interest rates are low but without the risk of rates rising above a certain level.

HOW TO COMPARE DEALS

With all mortgages there are a few things you need to be aware of.

You need to add up the cost of any arrangement fees, booking fees and valuation fees to see if the mortgage really is cheaper than its rivals.

You should look carefully at whether there is an early repayment charge or exit fee after a fixed or discounted period has ended. This could leave you tied in to a high rate or paying a lot of money to move to a different mortgage.

CHOOSING THE RIGHT MORTGAGE FOR YOU

Unless you are sure which kind of rate is best for you, speak to a mortgage broker or financial adviser.

CHOOSING A MORTGAGE – HOW TO GET THE RIGHT DEAL

Choosing a mortgage is one of

the biggest financial decisions you're likely to make. There are thousands of mortgages out there, so how do you choose the right one for you?

YOUR OPTIONS WHEN DECIDING ON A MORTGAGE

Consider combining the three approaches below to make sure you get the best mortgage for you. The order in which you do them doesn't matter if you understand how mortgages work or already have a mortgage, but if you're a first-time buyer it probably makes sense to start with a mortgage broker or independent financial advisor.

Your options are:

SEE WHAT YOUR BANK OR BUILDING SOCIETY CAN OFFER

Contact your bank or building society and ask them what deals they have. If you've already got a mortgage with them they may offer you an exclusive or attractive rate as a reward for your loyalty.

However, bear in mind that banks and building societies will only tell you about their own mortgage products. So take the information they give you and see how it stacks up against the competition before making a choice.

If after talking to a mortgage broker or independent financial advisor your bank looks like the best deal, ask to buy based on their advice rather than on an information only basis – you'll have more rights if for any reason the mortgage turned out to be unsuitable for you.

USE MORTGAGE COMPARISON TABLES

Also take a look at one or more mortgage comparison tables. However, don't just look at the interest rates. Mortgages have a range of features and charges and you'll also need to consider.

The APR (Annual Percentage Rate) – this takes into account the cost

of fees on top of the interest rate quoted – for example booking and arrangement fees, valuation fees and so on. It's not an exact science – and it doesn't take account of other costs such as related insurance that you may need to take out separately – but it will help you compare.

What date any fixed, capped or discounted rate will end – fees will apply if you want to switch out of the deal before this date.

What rate you revert to after any initial rate ends.

Whether interest is charged daily, monthly or annually.

Flexibility – for example can you make overpayments without having to pay a fee? You might want to do this if you get regular bonuses.

The maximum loan to value (LTV) – this is the maximum percentage of the property's value that the lender will lend. If it's low – for example 60% – and you have a deposit of 10% then the mortgage will be a non-starter for you. With a 10% deposit you need to look at mortgages with LTVs of 90% or more. (If you're using a site that asks about the property value and your deposit in advance, the LTV will have been taken into account already.)

Tip

Print out and read the Keyfacts documents of any deals that look of interest and have them to hand when you talk to a mortgage broker, they are in a standard format and help you compare like with like.

TALK TO A MORTGAGE BROKER OR INDEPENDENT FINANCIAL ADVISOR – IDEALLY ONE WHO OFFERS ADVICE FROM THE WHOLE MARKET

Some mortgage brokers offer advice and some offer 'information only' – go for one who offers advice.

Mortgage brokers who offer advice fall into two main categories:

offer advice from the whole of the market (usually operating as independent brokers), and

offer a restricted service – based on products from a limited number of lenders.

Both differ from mortgage advisers in banks and building societies who will only tell you about their own products.

Ideally go for a broker who offers ‘whole of market’ advice as they will choose from the widest range of products on the market.

All mortgage brokers must tell you what type of service they offer and this is set out in a document ‘Key facts about our service’ which they must give to you when you first make contact with them.

Benefits of using a broker who offers advice

They will use their expertise to help you look beyond the interest rate and properly compare the overall cost and features of the mortgage.

They may have access to exclusive deals with lenders.

They may tell you about lender-direct deals – even if they can’t arrange them for you.

They will only recommend a mortgage that is suitable for you and that they know you can afford based on a detailed fact find they will carry out with you.

A broker may help you do some of the paperwork and speed up the application process.

Can save you wasted effort by telling you which mortgages you’re likely to get and which ones you won’t – especially useful if you’re self-employed or have other constraints.

If you buy based on a broker’s advice you have more rights if the mortgage turned out to be unsuitable for you than if you buy direct from the lender based on your own research, or from a broker who only offers information.

Note that while some brokers may tell you about or even recommend a lender-direct mortgage, they won’t be able to arrange the mortgage for you.

HOW MORTGAGE BROKERS CHARGE FOR THEIR SERVICE

Tip

If using a broker who charges fees ask what added value they can offer you in return for the fee.

