

HOUSING matters

www.mod.uk/jshao

THE MAGAZINE OF THE JOINT SERVICE HOUSING ADVICE OFFICE

Featured:

**BUYING WITH
A PARTNER**

Types of Mortgage

**HOUSING IN
SOUTH WEST
ENGLAND**



JSHAO 

August/September 2012

Want to get onto the property ladder in Berkshire, Buckinghamshire, Oxfordshire and Surrey?

You can with HomeBuy



HomeBuy is a 'one-stop-shop' Government initiative that provides home owners and Ministry of Defence employees a number of exciting home ownership & rental options.

To be eligible you must have a household income of less than £60,000 per annum and fall in to one of the following priority groups:

- Employed by the Ministry of Defence
- First Time Buyer
- Local authority or housing association tenant

 Find us on Facebook at Catalyst HomeBuy

 Follow us on [twitter](#) @HomeBuy_CHG

Download our FREE App

Available on the App Store

Available in Android Market



Register TODAY at www.catalysthomebuy.co.uk or call 0845 601 7729 to find out more information



**This only applies to specific serving uniformed personnel. Terms and Conditions apply.*

Thought you couldn't afford a home of your own? Think again!



Orbit HomeBuy Agents act as the government's one-stop shop for all low-cost home ownership and discounted market rent in the West Midlands and the East of England. We have a range of affordable options, designed to help you get your foot on the property ladder.

We have opened the door for thousands of people just like you. MOD personnel are a priority group, so contact us today and see if we can help you too.

Make your dream home a reality.
www.orbithomebuyagents.co.uk

or call 03458 50 20 50 (option 2)

Follow us on [twitter](#) @OrbitHomeBuy



part of the  building brighter futures...
for people and communities

Terms and conditions apply. Orbit HomeBuy Agents is managed by Orbit Homes (2020) Limited, a member of Orbit Group Limited which is an exempt charity registered under the Industrial and Provident Societies Act 1965.


orbit
HOMEBUY AGENTS

HOUSING matters

THE MAGAZINE OF THE JOINT SERVICE HOUSING ADVICE OFFICE



AUGUST/SEPTEMBER 12 ISSUE 113

contents

- 4 Buying with a Partner
- 8 Types of Mortgage
- 12 Housing in South West England
- 14 Accommodation at the Services
Cotswold Centre



I am delighted that during what many consider to be the holiday month you have found time to pick up and read the August/September edition of Housing Matters.

Invariably when I sit down to write my editorial I try to identify topics which appear to have come to the top of the agenda. On this occasion I intend to pick up on a variety of issues that are having significant impact on you all. Firstly, for those of you intending to buy a number of you have expressed interest in the Affordable Housing Schemes that are available throughout the

UK. Let me remind you, MoD personnel are now the top priority along with social tenants, for Low Cost Home Ownership Schemes. Please check with the regional HomeBuy Agent to get up to date details of the options available to you.

If you are seeking social housing to rent as you leave the Service community please be aware of the acute shortage of council and housing association housing in much of the UK. Despite the change to the rules by which time spent in Service accommodation counts towards establishing a local connection your chance of being allocated a council or housing association house as you leave is not high as it is needs based. Please make sure you explore all your housing options and do not just look at social housing.

For those of you wanting to learn more about how you find housing to suit your needs come along to one of the "Housing, the Options" days. Put your application to do so in through your nearest Regional Resettlement Centre now. Briefings are free and do not count towards any resettlement entitlement. You may also attend at any stage during your Service career and we do encourage you to bring your partners along too. Details of dates and locations are published on the back inside page of this magazine and on our website at www.mod.uk/jshao.

JAMES TURNER, OIC



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 2012
Editorial Matter: ©Crown Copyright 2012

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.

regulars
MOD news
Regional Prices
Contacts
Sales Lists

jshao staff

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

		Ext
James Turner	OIC	5520
Philip Arundel	Senior Housing Advisor	8004
Flight Sergeant Neil Rowlands	Office Manager	5808
Andrea Emmens	Housing Advisor	5807
Vacant	Housing Advisor	8925
Christine Hodges	MOD Referrals	8219
Natalie Dew	Asst Housing Advisor	8925

Fax: 8068
Email: AWS-JSHAO-Mailbox@mod.uk
Website: www.mod.uk/jshao

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

BUYING WITH A PARTNER

Document sourced from : www.Shelter.org.uk

If you buy a home with another person, you need to decide how you will share ownership of the property.

This is important whether you want to buy with your spouse, civil partner, partner, a family member or a friend.

The decisions you make will affect the rights you have if one of you dies, your relationship ends, or one of you wants to leave.

Things to Consider

If you are buying a home with other people you need to decide who will be the legal owner(s) and what financial share each of you has in the property. If you don't do this, it may be difficult to agree what you are each entitled to if anything should happen to your relationship later on.

Everyone's situation is different, so it's a good idea to get advice before you decide. Your solicitor can discuss the options with you.

Legal ownership

The owner of a property is the person whose name is on the Land Register OnLine, check at <http://www.landreg.gov.uk/> (or the title deeds if your home isn't registered). You can decide that there will be only one legal owner or that you will share ownership between you. It's possible for up to four people to be joint legal owners of a property. If you are a joint owner no one else can:

- force you to leave unless they get a court order
- sell the property without getting your agreement or a court order

- take out a loan against the property without your agreement.

There are two different ways in which you can be joint owners. You can be either joint tenants or tenants in common. The option you choose will affect how ownership of the property is shared between you and who can inherit your home if you die. It's a good idea to discuss the options with a solicitor before you decide. You will have to sign a written agreement confirming what you have decided before the sale goes ahead. This ensures that the correct name(s) are included in all the paperwork.

For more information, please see the section on Joint Ownership on the SHELTER Website http://england.shelter.org.uk/get_advice/finding_a_place_to_live/Buying_and_selling/buying_with_other_people/joint_ownership

Financial shares

Even if you decide that only one of you will be the legal owner of your home, the other person may still be entitled to a financial stake in the value of the property check the SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/relationship_breakdown/options_for_homeowners/beneficial_interest Depending on your circumstances, this may give the non-owner the right to:

- stay in the home even if the owner wants her/him to leave
- get a share of the profits if the property is sold
- inherit the property if the owner dies.

You can agree what financial share of your home you each have as part of the legal preparation when you buy. This may help to settle any later disagreements about what you are entitled to. Verbal agreements can be legally binding, but can be difficult to prove. You may prefer to:

- put both names on the Land Registry or the title deeds
- sign a separate legal agreement (a trust deed).

Being joint owners doesn't necessarily mean that you would each get half of the property. The share you are entitled to will depend on any agreement you made when you bought the property.

Splitting up

If your relationship breaks down, see the SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/relationship_breakdown and if you don't have a formal legal arrangement and can't agree what should happen to your home, you will probably have to go to court to get a judge to decide. This can be expensive and you will need help from a solicitor.

This normally depends on whether you are joint owners or only one of you is the legal owner. Your rights may also depend on your personal circumstances, such as:

- how long you have owned the property together
- whether you are married/civil partners and/or have children with the other owner
- whether you had a verbal or written agreement about what you are entitled to

- how much money each of you has spent on your home.

Joint ownership

If more than one name is on the Land Registry or the title deeds to your home, you are joint legal owners. The type of joint ownership you have will affect how you share your home and who can inherit it if you die, but you will normally both have the right to stay in your home if you split up. This can only be changed if you both agree or a court orders one of you to leave.

This section only gives an introduction to the law. If your relationship ends and you are worried about what will happen to your home, use the Advice Services Directory on the SHELTER website at http://england.shelter.org.uk/get_advice/advice_services_directory to find a housing aid centre, citizens advice bureau or other advice service in your area.

Types of joint ownership

Up to four people can be joint legal owners of a property. There are two different ways in which you can share ownership of your home:

- as joint tenants
- as tenants in common

The option you choose will be particularly important if you are not married to the other joint owner. The word 'tenants' is used to describe the different types of joint ownership, but it has nothing to do with renting.

Joint tenants

Many couples who are married,

registered as Civil Partners on the SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/civil_partnerships, or in long-term relationships buy as joint tenants. This means you have equal rights to the whole of the property rather than a specific share.

If you die, the other joint owner automatically inherits your share of the property. This is the case regardless of anything that is said in your will. You can only leave your share of the property to someone else when you die if you change the legal ownership to a tenancy in common. This can be done quite easily by giving the other person a formal written notice (a notice of severance). You don't need the other person's agreement, but you have to follow the correct procedure. Get advice or contact a solicitor if you want to do this.

Tenants in common

Couples in new relationships and friends and/or relatives who are buying together often choose to be tenants in common. This means that you each own a specific share of the property. You don't necessarily have to have equal shares.

If you die, your share of the property doesn't automatically pass to the other legal owner(s). It will go to whoever is named in your will or, if you haven't got a will, to your next of kin. If you want to leave your share of the property to the other legal owner(s), you can say this in your will. You can also change your legal ownership into a joint tenancy, but only if the other owner(s) agree to it.

Mortgage payments

If you have a joint mortgage you will both be responsible for the monthly payments, even if one of you has moved out. This means that your lender can ask you to pay the whole amount if your

partner (or friend) stops paying. If the payments aren't made, your home could be repossessed and sold to pay off your mortgage. If you are worried about mortgage payments, get advice immediately. An adviser can help you work out your options and/or negotiate with your lender.

Staying in your home

If you are joint owners, you have equal rights to live in the property. This means that none of the joint owners can be forced to leave without a court order. If you want to sell the property or take out a loan against it (a second mortgage) all the joint owners have to agree.

If you decide that you don't want to live together any more and can't agree who should stay or whether the property should be sold, get advice. The rules about what you are entitled to will depend on any legal agreement you made when you bought your home and your personal situation (such as whether you are married or civil partners, and/or have children). You may need help from a solicitor.

You might have to get a court order to decide:

- who can stay in the short term
- whether the property should be sold or not
- if the property isn't sold, who can stay in the long term
- what financial share of the property each joint owner is entitled to.

In the short term

If another joint owner tries to force you to move out before you can agree what will happen to your home, you can ask the court for an Occupation Order, see SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/relationship_breakdown/occupation_orders This will give you the right to stay in your home until an agreement is made but

won't necessarily mean you can stay there long term. The court will have to assess the housing needs and conduct of each joint owner when deciding whether to grant an occupation order.

If you are experiencing domestic abuse but want to remain in your own home you may also be able to get a court order (an injunction) to keep the abusive person out of your home, or prevent them coming near your home or contacting you.

You can get more information on injunctions from a housing aid centre, or CAB (Citizens Advice Bureau). They may be able to help you find a solicitor specialising in family law. They can also put you in touch with the Police Community Safety Unit.

In the long term

What the court will decide normally depends on whether you are married, registered as civil partners or living together, and/or whether you have children. If you are married to or in a civil partnership with the other joint owner, the divorce court can order:

- that the property has to be transferred into one person's name
- that the property has to be sold
- that the partner caring for the children stays in the home
- that one partner can stay in the property and pay rent to the other.

These orders can also be made if you are living together and have children, but only if the order would be in the best interests of the children.

If you are living together but don't have children, the court can't transfer ownership into one person's name. However, it can order:

- who can live in the property
- that the property has to be sold

- that the property cannot be sold yet.

Financial shares

Being a joint owner doesn't automatically mean that you will each get half of the proceeds if the property is sold. If you didn't make a legal agreement about the shares you are each entitled to when you bought your home, it will be more difficult to prove. You will probably need help from a solicitor. If you can't come to an agreement, the courts can decide. The court's decision may depend on:

- whether you are married to each other or not
- whether you have a registered civil partnership or not
- whether you had a verbal agreement
- how long you have been living in your home
- whether you paid part of the deposit when you bought your home
- whether you have made regular payments towards the mortgage.

If you are married and are getting a divorce, or ending a civil partnership, the courts may decide to give you a bigger share. This will depend on your personal circumstances such as what income each partner has, and who will be responsible for looking after the children.

If you are not married or registered as civil partners, the court is less likely to do this. Its decision will probably be based on what was agreed when you bought the property.

Sole ownership

If only one name is on the Land registry or the title deeds of your home, then only that person is the legal owner. S/he will have more rights than the non-owner. However, if your relationship ends you may both have rights to live in the property and/or get a share of the profits if it is sold.

This area of law is very complex. The information in this section is only an introduction and not a comprehensive guide. If your relationship ends and you are worried about your home, get advice immediately. The rules about what you are entitled to can be very complicated. Your rights will probably depend on your personal circumstances (such as whether you are married to each other and whether you have children) and whether you have a legal agreement.

Mortgage payments

The legal owner is normally responsible for the whole of the mortgage. However, if you are married, the non-owner also has the right to pay it. This can be helpful if the owner moves out or stops paying the mortgage. The non-owner won't be held responsible for missed payments unless the court has ordered that s/he has to pay them.

If you have problems paying the mortgage, you should get advice immediately. It's also important to talk to your lender as soon as possible. If you don't, your lender may try to evict you (and your partner) and sell your home.

Married couples and civil partners

If you are married or registered as a civil partner, the non-owner doesn't have to leave unless the owner gets a court order. The owner can't just throw the non-owner out. The non-owner may also be able to stop the owner from selling the property or taking out any loans against it until the courts have decided how your property should be divided.

Staying in your home

If you can't agree about living arrangements in the short-term, the non-owner can apply to the court for an Occupation Order, see SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/

relationship_breakdown/occupation_orders This will give her/him the right to stay temporarily even if the owner wants her/him to leave.