Some mortgage advisers charge a fee and some don’t. Don’t rule out a fee-based service – rather ask the broker what added value

they will bring you in return for their fee.

THINGS TO BE AWARE OF WHEN CHOOSING A BROKER

Brokers may get paid commission by lenders for the mortgages they sell and this could influence their recommendation to you. However, if they also charge a fee for their advice they may refund this commission to you – ask about this.

Brokers who charge a fee can often offer added value – for example, they may tell you about lender direct deals or have exclusive deals that you won’t find elsewhere on the market.

Brokers who don’t charge a fee may still have access to exclusive deals but are less likely to tell you about lender direct deals.

The difference between ‘information only’ and ‘advised’ sales.

Important

Make sure you understand whether you are getting information or advice, and whether your broker is looking at the whole market or a limited number of lenders.

Some sales representatives in banks and building societies (and some mortgage brokers) will talk you through different mortgage options then leave it

for you to decide which you’d like based on the information they have provided. If opting to buy through your bank or building society, ask to buy based on advice. And always double check with your mortgage broker whether you are being offered information only or advice.

Your adviser is obliged to make it clear to you what type of service you are getting and this will be set out in the document ‘Key facts about our service’. As mentioned earlier, if you buy based on information only, you have few rights of redress should your mortgage turn out to be unsuitable for you.

There are also specialist brokers – for example if you have a poor credit rating or need a specialist mortgage, such as buy-to-let.

CHECK YOUR BROKER’S CREDENTIALS

Brokers who offer mortgage advice are regulated by the Financial Services Authority (FSA) and must follow strict guidelines when making recommendations. All mortgage brokers are listed on the FSA register – if a broker doesn’t appear there then they are not authorised to provide mortgage advice.

The article has been drawn from <http://www.moneyadvice.org.uk>



HOUSING IN EAST MIDLANDS

LOCAL AUTHORITIES IN EAST MIDLANDS

There are 42 housing authorities in this region – nine in Derbyshire, eight in Nottinghamshire, nine in Leicestershire, nine in Lincolnshire and seven in Northamptonshire. The JSHAO can obtain information on every local authority in the country on request.

The following are the housing authorities operating within the region:

DERBYSHIRE (www.derbyshire.gov.uk)

AMBER VALLEY	01773 573100
BOLSOVER	01246 242424
CHESTERFIELD	01246 345345
DERBY	01332 293111
DERBYSHIRE DALES	01629 761311

EREWASH	0845 9072244
HIGH PEAK	0845 1297777
NE DERBYSHIRE	01246 231111
SOUTH DERBYSHIRE	01283 595795

NOTTINGHAMSHIRE (www.nottinghamshire.gov.uk)

ASHFIELD	01623 608907
BASSETLAW	01909 533455
BROXTOWE	0115 9177777
GEDLING	01159 013681

MANSFIELD	01623 463463
NEWARK & SHERWOOD	0845 2585550
NOTTINGHAM	01159 155555
RUSHCLIFFE	01159 148326

LEICESTERSHIRE & RUTLAND (www.leics.gov.uk/index.htm)

BLABY	01162 727770
CHARNWOOD	01509 634567
HARBOROUGH	01858 828282
HINCKLEY & BOSWORTH	01455 238141
LEICESTER	01162 527008

MELTON	01664 502502
NW LEICESTER	01530 454545
OADBY & WIGSTON	0116 2888961
RUTLAND	01572 755465

LINCOLNSHIRE (www.lincolnshire.gov.uk)

BOSTON	01205 314556
EAST LINDSEY	08446 601111
LINCOLN	01522 873212
NE LINCOLNSHIRE	01472 326401
WEST LINDSEY	01427 676676

NORTH KESTEVEN	01529 414155
NORTH LINCOLNSHIRE	01724 747654
SOUTH HOLLAND	01775 761161
SOUTH KESTEVEN	01476 406080

NORTHAMPTONSHIRE (www.northamptonshire.gov.uk)

CORBY	01536 464000
DAVENTRY	01327 302218
EAST NORTHANTS	08456 032227
KETTERING	01536 410333

NORTHAMPTON	08453 300637
SOUTH NORTHANTS	08454 606888
WELLINGBOROUGH	01933 229777

HOUSING ASSOCIATIONS

Housing Associations vary in size dramatically from less than 50 properties to a stock of over 40,000. They are becoming the major providers of social housing in the UK, being responsible for almost a third of new housing. Their objective is to provide affordable good quality homes for rent or low cost home ownership. Some are able to accept direct applications whilst others will only take nominations by a local authority.

PLACES FOR PEOPLE is one of the largest property management and development companies in the UK. Their focus is on creating places where people choose to live. Their aim is to create sustainable communities by building homes for sale and rent alongside homes for reduced and part ownership, as well as commercial units, live/work apartments, homes with care

and support and nurseries for pre-school children. You can contact Places for People by free phone within the UK on **0800 432 0002** or through their website at www.placesforpeople.co.uk

HAIG HOMES is an organisation dealing exclusively with ex-Service personnel nation-wide. They have over 1300 properties in the UK. All their properties are let to people with Service connections, priority being given to families with children.

For more details telephone: **020 8685 5777** or visit www.haighomes.org.uk

Head Office telephone numbers for some of the other larger Housing Associations operating in the area are listed below. Details of other Housing Associations are available from JSHAO on request.

EAST MIDLANDS

Derbyshire, Nottinghamshire, Leicestershire & Rutland, Lincolnshire and Northamptonshire

Name	Telephone	Counties Covered
Anchor Trust	0115 958 5245	Midlands
E. Midlands	01530 276000	Midlands
Linx Homes	01507 355000	Lincs
Eastern Shires H.A.	0116 2205555	Leics
English Churches H. G.	01332 292672	Midlands
Home H.A.	01332 294505	Midlands
Leicester H.A.	0115 9709600	Leics, Northants, Notts
Longhurst	01205 354477	Midlands
Nene Housing Society	01733 295400	Notts
Northern Counties (Provident) H.A.	01246 209584	Midlands
Orbit H.A.	01455 251461	Midlands
Places For People	0845 6044446	Midlands
Raglan H.A.	0116 277 4429	Midlands
Riverside ECHG	0845 111000	Midlands
Sanctuary Midlands	0121 525 3131	Midlands
William Sutton Trust	0116 266 1439	Midlands

REGIONAL HOMEBUY AGENT

East Midlands Derbyshire, Leicestershire, Lincolnshire
and Rutland, Northamptonshire, Nottinghamshire

E Midlands HA

emhomebuy@emha.org

www.emhomebuy.org.uk

0844 892 0112

Fax 01530 276033



WELCOME TO YOUR NEW HOME



ONLY 5%*
**DEPOSIT
REQUIRED**

**Priority given
to the MOD**

**Homes available
to buy on a shared
ownership basis.**

**Homes all over London,
Hertfordshire, Bedfordshire,
Cambridgeshire, Norfolk,
Suffolk, Kent, Surrey
and Essex, and now
the West Midlands.**

**FOR FURTHER INFORMATION
PLEASE CALL OR EMAIL:**

**0845 304 1002
clsales@circle.org.uk**

*Based on a 95% Loan to Value mortgage provided by selected lenders,
subject to availability, eligibility and terms and conditions.

VIEW OUR SELECTION OF PROPERTIES ONLINE

www.circleliving.org.uk

HomeBuy
UK Government

Circle Living
Enhancing Life Chances

ADVERTISING FEATURE

Craig & Nina Rankin were living in Scotland with their two young children, where Mr Rankin was stationed with the Navy, and Mrs Rankin worked as a Nursery Nurse.

Circle Living had an exciting new development of 2-bedroom shared-ownership houses in Bishops Stortford called Firlands. It was being advertised on the internet when Mr Rankin contacted Karen Barber at Circle to register an interest and request further information.

As a serving officer of the British Armed Forces, Mr Rankin's application would receive first priority because the shared ownership properties at Firlands were being offered under the government-sponsored HomeBuy initiative.

Mrs Rankin's close family lived in Bishops Stortford and the development offered 5 two bedroom houses, so they were really hopeful they would be allocated a property.

Before an applicant can be considered to purchase a low cost home ownership property under the HomeBuy initiative, they must have an approved application with the Local HomeBuy Agent. So in July, Mr & Mrs Rankin submitted an on-line application to the Hertfordshire HomeBuy Agent, Lea Valley Homes who fully assessed it, and approved it a couple of days later.

"Circle took handover from the developers at 2pm on the 19th January and exchanged by 4pm on the same day"

Once approved, Karen put Mr & Mrs Rankin in contact with an independent financial advisor who arranged the mortgage and carried out the affordability checks. Before very long, their dream came true, a property was allocated to Mr & Mrs Rankin and they were able to reserve their house off-plan (as were all of the 5 houses). Mr & Mrs Rankin did not see the house until it was nearly finished but they loved it!

Mrs Rankin moved down to Bishops Stortford with the children, and lived with her parents, while Mr Rankin stayed in Scotland to finish his tour of duty with the Navy.

The houses were due to be complete in December 2011 but were unfortunately delayed. By then, Mr Rankin had been posted away but as he managed to get leave for a few days in January, Circle pulled out all the stops to ensure they could push the completion forward and move the family into their new home so the family could spend some time together before Mr Rankin had to leave to return to his posting.