Decisions about who can live in your home in the long-term are normally made as part of your divorce proceedings. The court may decide:

- to transfer the property into the non-owner's name
- to sell the property and divide the proceeds between you
- that the partner caring for the children stays in the home
- that one partner can stay in the property and pay rent to the other.

Financial shares

Even if you don't have a formal written agreement, the non-owner may have a right to a share of the value of the property if:

- s/he has anything in writing that says s/he should have a share
- you had a verbal agreement (such as if the non-owner gave up somewhere else on the understanding that s/he would be able to stay long-term)
- s/he has paid towards the deposit or made mortgage payments.

Unmarried/unregistered couples, friends and relatives

As a non-owner you may have fewer rights if you are either not married or not registered in a civil partnership with the legal owner of your home. In some circumstances, the non-owner will have the same rights as a tenant renting accommodation from the owner. Even if you are paying half of the household expenses, this can still be considered rent, rather than mortgage payments. If you are worried about your home, get advice immediately.

Staying in your home

In most cases, the legal owner

doesn't have to get a Court Order. See SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/relationship_breakdown/options_for_homeowners/court_orders if s/he wants the non-owner to leave, but has to give reasonable notice. The non-owner should get advice immediately if this happens. If s/he doesn't want to leave, s/he may be able to apply to the courts for an Occupation Order, see SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/relationship_breakdown/occupation_orders This will allow her/him to stay in the home temporarily until a long-term decision can be made. The court will have to assess the housing needs and conduct of both sides when deciding whether to grant an occupation order.

However, if you were in an unregistered lesbian or gay relationship or bought the property as friends or family members, the non-owner can only get an occupation order if s/he has proof that s/he is entitled to a financial share. This will probably be the case if you signed a formal written agreement when you bought your home.

The non-owner can only stay in the home long-term if s/he can prove to the court that s/he has a financial stake in property. If you have children together the non-owner may have more rights. The court may decide that it would be in the best interests of the children to:

- sell the property and split the proceeds
- transfer the property into the non-owner's name, or
- allow the partner who is caring for the children to stay in the home.

Financial shares

The non-owner may have a right to a financial stake (a beneficial interest) in the property. If you can't agree what share s/he should get, you can ask the court to decide. The court may recognise the non-owner as having a financial share if:

- you have a written agreement saying that s/he has a share, or
- s/he paid part of the deposit when you bought your home, or
- s/he has paid part of your mortgage payments, or
- you have a verbal agreement (such as if s/he gave up somewhere else on the understanding that s/he would be able to stay long-term).

The owner may be able to sell or re-mortgage the property in the meantime. The non-owner may be able to stop her/him from doing this until a decision can be made by getting a court order or registering her/his Beneficial Interest on the SHELTER website at http://england.shelter.org.uk/get_advice/families_and_relationships/relationship_breakdown/options_for_homeowners/beneficial_interest and with the Land Registry on their website at <http://www.landregistry.gov.uk/> However, this can be very complicated.

If you are in this situation, get advice immediately from a Shelter advice centre, Citizens Advice or contact a solicitor. Use the Advice Services Directory on the SHELTER website at http://england.shelter.org.uk/get_advice/advice_services_directory Use our directory to find an adviser in your area.

Housing laws vary between England and Scotland.

This applies to England only.

For advice relating to Scotland, visit: <http://scotland.shelter.org.uk/>

Want to buy a place of your own? Have a household income of less than £60,000?

If you are looking for somewhere to live in Hampshire or the Isle of Wight, but can't afford to raise the large deposit required to buy on the open market, you could be eligible for one of the HomeBuy schemes available in your area

Talk to HomesinHants about • Eligibility • Affordability • Homes available

www.homesinhants.co.uk

info@homesinhants.co.uk

023 8062 8004

HomesinHants

Your Government-appointed HomeBuy Agent
For Hampshire & Isle of Wight

*additional eligibility criteria applies

HomeBuy

Homes & Communities Agency

RADIAN
where people flourish

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

ADVERTISING FEATURE

HomeBuy Schemes in Hampshire & Isle of Wight



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

"A family member told us about the part-buy, part-rent scheme as we knew we couldn't afford to buy on the open market. We looked on the internet and found out about our HomeBuy Agent for Hampshire and Isle of Wight, HomesinHants." Explains Cherish.

"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 Cherish, "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.



FORCES HOMES
Property Finding & Relocation Services

- Q Struggling to find a suitable property, don't have time or too far away to view?
- Q Made redundant and not sure where to start?
- Q Don't know how much you can secure a mortgage for?
- Q Found a property and not sure what comes next?

For a FREE Info Pack Call

e: enquiries@forceshomes.co.uk

www.forceshomes.co.uk

01748 821118

TYPES OF MORTGAGE

When you choose a mortgage, you'll need to think about the repayment method, interest rate deals and special features of some mortgages. The best one for you will depend on your circumstances – so it's important to understand your options and shop around

Repayment methods

There are the two main ways you can pay off your mortgage. These are called 'repayment' or 'interest only'.

Repayment mortgage

With a repayment mortgage you make monthly repayments for an agreed period (the term) until you've paid back the loan and the interest.

Every month, your payments to the lender go towards reducing the amount you owe as well as paying the interest they charge. So each month you're paying off a small part of your mortgage.

The pros: It's a simple, clear approach – you can see your loan getting smaller.

The cons: In the early years your payments will be mainly interest, so if you want to repay the mortgage or move house in the early years, you'll find that the amount you owe won't have gone down by very much.

Interest only mortgage

With an interest only mortgage you make monthly repayments for an agreed period but this will only cover the interest on your loan. You'll normally also have to pay into another savings or investment plan that'll hopefully pay off the loan at the end of the term.

Your monthly payment only pays the interest charges on your loan – you're not actually reducing the loan itself. Your monthly payments will therefore be lower than an equivalent repayment mortgage.

The total cost of an interest-only mortgage may be more expensive though, as you must also pay back the loan at the end of the term and this will depend partly on how you intend to pay it back.

Although you can choose how you pay back the loan, you should make sure you know from the beginning how you will be able to pay it back – see Paying back an interest-only mortgage.

Interest-only mortgages can be helpful but they are not suitable for everyone so you should always consider getting financial advice.

The pros: Because you're only paying off the interest, and not the loan itself, your monthly payments to the lender will be lower.

You can choose between a number of ways of paying back the loan at the end of the term.

The cons: It is not guaranteed that the mortgage will be paid back by the end of the term.

You will have to review your plans regularly to make sure you are on track to pay off the mortgage and make changes if necessary.

If you wait until the end of the term before paying back the loan, you will pay more interest than the interest charged on an equivalent repayment mortgage because you pay interest on the whole amount over the whole term.

If you can't repay the loan at the end of the term you could lose your home.