Circle took handover from the developers at 2p.m. on the 19th January and exchanged by 4pm on the same day, with completion the day after, a full week before the other 4 houses completed.

Mr and Mrs Rankin are delighted with their new shared-ownership home!



ADVERTISING FEATURE

HomeBuy Schemes in Hampshire & Isle of Wight

When Charlotte and Phil found out they were expecting their first child, they started to look at their options of getting onto the property ladder.

"We had heard about a part-buy, part-rent scheme, but we didn't know the details. We looked on the internet and found out about our HomeBuy Agent for Hampshire and Isle of Wight, HomesinHants, and learnt we had to register with them to get sent details on new homes available for first time buyers," says Charlotte.

"Shared Ownership was ideal for us! We now pay under £600 each month on our mortgage and rent combined for a 2 bed house, and we only needed a 5% deposit for our mortgage which made it even more affordable for us," says Phil, "I'd recommend the scheme to any first time buyers."

If you are looking to buy a place of your own but are unable to do so on the open market, and have a household income of less than £60,000, the HomeBuy schemes could be for you. And what's more, as existing serving MOD personnel, you have the highest priority to assist under the schemes.

Contact your HomeBuy Agent for Hampshire, **HomesinHants**, on 023 8062 8004 or visit the website www.homesinhants.co.uk for further information.

First time buyer or looking to move up the property ladder?

homesinhants

the wise way to search for your new home



Serving MOD Personnel have the highest priority to help buy or rent a home through the HomeBuy schemes*

If you are looking for somewhere to live in Hampshire or the Isle of Wight, but can't afford to raise the large mortgage or deposit required to buy on the open market, you could be eligible for one of the Help to Buy schemes available in your area, including Shared Ownership or Help to Buy equity Loan.

Talk to HomesinHants about

- Eligibility
- Affordability
- Homes available

Help to Buy County Show

Thursday 20th June 2013, 3.00pm – 8.00pm
The Ageas Bowl, Southampton SO30 3XH

www.homesinhants.co.uk info@homesinhants.co.uk 023 8062 8004

*additional eligibility criteria applies



GET READY FOR LONDON'S NEWEST NEIGHBOURHOOD

East Village, London's newest neighbourhood will be ready for living from Summer 2013. Home to the London 2012 Athletes during the Games, East Village will have a total of 2,818 homes – from one bedroom apartments to four bedroom townhouses with just under half designated as low cost rent and home ownership

and the remainder available to rent on the open market.

Offering residents a real community from the minute they arrive, East Village will have Chobham Academy (the world-class school for 1,800 3-19 year olds), a state-of-the-art medical centre, community spaces and over 30 independent cafes, shops and restaurants showcasing the best of East London.

It will also offer the best of green, sustainable living with landscaped gardens, wetlands, an orchard, park areas and courtyards. The Queen Elizabeth Olympic Park is also minutes away with unparalleled sporting facilities, acres of green space and entertainment venues.

Living in East Village

There are a number of options

available to live in East Village including social rent and affordable home ownership and rental properties owned by Triathlon Homes. These offer the opportunity for people on low and middle incomes to get on the property ladder or to live in a rented home that will be cheaper than usual market rents.

Options include:

- Social rent – 675 homes charged at around £120 a week, similar to council and housing association rents.
- Shared Ownership and Shared Equity – 348 homes for people on low and middle incomes who want to get on the property ladder
- Intermediate Rent – 356 homes rented out at 20 – 3% cheaper than standard rents.

Service personnel will have priority for these homes.

The Joint Service Housing Advice Office (JSHAO) has been working closely with Triathlon Homes, resulting in the allocation of 38 apartments (consisting of one and two bedroomed properties) to the JSHAO for Service personnel. If you are interested in these properties, please complete the MOD Referral Scheme form or speak to the JSHAO for more information.

You can also check the Triathlon Homes website

www.triathlonhomes.com

To read more about this new neighbourhood, visit www.eastvillagelondon.co.uk

Triathlon Homes bought 1,379 low cost affordable homes in the Olympic Village in 2009. The company is made up of three organisations with extensive experience of developing and managing affordable homes – housing associations Southern Housing Group and East Thames Group, and urban developer and regeneration company First Base.



Share in the legacy of London's newest neighbourhood East Village London - E20

Hundreds of homes in East Village E20 will be ready to live in from Summer 2013. Designed by critically acclaimed architects, apartments range from one to four-bed large family homes all with direct access to a balcony and private courtyard.

On the doorstep of East Village are world-class sporting venues including the Velodrome and the Olympic Stadium, a state of the art education campus, Chobham Academy with 1,800 places for students aged 3-19 and a fully functioning medical centre with a full range of healthcare services.

Be the first to move in to one of the 700 homes available for Londoners to buy and rent through FIRST STEPS Shared Ownership, Shared Equity and Intermediate Rent via Triathlon Homes.

Register your interest via: eastvillagelondon.co.uk

east village london E20



www.methodpublishing.co.uk

METHOD PUBLISHING
 Sutherland Press House
 Main Street · Golspie
 Sutherland KW10 6RA
 Telephone · 01408 633871
 Facsimile · 01408 633876
 Email · admin@methodpublishing.co.uk

Publishers to The Ministry of Defence and to Army Garrisons and Establishments throughout the world





SERVICE FAMILIES ACCOMMODATION – END OF ENTITLEMENT

The full regulations regarding the occupation of Service Families Accommodation are contained in JSP 464. However the following is a short guide on the end of SFA entitlement.

Vacation and Notice Period –
As a Service licensee you will normally be required to vacate your SFA if any of the following circumstances arise:

- Assignment elsewhere
- Discharge
- Absence without Leave
- Changes in Marital/Civilian Partnership (PStatCat) status affecting entitlement
- Death of the Licensee or their partner
- Other Service reasons

Assignment. 28 days – to expire on the re-assignment date or the end of any period of authorised retention. However, circumstances exist that can affect this, the HASC can provide more information as required.

Normal Discharge. On normal discharge and on Premature Voluntary Release (PVR), the HASC will issue 93 days notice to vacate timed to expire on the last day of service. If occupants need a longer period of notice to support applications for alternative accommodation, they should request the HASC to issue notice accordingly

Short Notice Discharge. In cases of short notice discharge,

93 days notice to vacate SFA will normally be given even if this goes past the discharge date. However, in cases of discharge on disciplinary grounds or misconduct a minimum of 28 days notice only must be given.

Medical Discharge. For personnel compulsorily discharged on medical grounds, 93 days 'continued use and occupancy' of the SFA will be permitted after the date of discharge, at entitled SFA charges. Thereafter, extensions of up to 93 days at a time may be granted on compassionate grounds, at the discretion of the HASC, in consultation with the appropriate Local Service Commander, at non-entitled SFA charges.

Redundancy Discharge. For personnel compulsorily discharged on redundancy grounds with 6 months or less notice, 93 days 'continued use and occupancy' of the SFA will be permitted after the date of discharge, at entitled SFA charges. Thereafter, an extension of up to 93 days may be granted on compassionate grounds, following consultation between the Local Service Commander and HASC, at non-entitled charges.

Absent without leave. When a Service person has been formally declared absent without leave (AWOL) (i.e. after 21 days), 93 days notice to vacate the SFA is served on the spouse/civil partner. During this period, accommodation charges will

continue to be debited to the Service person's account. Service Administrative Units are required to notify the appropriate HASC at the 21 day AWOL point.

Marital/Civil Partnership breakdown/estrangement.

Marital/civil partnership breakdown/estrangement occurs when spouses or civil partners agree to live apart on a permanent basis, or when one party deserts the other.

a. 'Reconciliation' period.

If it is considered that a "Reconciliation" period would benefit the family, the Local Service Commander may authorise a suitably agreed period between the Service person and DIO up to a maximum of 93 days. Under these circumstances, it is usual that the Service person will move into SLA or private accommodation.

b. After 'Reconciliation' period. After the 'Reconciliation' period or as soon as it becomes apparent that there will not be a reconciliation, the Service person will change PStat Cat.. The HASC will issue a 93 day notice to vacate to the Service Licensee and/or the estranged family (depending on who is remaining in occupation of the SFA).

On expiry of the Notice To Vacate period. Once the NTV period has expired, if the spouse/civil partner and family do not vacate the SFA, they become Irregular Occupants (IO).

Desertion by spouse/civil partner. In circumstances where the spouse/civil partner deserts the Service person:

- a. In the event that the Service person's PStatCat changes from 1 to 2 there is a continued entitlement to SFA.
- b. In the event that the Service person's PStatCat changes from 1 to either 3, 4 or 5 there is no continued

entitlement to SFA. In these circumstances the HASC is to serve the Service person with 93 days notice to vacate the property from the date of receipt of notification of the PStatCat change.

Death of the entitled

Licensee. Following a death in service of the Service Licensee, the bereaved spouse/civil partner should be offered an entitlement to stay in their SFA/SSFA for a 2 year period to enable them to determine their longer term housing requirements. Retention of SFA may be extended beyond the 2 year period at the discretion of the Local Service Commander in consultation with the respective welfare, medical and educational authorities and the DIO Ops Accommodation.

Death of the partner of an entitled Licensee.