Interest rate deals

As well as deciding on your repayment method, you'll need to look at the interest rate deals on offer, for example:

Standard variable rate

With a variable rate mortgage your payments go up or down with the lender's standard interest rate. This often changes following Bank of England base rate changes.

Standard variable rate with cashback

With these deals you get a cash lump sum as well as the loan when you take out the mortgage. You're usually tied into the variable rate for a set period.

Discounted rate

You pay a lower interest rate to begin with then move to another rate (usually the lender's standard variable rate) after a set period.

Tracker

Tracker rates are linked to the Bank of England rate or some other 'base rate'. This means they'll always go up or down in line with changes to the base rate.

Fixed rate

You pay a fixed rate of interest for a set period, so you know exactly what you'll be paying each month during that time. When the fixed period ends, you'll usually move to the lender's standard variable rate. There are usually penalties if you pull out early.

Capped or cap and collar

With a capped rate you pay a variable interest rate, but there's

a ceiling so your payments won't go above a certain amount for a set period. Some deals include a collar too – this is the lowest rate you'll get. If interest rates fall below the collar, you'll lose out.

Type of interest rate deals How does it work? Early repayment charges What does it mean for you?

Standard variable rate:

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.

- Early repayment charges: Not usually, but check and see.
- What does it mean for you? *Usually you can leave your lender without any penalties. You're in control. You can usually pay back extra amounts (and cut your interest costs) without a penalty. It may be expensive compared to other deals. If the lender decides to increase the rate your monthly payments will increase. If the Bank of England rate goes up, your lender may decide to increase your rate. They will choose when and how much to increase your rate.*

Tracker rate:

A variable rate loan with an interest rate that's equal to or a set amount above or below the Bank of England or some other base rate. It tracks (moves up or down with) that rate. Other base rates may still be influenced by changes in the Bank of England's rate. At the end of the deal period, the lender usually charges you its standard variable rate.

- Early repayment charges: Sometimes during any special deal period and maybe even after the period too.
- What does it mean for you? *It can pay to go for a tracker if you can afford to pay more when interest rates go up, in exchange for benefiting when they go down.* It's not a good choice if your budget won't stretch to higher monthly payments.

Discounted interest rate:

Your monthly payments can go up or down, but you get a discount on the lender's standard variable rate for a set period of time. At the end of the deal, you usually change over to the full standard variable rate.

- Early repayment charges: During the special deal: yes, almost always. They can apply even after the end of the special deal period as well.
- What does it mean for you? *It gives you a gentler start to your mortgage, at a time when money may well be tight. But you must be confident you can afford the payments when the discount ends.* The discount period is limited, so budget for higher repayments. *You may not be able to make overpayments and pay off the loan early without penalties. If the lender decides to increase the rate your monthly payments will increase.* If the Bank of England rate goes up, your lender may decide to increase your rate. *They will choose when and how much to increase your rate.*

Fixed interest rate:

Your payments are set at a certain level for an agreed period. At the end of that period, they'll usually switch you to the standard variable rate.

- Early repayment charges: During the special deal period: yes, almost always. They can apply even after the special deal period, too.



- What does it mean for you? *Your payments will stay the same in that period, even if the Bank of England's rate or your lender's other interest rates go up.* This gives you the security of knowing that you can afford your payments and will make it easier for you to budget. *If rates go down, you won't benefit. Your payments will stay at the higher rate.* You may not be able to make overpayments and pay off the loan early without penalties.

Capped rate:

Your payments are variable and often linked to a base rate, but fixed not to go above a set level (the 'ceiling' or 'cap') during the period of the deal. At the end of the period, you are usually charged the lender's standard variable rate.

Changes in the Bank of England's interest rate may influence the lender's rate. The impact depends on if it's tracking a base rate or not.

- Early repayment charges: During the special deal: yes, almost always. They can apply even after the end of the

- special deal period as well.
- What does it mean for you? *You know the maximum you will pay for a set period of time.* Useful if you want the security of knowing that your payments can't rise above the set level, but still benefit if rates fall. *If the Bank of England rate goes up, you may see your monthly payments increase.*

Collared rate:

May be used in combination with a capped rate or a tracker (or both). Your payments are variable but will not fall below a set level (the 'collar').

- Early repayment charges: Not usually, unless it is used in combination with a capped rate or a special-deal tracker rate (or both). But check and see.
- What does it mean for you? *It may be part of another interest-rate deal which otherwise appears attractive. But note that if the rate payable is only just above the 'collar' and you think rates will fall, you may not get the full benefit of a reduced payment.* If the Bank of England rate

goes up, you may see your monthly payments increase.

Which type of interest rate is suitable for you?

Suitability of different deals will depend on your personal circumstances and any tie-ins or penalties that may be attached.

- For more information on the pros and cons of different interest rate deals visit the Money Advice Service website.
- **AND** seek the advice of an **IFA** (Independent Financial Advisor) who is listed on the SIIAP (Service Investment & Insurance Advisory Panel) website <http://siiap.org/>

You'll also find information on how the 'APR' (annual percentage rate), which is always quoted alongside interest rates, can help you compare deals.

What is APR?

APR stands for the Annual Percentage Rate of charge. You can use it to compare different credit and loan offers. Find out more, including what to ask a lender.

The APR is a standard way of

showing the costs of borrowing, so you can work out which option is the cheapest. The APR will vary from company to company and between products. The APR works best when comparing similar types of credit over similar periods.

The APR includes important factors such as:

- the interest rate you must pay;
- how you repay the loan such as the length of the loan agreement (or term), when you should make the repayments, and amount of each payment); and
- certain fees associated with the loan.

All lenders have to tell you the APR before you sign an agreement (except overdrafts). The APR will vary from lender to lender. Generally, the lower the APR the better the deal for you, so if you are thinking about borrowing, shop around.

In advertising, the APR is shown in a 'representative example', and more than half of new customers should get this rate or better. Check whether the rate you're offered differs from the advertised rate and check again before you sign the credit agreement. It may be higher if you have a poor credit history.

But don't just look at the APR. It doesn't include all the costs associated with a credit agreement – such as charges for late or missed payments, or balance transfer fees on a credit card. And the APR works best if you are comparing similar types of credit, over similar periods. Also look at the total amount payable – and check that you can afford the repayments.

Questions to ask the lender

If you find a deal with a low APR, ask the lender the following questions:

- **Does the interest included in**

the APR vary, or is the rate fixed?

If the rate is variable, your repayments could go up or go down. If the rate is fixed, your repayments will stay the same.

- **Are there any charges that are not included in the APR?**

This could cover charges for optional payment protection insurance, default charges (for missing a payment or being late or going over your credit limit), and certain other charges such as balance transfer fees. Make sure you understand:

- o what the extra charges are;
- o whether you really need the services offered;
- o how much you would have to pay; and
- o when you would have to pay.

- **What are the conditions of the loan or credit and do they suit you?**

For example, do you have a choice about how and when you make the repayments? How much will it cost you to pay the loan off early – in whole or part? Are there charges for early repayment, and if so how much? What if you want to change the date of regular payment, for example if you change jobs?

- **Can you afford the monthly payments?**

A more expensive loan (with a higher APR) could have lower monthly payments if they are spread out over a longer period of time. That might suit you better if your budget is tight, but you will pay more in the long run. Check that you can afford the regular repayments – and that you will be able to keep up payments over the term of the loan.

What if interest rates rise, or your circumstances change? You may want to protect your borrowing.

Top tips

Use the APR to help you shop around and compare deals. But

also look closely at the interest rate and charges, and check that you can afford the repayments.

Flexible, current account and offset mortgages

Flexible, current account and offset mortgages give you more control to vary your monthly payments. They can be used with repayment or interest only mortgages. For example you can:

- pay less one month and more the next
- make lump sum repayments (and sometimes draw these back)
- take a 'payment holiday'
- pay off your mortgage early

Mortgage features

As well as different costs, mortgages can have different features. Make sure you know the different types so you find the right mortgage for you.

Some examples of different mortgage features are:

Cashback Mortgages, Flexible Mortgages, Offset Mortgages and Current Account Mortgages..

Look at the sections of the 'Key Facts' about the mortgage document (also known as a Keyfacts illustration or KFI), which will explain the features of the mortgage.

Cashback mortgage

This may be offered with an interest-rate deal. The lender pays you a substantial sum (for example 3-5% of the amount you borrow) shortly after you take up the loan. If you move to another lender in the early years you'll have to repay some or all of the cashback received.

Is it right for you?

Possibly yes, if you need a large cash sum – for example, to buy furniture, or you expect the sum to more than compensate for any higher interest rate you may have to pay during the penalty period.

Possibly not, if you can manage without the cashback now and can get a better overall deal elsewhere.

Flexible mortgage

A flexible mortgage gives you some scope to change your monthly payments to suit your ability to pay. It's also useful if you want to pay off your loan more quickly. Several flexible features are becoming common and they aren't limited to mortgages with 'flexible' in their name. Here are some flexible features:

- **Overpayments** – you can pay more than your normal monthly mortgage payment or pay off a lump sum, or both. If you pay off a lump sum you benefit from paying less interest each month (because the amount you owe is now less) or if you continue paying at a higher level, you will pay off your loan more quickly. You can get the benefit straight away if you have a mortgage on which interest is calculated daily or monthly. Check whether any restrictions apply.
- **Underpayments and payment holidays** – you pay less than the normal monthly payment for a limited period (say six or twelve months). You may even be able to stop making payments altogether (a payment holiday). This could be useful if, say, you lose your job or take time off to care for a child.
- **Borrow extra (loan drawdown)** – you can borrow extra without further approval from your lender, provided the total loan does not go above an overall limit. Alternatively you may be able to 'borrow back' against earlier overpayments.

Is a flexible mortgage right for you?

Possibly, yes, if you are likely to use these features, for example if you're self-employed and have a variable income.

Possibly not, if you are unlikely to use these features. A less flexible mortgage may be cheaper or more suitable for you.

Offset mortgage

With an offset mortgage, your main current account or savings account (or both) are linked to your mortgage and are usually, but not always, held with the mortgage lender. Each month, the amount you owe on your mortgage is reduced by the amount in these accounts before working out the interest due on the loan.

So as your current account and savings balances go up, you pay less on your mortgage. As they go down, you pay more.

Current account mortgage

A current account mortgage is similar to an offset mortgage in that it **offsets** the balance of your savings against your mortgage.

However, in this case, rather than your mortgage and current account being separate pots of money, they are usually combined into one account. This means that the account acts like one big overdraft.

Look at the Section (4) of the 'Key Facts' of the mortgage document to see whether it is a current account or offset mortgage and whether you have to take a current account offered by the lender as a condition of the mortgage.

Is an offset or current account mortgage right for you?

Possibly, yes, if you are a higher-rate taxpayer, have substantial savings to offset and like the idea of built-in flexibility to make overpayments and underpayments.

Possibly not, if after paying your

deposit you don't have much left in savings and if other mortgages have a lower interest rate or other features that are more important to you.

Top tips

1. Read the 'Key Facts' document and use it to compare costs and features of other mortgages available.
2. Look for the APR figure alongside the interest rate. This will enable you to compare the overall cost and not just the interest rate.
3. Use Mortgage tables to help you compare costs and features of mortgages available.
4. Don't forget that discounts and special deals are temporary, and rates can go up when they end.

Calculator to help you compare mortgage deals

You can use the Money Advice

Service's online mortgage calculators to work out monthly payments based on different interest rates. But bear in mind that they don't account for extra costs, such as associated insurance and investment policies.

http://yourmoney.moneyadvice.service.org.uk/tools.aspx?Tool=mortgage_calculator

Article has been drawn from:

<http://www.direct.gov.uk/en/MoneyTaxAndBenefits/ManagingMoney/Mortgages/>

http://yourmoney.moneyadvice.service.org.uk/products/mortgages/types_of_mortgage.html

http://yourmoney.moneyadvice.service.org.uk/products/mortgages/types_of_interest_rate.html

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.



Your time to
own a home
with Paradigm
is **NOW!**

Properties available in:
Beds, Berks, Bucks, Herts
and London, through
shared ownership
(part buy, part rent).



For more information

Call: 0845 337 4877

Email: sales@paradigmliving.co.uk

www.paradigmliving.co.uk



HOUSING IN SOUTH WEST ENGLAND

SOUTH WEST ENGLAND www.gosw.gov.uk

BRISTOL www.bristol-city.gov.uk The city of Bristol is a Unitary area and separate from County based Local Authorities.

BRISTOL HOUSING REGISTER 01179 222400

CORNWALL www.cornwall.gov.uk

HOUSING 03001 234161

ISLES OF SCILLY 01720 422537

DEVON www.devon.gov.uk

EAST DEVON 01395 517469

MID DEVON 01884 255255

PLYMOUTH 01752 668000

TEIGNBRIDGE 01626 361101

TORRIDGE 01237 428700

DORSET www.dorset-cc.gov.uk

BOURNEMOUTH 01202 451467

EAST DORSET 01202 864200

POOLE 01202 633805

WEST DORSET 01305 251010

GLOUCESTERSHIRE www.gloucestershire.gov.uk

CHELTENHAM 01242 775168

FOREST OF DEAN 01594 812308

S' TH GLOUCESTERSHIRE 01454 868005

TEWKESBURY 01684 272212

SOMERSET www.somerset.gov.uk

BATH & N.E. SOMERSET 01225 477000

NORTH SOMERSET 01934 426330

SOUTH SOMERSET 01935 462462

WEST SOMERSET 01643 703704

WILTSHIRE www.wiltshire.gov.uk

HOUSING 03004 560100

SOUTH WILTSHIRE 01722 434462

WEST WILTSHIRE 01225 776655

If unsure which part of Wiltshire that you are interested in, comes under, then use the locator at:

<http://www.wiltshire.gov.uk/contact.htm?area=west&postcode=>

SWINDON www.swindon.gov.uk

The city of Swindon is a Unitary area and separate from County based Local Authorities.