Bereaved Service Personnel whose entitlement to continued occupation of SFA would be lost due to bereavement should be offered an entitlement to SFA at their place of duty for a period of up to 2 years following their bereavement to enable them to determine their longer term housing requirements. Retention of SFA may be extended beyond the 2 year period at the discretion of the Local Service Commander.

Service reasons. The HASC, in consultation with the Local Service Commander, may terminate the Licence for other Service reasons or failure to comply with the conditions of the Licence.

Irregular Occupancy Expiry of the Notice to Vacate.

Irrespective of the cause of the loss of entitlement to occupy the SFA, when a Notice to Vacate (or Notice to Quit) expires and the family or members of the family remain in occupation of SFA they will become Irregular Occupants. At this stage DIO Ops Accommodation will decide, in consultation with the Local Service

Commander and Service/civil welfare, whether to:

- a. Repossess the property or:
- b. Offer an alternative Occupancy Agreement.

Repossession. Repossession of the property will be in accordance with the Irregular Occupancy procedures laid down in EBMS Housing sections 1.10.3 and 1.10.9.1. In these circumstances, any Court Costs are sought on a 'Joint and Several' basis against both the Licensee and the spouse/civil partner. Court costs can only be awarded against an occupant of the SFA after the licence expires. In cases where the family are still united this will apply to the ex-licensee and spouse/civil partner. However, where separation has occurred and PStatCat has changed the Service person is no longer the licensee from the 94th day after the change of PStatCat – which is when IO status begins. In these circumstances the costs are awarded against the remaining occupant. Damages for Trespass (Violent Profits in Scotland), which includes Council Tax contributions, will be levied by the HASC from the 94th day as part of the claim against the Irregular Occupant.

Alternative Agreement. An alternative occupancy agreement for eligible personnel to occupy surplus SFA may be offered by the

HASC. Market rents payable on the property concerned are to be negotiated by the HASC with the local DIO Office.

Issue of Certificate of Cessation. The HASC will issue the Certificate of Cessation of Entitlement to Occupy SFA MOD Form 1166 to any family which requests it in order to assist the family in seeking social housing on expiry of the notice to vacate their SFA.

Joint Service Housing Advice Office (JSHAO) – The JSHAO provides a central contact point for information and advice on Local Authority (Council) and Housing Association accommodation, shared ownership and house purchase in UK. They can also advise on the process for re-housing applicants in Housing Association rented accommodation via the MOD Referral Scheme. Service personnel and their dependents can use the service, as can separated partners occupying SFA. For more information about re-housing options contact them at:

Joint Service Housing Advice Office, Trenchard Lines, Upavon, Wiltshire, SN9 6BE

**01980 618925, 94344 8925
AWS-JSHAO-Mailbox@
mod.uk**

Compiled by FS Preston using JSP 464 as the source document.