SWINDON HOUSING REGISTER 01793 445503

EXETER 01392 277888

NORTH DEVON 01271 327711

SOUTH HAMS 01803 861234

TORBAY 01803 208723

WEST DEVON 01822 813600

CHRISTCHURCH 01202 495256

NORTH DORSET 01258 454111

PURBECK 01929 558400

WEYMOUTH & PORTLAND 01305 838000

COTSWOLD 01285 623300

GLOUCESTER 01452 396396

STROUD 01453 754078

MENDIP 01749 648999

SEDGEMOOR 0845 4082540

TAUNTON DEANE 01823 356581

NORTH WILTSHIRE 01249 706666

EAST WILTSHIRE 01380 734734

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.

SOUTH WEST ENGLAND

Activity centred on larger boroughs.

Name	Telephone
Bristol Churches HA	0117 606 6899
Cornerstone	01392 273462
Devon & Cornwall HA	01392 252566
Fosseway Living	0845 050 4034
Guinness Care & Support	01392 686686
Orbit South HA	0800 6781221
Raglan HA	01202 645996
Riverside	0845 111 0000
Sanctuary HA	01803 696123
Sarsen HA	01380 720027
Signpost HA	01258 484800
South Somerset Homes	01935 404500
Sovereign HA	01635 572220
Western Challenge HA	01425 283600

REGIONAL HOMEBUY AGENT

South West Homes
 info@southwesthomes.org.uk
www.southwesthomes.org.uk
 Telephone: 0300 100 0021

AVERAGE HOUSE PRICES IN SOUTH WEST FIRST QUARTER 2012

£185,495
 Annual Change: -1.4%
 Quarterly Change: +4.2%



cavanna
homes

Two show homes at Cavanna Homes' signature Plymouth development 504k are now open for homebuyers to get a feel for the high quality of build and variety of homes on offer.

Conveniently located just off Plymbridge Lane, between Plymouth and Dartmoor National Park on the site of the old Plymouth airport, 504k offers a stunning variety of one to four-bedroom homes in 13 different styles, each with outdoor space and parking provision.

The two-bedroom Constable show home features two en-suites and a downstairs cloakroom and the three-bedroom Stokesay II townhouse offers a kitchen/breakfast room, separate dining room and a downstairs cloakroom.

Sales Manager Karen Heywood-Cann said: "504k is proving very popular with buyers because of its excellent location and energy efficient features such as solar panels for hot water and triple glazed windows.

"By using a variety of finishes such as slate and timber cladding across the development, each home at 504k retains an individual feel, whilst offering a high standard of bright and modern living".

All properties benefit from contemporary fitted kitchens and bathrooms and all have a 10 year NHBC Buildmark Warranty.

Prices range from £123,500 for the one bedroom apartments, to £205,000 for the three bedroom semi-detached townhouses with two parking spaces. The first homes are due to be completed in July 2012.

For further information on 504k please contact the sales office on 01752 773187 or email 504k@cavannahomes.co.uk

A brand new development takes flight...

504K
PLYMOUTH

504K consists of a wide range of 1, 2, 3, and 4 bedroom homes with parking within close easy reach of Plymouth City Centre. Located on Plymbridge Lane, Derriford.



Stokesay II
A 3 bedroom townhouse with parking



Constable
A 2 bedroom house with 2 en-suites and parking

Show Homes Now Open

Register your details with us now...

For more information please contact our Sales Advisor on **01752 773187** or email **504k@cavannahomes.co.uk** www.cavannahomes.co.uk

ACCOMMODATION AT THE SERVICES COTSWOLD CENTRE

“A Home from Home for all Service Families”

Lying in beautiful countryside mid way between Bath and Chippenham, just off the M4 outside Corsham, the Centre provides temporary housing for families of serving personnel from all three services. Whether you are in transit between postings, retiring, have welfare housing issues or have been the subject of emergency evacuation from overseas, the Centre offers a secure, comfortable and affordable place to stay. In the case of estranged families and those leaving the Services, the family is to include one child.

The Accommodation

The sixty cosy single storey, centrally-heated, three bedroom chalets and converted flatlets are all self catering, fully furnished and include cooking utensils, freezer, fridge, cutlery, crockery, bedding and towels. Colour televisions can be hired for £1.50 per week. Your accommodation will be ready for you to take over on arrival.



If you arrive outside working hours your keys will be left with the security guard at the gate.

How much?

The daily charge is only £7.00 per family; R&R families pay £10.00. The rent includes heating, lighting and the laundering of bed linen.

What is at the Centre?

The secure twenty five acre site has its own well appointed Amenity Centre with internet connection, Tavern Bar, games hall (including large screen TV), launderette and children's playground. The Centre's Community Organiser arranges regular outings to the shops and other local attractions.

Schools

For those staying longer, at the centre, there is an excellent Early Years Centre for children from 3-4 years, and a county run Primary School for 5-11 year olds. 12-16 year olds can attend Corsham Secondary school which is close by.

Storage

For families who are leaving the Services the Centre has a limited GFA and furniture storage facility.

Support

The Centre prides itself on providing a caring environment with professional experienced staff to help with and advise on housing, benefits and legal problems.

Visitors

For security and other reasons certain rules regarding visitors do apply but in general terms friends and relatives are very welcome to visit but 24 hours notice to the main reception is required. Certain other restrictions do apply but these will be explained to you on arrival.

Pets

No pets are allowed on site.

Services Cotswold Centre, Neston, Corsham, Wilts SN13 9TU

Email: scc-receptionist@mod.uk

Tel: Civ 01225 810358 Mil: (9)4382 4521

Fax: Civ 01225 816918 Mil: (9)4382 4529.



ADVERTISING FEATURE

FIRST CLASS SERVICE

Life with the Armed Forces shows the importance of proper planning and teamwork.

It's the same with house buying. At Parker Bullen LLP Solicitors we know that the transactions that proceed smoothly are those where we and our clients act proactively as a team. Here are just a few hints to start you thinking:

- Contact us straight away. If selling and/or buying, we'll give you a detailed breakdown of the likely cost. On a sale we'll get your deeds to check there are no issues which could delay matters.
- Think about the money. Ask your mortgage broker to recommend the best deal for you. They will need evidence of your earnings, including details of gratuities or other entitlements, so get that information and answer all their requirements. Pay arrangement and valuation fees promptly.
- Survey. A lender will do a valuation, but this won't necessarily provide sufficient detail. If you're buying an older property, arrange your own survey and get quotes for any necessary repairs so you know what your remedial costs are going to be and possibly re-negotiate the price.

It's an exciting time. Let us help take the stress out of it!



Visit us at www.parkerbullen.com



PARKER BULLEN

SOLICITORS



We pride ourselves on the first class service we provide to all our clients. Professionalism is the foundation on which our business is based. The way we serve our clients distinguishes us from other law firms.

One of our experienced conveyancers will guide you through the complexities of your conveyancing transaction be it:

Planning for your first home

Selling an existing property and purchasing a new home or

Purchasing a property for investment purposes

**Telephone:
01264 400 500**

Email: karen.neilson@parkerbullen.com

Serving the Armed Forces for over 200 years

10% CONVEYANCING FEE DISCOUNT FOR FORCES PERSONNEL WHEN YOU QUOTE "FORCES101"

www.parkerbullen.com

or follow us on twitter @ParkerBullen

Contains public sector information licensed under the Open Government Licence v1.0.

HOUSING PRICES

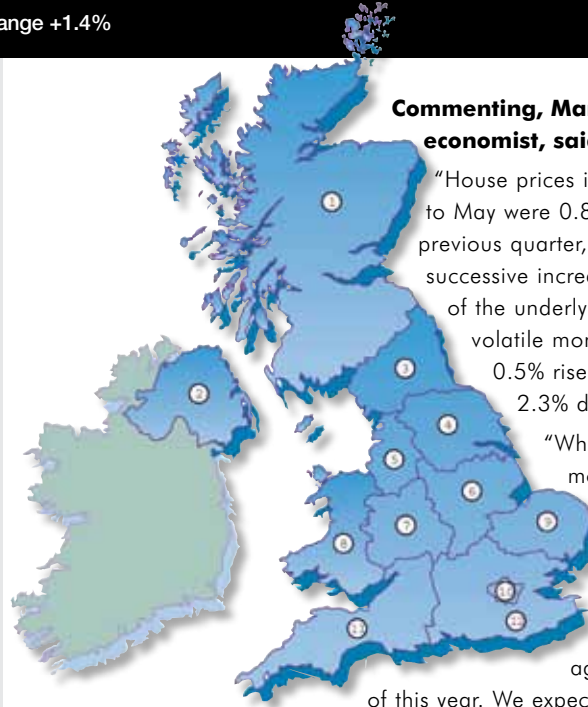
HOUSING
matters

Source: www.lloydsbankinggroup.com

United Kingdom

Average Price: £161,937 Quarterly Change: -0.1%, Annual Change +1.4%

- | | |
|---|--|
| <p>1 Scotland
Average Price: £107,212
Quarterly Change: -3.6%
Annual Change: -10.1%</p> | <p>7 The West Midlands
Average Price: £148,685
Quarterly Change: -1.3%
Annual Change: -0.2%</p> |
| <p>2 Northern Ireland
Average Price: £103,908
Quarterly Change: -2%
Annual Change: -11.7%</p> | <p>8 Wales
Average Price: £132,865
Quarterly Change: -3.3%
Annual Change: -2.9%</p> |
| <p>3 The North
Average Price: £116,892
Quarterly Change: -8.3%
Annual Change: +0.4%</p> | <p>9 East Anglia
Average Price: £168,476
Quarterly Change: +2.2%
Annual Change: +7.6%</p> |
| <p>4 Yorkshire and The Humber
Average Price: £122,013
Quarterly Change: +7.0%
Annual Change: +1.6%</p> | <p>10 Greater London
Average Price: £265,280
Quarterly Change: -2.2%
Annual Change: +3.6%</p> |
| <p>5 The North West
Average Price: £123,600
Quarterly Change: +1.0%
Annual Change: -0.5%</p> | <p>11 The South West
Average Price: £185,495
Quarterly Change: -0.3%
Annual Change: -5.1%</p> |
| <p>6 The East Midlands
Average Price: £138,850
Quarterly Change: -1.3%
Annual Change: +2.0%</p> | <p>12 The South East
Average Price: £227,540
Quarterly Change: +4.2%
Annual Change: +1.4%</p> |



Commenting, Martin Ellis, housing economist, said:

"House prices in the three months to May were 0.8% higher than in the previous quarter, marking the second successive increase in this measure of the underlying trend. The more volatile monthly figures showed a 0.5% rise in May following April's 2.3% decline.

"Whilst there has been a modest improvement in the trend for house prices recently, the current average UK price is very similar to the levels both a year ago and at the beginning

of this year. We expect this situation to continue with prices likely to still be around today's levels at the end of 2012 as the ongoing tough economic environment constrains housing demand.

"Recent monthly house sales figures have clearly been affected by the ending of the stamp duty holiday for first-time buyers in late March. Overall, the trend for sales – like that for prices – appears to be one of broad stability."

ADVERTISING FEATURE



The Armed Forces & Veterans Group (AFVG) aims to provide access to discounted goods and services in line with the Armed Forces Community Covenant schemes being established throughout the UK.

Our property arm will help you get into a property of your own. We are not 'tied agents' and will not promote one developer over another. We aim to deliver best value and are not dependant on the pricing strategies employed by the major developers.

AFV Estates will act on your behalf. Whether it's a property you have found yourself or one you have found on our website, we will help you every step of the way to secure your home or offering tailor made mortgage investment property. We can even help you build your own home for maximum savings.

AFVG has its own free magazine distributed throughout the network, military establishments within

the UK as well as several Veterans based organisations. This magazine provides advice on training, education and employment opportunities that are available to the Armed Forces Community. You can view and subscribe to the latest version of Equipped at www.afvg.co.uk.



AFVG has contracted with the best UK companies to meet your Housing, Finance, Training and Lifestyle based needs. This includes access to exclusive property deals and bespoke financial products such as mortgages and insurance.

Of particular note are the Lloyds Group and RBS / Natwest who are products handled independently through the UK's leading mortgage brokerage, John Charcol. They understand the problems that service life can bring and are keen that you are not disadvantaged by credit checking facilities and postings overseas.

AFV Estates has access to many properties which it can offer you at prices not available on the open market. Through bulk purchase, AFV passes on the subsequent saving to our registered members. One such example at The Willows development in Portsmouth (PO2 8NU) allowed property valued at £72k to be sold at less than £50k. See www.AFVestates.co.uk for more details or call free on 0300 600 00 00.

AFVG has recently launched the **AFV Privilege Card**. This is a pre-paid MasterCard® that offers you up to an unprecedented 10% Cashback at hundreds of participating UK retailers. You can only spend what you've got and never get into debt. To find out more visit www.afvg.co.uk or call Freephone 0300 600 00 00



We'll get you on the property ladder

It's your passport to property and so much more!

We are not tied agents
We can help you buy
We fully understand you
We deal with the stress
We can help you sell
Financial help
Lettings & Management

Visit our website for exclusive property deals

One Stop Property Shop

Call freephone - **0300 600 00 00**

Remember our number along with your own

AFV Legal Panel

For complete peace of mind you can depend on the AFV Legal Panel to act in your best interests.