HOUSING PRICES

HOUSING
matters

Source: www.lloydsbankinggroup.com

United Kingdom

Average Price: £161,367 Quarterly Change: +0.6%, Annual Change -0.3%

1 Scotland

Average Price: £117,852
Quarterly Change: +0.6%
Annual Change: +5.2%

2 Northern Ireland

Average Price: £100,886
Quarterly Change: -18%
Annual Change: -4.3%

3 The North

Average Price: £118,138
Quarterly Change: -4%
Annual Change: -7.2%

4 Yorkshire and The Humber

Average Price: £115,507
Quarterly Change: -2%
Annual Change: +1.6%

5 The North West

Average Price: £119,016
Quarterly Change: +1.5%
Annual Change: -2.3%

6 The East Midlands

Average Price: £133,656
Quarterly Change: +1.3%
Annual Change: -2.5%

7 The West Midlands

Average Price: £147,066
Quarterly Change: -0.8%
Annual Change: -2.4%

8 Wales

Average Price: £132,606
Quarterly Change: +3.1%
Annual Change: -3.1%

9 East Anglia

Average Price: £164,746
Quarterly Change: +4.6%
Annual Change: -1.2%

10 Greater London

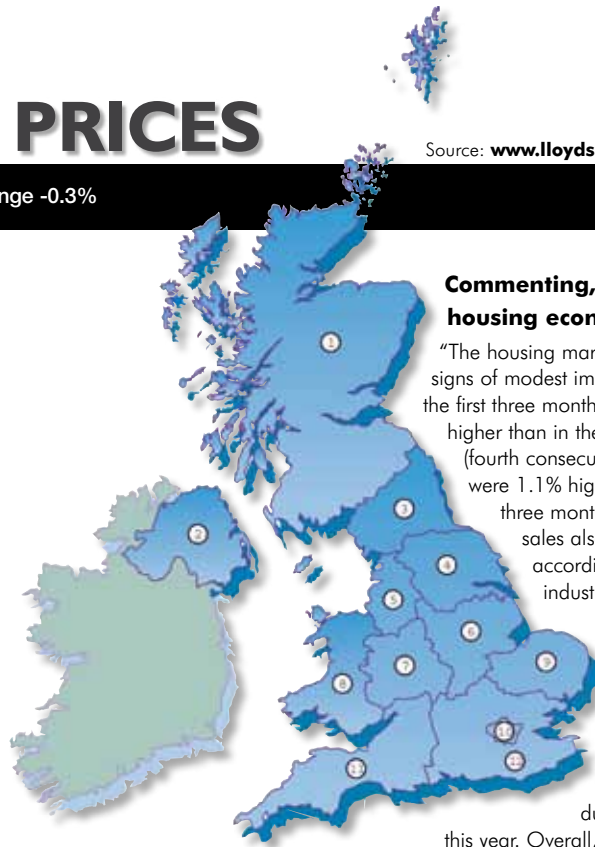
Average Price: £268,193
Quarterly Change: -2.0%
Annual Change: -1.7%

11 The South West

Average Price: £161,763
Quarterly Change: -1.8%
Annual Change: -2.1%

12 The South East

Average Price: £226,874
Quarterly Change: +0.1%
Annual Change: +0.1%



Commenting, Martin Ellis, housing economist, said:

"The housing market continues to show signs of modest improvement. Prices in the first three months of 2013 were 1.2% higher than in the preceding quarter (fourth consecutive increase). Prices were 1.1% higher than in the first three months of 2012. House sales also continued to rise, according to the latest industry-wide figures.

"Weak income growth and continuing below-trend economic growth are likely to remain significant constraints on housing demand during the remainder of this year. Overall, we expect to see a modest increase in UK house prices during 2013."

In beautiful countryside one mile south of the small Cotswold town of Corsham – midway between Bath and Chippenham lies



The Services

Cotswold Centre

Any Service family needing short term accommodation, between postings, on retirement, for a break in the country or for Welfare reasons can stay at the Centre.

You stay in centrally heated, fully furnished and equipped, 3 to 4 bedroom self-catering chalets.

To find out more contact your Welfare Office or telephone the Centre 01225 810358.

Your

Home from Home



Sales list of Former Married Quarters



LOCATION	HOME TYPES	PRICES FROM	INCENTIVES/ CONCESSIONS	FOR MORE INFORMATION CONTACT ANNINGTON'S APPOINTED AGENTS:
Millson Close Whetstone, London	3 bedroom terraced house	Guide prices of £314,950	L/S*	Sales office, 5 Millson Close, Whetstone N20 0LQ Please call 020 8445 8095 or email: Whetstonesales@annington.co.uk
Mayne Avenue Hereford	3 bedroom semi-detached house	Offers in excess of £114,950		Flint & Cook, 4 King Street, Hereford HRI 4ND Please call 01432 355455 or email: hereford@flintandcook.co.uk or Connells, 23 King Street, Hereford HR4 9BX Please call 01432 647007 or email: Martin.pearce@connells.co.uk
Chattenden Lane Chattenden, Kent	3 and 4 bedroom semi-detached houses	Guide prices from £165,000-£200,000	L/S*	Your Move, 13a Main Road, Hoo, Rochester, Kent ME3 9AA Please call 01634 253322 or email: hoo@your-move.co.uk
Wilfrid's Close Strensall, York	2 bedroom terraced house	£129,950		Reeds Rain, 66 The Village, Haxby, North Yorkshire YO32 2HX Please call 01904 764444 or email: haxby@reedsrain.co.uk or William H Brown, 28 The Village, Haxby, North Yorkshire YO32 3HT Please call 01904 769991 or email: haxby@sequencehome.co.uk
Rampton Drift Longstanton	2 and 3 bedroom terraced houses	£154,950 and £164,950		Tucker Gardner, 21-23 High Street, Histon, Cambridge CB24 9JD Please call 01223 470099 or email: histon@tuckergardner.com
Longbarn Road Andover	3 bedroom end terraced house	£164,950		Your Move, 23-25 London Street, Andover, Hampshire SP10 2NU Please call 01264 357433 or email: Andover@your-move.co.uk

Please go to www.annington.co.uk for a full listing of all our forthcoming sites and to register your interest.

Legal and Survey Fee Incentive (L/S)

Annington will pay £750 towards the buyer's legal fees and mortgage survey fee*.

All information is correct at time of going to press – May 2013.

*Subject to terms and conditions. Please ask the sales adviser on site or the appointed estate agent for further details.

USEFUL PROPERTY WEBSITES

The following sites offer properties for sale in the UK; some also offer properties to rent and the opportunity to sell your home online. The larger property websites also offer properties for sale abroad and information and tips on home-buying and mortgages.

www.belvoir.com
www.estateagent.co.uk
www.findaproperty.com
www.fish4homes.co.uk
www.hol365.com

www.home.co.uk

www.home-sale.co.uk

www.linkprop.co.uk

www.naea.co.uk

www.new-homes.co.uk

www.primelocation.co.uk

www.propertybroker.co.uk

www.propertyfinder.co.uk

www.reallymoving.com

www.rightmove.co.uk

www.smartestates.com

USEFUL BROKER WEBSITES

The following websites offer information about a range of mortgages from different lenders.

www.cdvm.com

www.charcolonline.co.uk

www.moneyextra.com

www.moneysupermarket.com

www.mortgage-next.com

www.siiap.org

www.spf.co.uk

www.virginmoney.com

HOUSING, *The Options!*

ONE DAY HOUSING BRIEFINGS 2013

Joint Service Housing Advice Office

July

Tues 02	Lossiemouth*
Wed 10	Colchester #
Tues 16	RRC Catterick
Thurs 18	RRC Cottesmore
Tues 23	RRC Northern Ireland

September

Tues 03	RRC Plymouth
Thurs 05	RRC Portsmouth
Tues 17	RRC Tidworth
Thurs 19	RRC Aldershot
Mon 23	Episkopi
Tues 24	Dhekelia

October

Wed 02	Herford
Thurs 03	Gutersloh
Tues 15	RRC Rosyth
Thurs 24	RRC Northolt
Tues 29	Colchester #

November

Tues 05	RRC Catterick
Thurs 07	RRC Cottesmore
Tues 12	RRC Plymouth
Thurs 14	RRC Portsmouth
Tues 19	RRC Northern Ireland
Thurs 21	RRC Aldershot
Tues 26	RRC Tidworth

applications to RRC Northolt Admin Team
* applications to RRC Rosyth

For courses in Germany, applications should be sent to RRC Herford Tel:0049 5221880 466 or 94882 3388

Applications to be made on MoD Form 363 to Regional Resettlement Centres for courses in the UK and to Army IEROs for courses in Cyprus. You can also apply through JPA depending on your circumstances.

Housing the Options Courses are designed primarily for Service Personnel and their dependants who are shortly to leave the Service and intend to settle in the UK. Others who are considering their civilian housing options are also encouraged to attend. Attendance at these courses does not count against Resettlement Entitlement.

ADVERTISING FEATURE

Why go east with **east**THAMES ?

From traditional English pubs and East End markets to diverse cooking traditions and a quirky style, east London has a rich and distinct character. Owning a home in east London means that you can experience the unique atmosphere this part of London is so famous for or if you need to, easily commute around the city for work or leisure.

Based in east London and Essex, East Thames has provided homes for rent and affordable home ownership for over 30 years. We have a proud history, including winning a number of awards for our homes. But more importantly, we have constantly questioned and improved the way housing is designed and built.

More than ever, we are dedicated to ensuring that new homes are built to the highest standards and are easy to maintain, providing our residents with homes they are really happy to live in. We aim to deliver high quality homes in great neighbourhoods, available to people on

a wide range of incomes and we have a passion for creating great places for people to live in.

Priority for all of our shared ownership homes is given to MOD personnel and social rent tenants.

So Stepney is one of many developments East Thames has to offer people interested in affordable home ownership. The first phase of shared ownership homes were launched in early 2013 and sold out quickly. A further selection of 1, 2 & 3 bedroom apartments are now available for shared ownership.

Situated in vibrant east London, the new homes are well located for residents to enjoy a host of cultural amenities, from the local arts scene to the buzzing Mile End Road. Only five minutes from Stepney Green tube, the homes are just 20 minutes from Shoreditch, the City and Canary Wharf.

Fairwater, Isle of Dogs is another stylish development from East Thames. It includes 16 shared ownership homes and 12 homes for private sale which range from 1, 2 & 3 bedroom apartments to 3 bedroom maisonettes. Book your appointment today using the number below.

For more information about these or other East Thames properties call **0844 409 6828** or visit www.east-thames.co.uk





Want to buy
in **East London?**

East Thames offer a range of 1, 2 & 3
bedroom homes. The choice is **yours**

t: 0844 409 6828 | w: www.east-thames.co.uk

eastTHAMES



1402MAY13

more room to grow with annington homes



visit www.annington.co.uk

Annington have 2, 3 and 4 bedroom ex-MoD houses, together with some larger homes, in locations throughout England and Wales.

Should you wish to register your details with us, in order to receive information on current and future availability, please call our sales enquiry hotline.

free on **0800 3581118**

or tel **020 7960 7518**

please quote reference: HM 07/13