England & Wales

Shoosmiths - call 03700 868686

Scotland

McClure Naismith - call 0141 2042700

Northern Ireland

Carson McDowell - call 028 90244951

Previous sales

3 Bed Married Quarters in Colchester
Market Value £145,000
AFV Sale Price £106,000
Saving £39,000

5 Bed New Build Detached House in Hull
Market Value £320,000
AFV Sale Price £275,000
Saving £45,000

3 Bed Apartment in Portsmouth
Market Value £130,000
AFV Sales Price £82,500
Saving £47,500

AFV Mortgage Services

Getting a mortgage is incredibly tough right now.

It's best to have someone nimble and ruthlessly effective on your side.

Unleash the Financial Dogs of War!

Call free on 0300 600 00 00

Powered by

 **John Charcol**
more than mortgages



Call us on freephone 0300 600 00 00 or visit www.afvestates.co.uk

St Peters Court



Supported Accommodation for Ex Armed Forces Personnel

To make a referral to the project please
contact St Peters Court on

 0191 3719813



Address: St Peters Court, Sacriston, County Durham DH7 6FB

Tel/Fax: 0191 3719813 E-mail: stpeters.shaid@fsmail.net

Single Homeless: Action Initiative in Derwentside Ltd is a registered company, number 3659370 and a registered charity, number 1074505

MORTGAGE BEST BUYS



Lender	Payable Rate	Type & Term	Max LTV	Fee	Repayment Charge	Notes
Fixed Rates						
HSBC 0800 494999	2.64%	Fixed to 30/09/14	60%	£1999	2% to 30/09/13 then 1% to 30/09/2014	
Nationwide 0800 111 44 10	3.89%	Fixed for 5 years	50%	£549	5% for 5 years	R
Yorkshire BS 0845 1200 874	3.89%	Fixed until 28/02/14	85%	£495	3% until 30/09/2014	
Discounts						
Leeds BS 0113 225 7889	2.59%	3.10% discount for 2 years	75%	£999	3% for first year 2% for second	P
Newcastle BS 0845 600 4367	3.99%	2% discount until 30/06/2014	80%	£494	3% until 30/06/2014	
Loughborough 01509 610707	2.89%	2.30% discount for 2 years	80%	£495	5% for 2 years	
Flexible						
First Direct 0800 242424	2.89%	Base + 2.39% for 2 years	65%	£499	None	LO
Leeds BS 0113 225 7889	3.39%	Fixed to 31/05/2014	75%	£999	3% to 31/05/2013 then 2% to 31/05/2014	O
Santander	3.59%	Base + 3.09% for term	75%	£995	Refund of Homebuyers package in first 2 years	VLOY
Trackers						
Britannia 0845 1211 281	2.59%	Base + 2.09% for term	60%	£0	1% to 31/08/2015	AGL
First Direct 0800 242424	3.99%	Base 2.49% for 2 years	75%	£499	None	LO

Key: L = Free basic legal work for remortgages. B = Remortgage only. O = Offset facility. P = Purchase Only.

R = Free/refunded valuation and free basic legal work for remortgages. V = Free or refunded valuation. Y = £250 cashback for purchase. *Northern Ireland only AC must have qualifying current account

24 May 2012 Trigold

ADVERTISING FEATURE

ST PETERS COURT

SUPPORTED ACCOMMODATIONS WITH, ASSESSMENT AND MOVE ON PROGRAMME

SHAID's will manage the day to day running of St Peters Court. There will be 24 hour support for all residents, fully furnished flats, stair access to first floors, education training room, advice and information worker, maintenance service and part time cleaner for communal areas only. Each individual will be allocated a support worker on arrival, support worker will devise a support plans depending on the individuals needs. Shaid will also offer the opportunity to all residents, choice of a move on in to local housing association accommodation, private, or even Shaids own accommodation within Durham area.

SUPPORT AND SERVICES

- Assessment
- Progress
- Specialist Support e.g. combat stress, MIND
- Move onto independent living
- Income / Benefits
- Bills / Budgeting
- Health
- Managing Accommodation
- Education/training/work/meaningful day activity
- Social networks and relationships
- Personal Admin
- Employment Opportunities





Dedicated to residential letting and property management



Supporting the Armed Forces for over 25 years

WSB Lettings have unrivalled experience of managing properties for military personnel with dedicated services to suit your requirements

- Discounted rate to all ranks and retired personnel
- Five offices serving key south west garrisons
- Specialist local and military market knowledge
- Large portfolio of serving and retired military staff
- Work closely with Government agencies and relocation companies

Make a move in the right direction

Call **01980 625066** now to arrange a free valuation

Amesbury | Ringwood | Salisbury | Trowbridge | Warminster
www.wsbgroup.co.uk

Discover your HomeBuy options through Moat



Are you looking for an affordable home in Essex, Kent or Sussex and have a household income of less than £80,000 per annum?

Then we invite you to join the thousands of people who are on the first step of the home ownership ladder.

To find out more call us on 0845 359 6161 or you can check eligibility, search for properties and apply online at www.HomeBuyOptions.co.uk.

MoD personnel will be given the highest priority for any HomeBuy homes.

Other eligibility criteria may apply.
Please quote ref MoD1 when applying.

Moat Homes Limited is a charitable housing association. January 2012



Supporting independent living for our ex-Service community



Are you looking for accommodation that :

- Has comfortable en suite rooms
- Is friendly
- Has excellent facilities
- Is affordable
- Includes meals and laundry
- Is tailor made for ex-service people

Find our more **www.svronline.org** at:

SVR houses veterans of any age with any service background.

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

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

SVR is a registered Charity No. SC015260



Sales list of Former Married Quarters



LOCATION	HOME TYPES	PRICES FROM	INCENTIVES/ CONCESSIONS	FOR MORE INFORMATION CONTACT
Venning Road Arborfield	2 bedroom homes	£174,950	L/S*	Annington's appointed agents; Roger Platt, Asda Complex, Chalfont Way, Lower Earley, Reading. Please call 01189 876767 or email: lowerearley@sequencehome.co.uk
Annington Point Gosport, Hampshire	2 bedroom maisonettes	£105,000	L/S*	Annington's appointed agents; Fox and Sons, 10 High Street, Gosport, Hampshire PO12 1BX. Please call 02392 503733 or email: Gosport@sequencehome.co.uk
Kildare Close Bordon, Hampshire	2 bedroom maisonettes	£99,950	L/S*	Annington's appointed agents; Kindswood Property & Financial Services, 4 Chalet Hill, Bordon GU35 0TQ. Please call 01420 473333
Annington at Coltishall East Anglia, Norfolk	3 bedroom semi-detached houses	£119,950	L/S*	Annington's appointed agents; WH Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF. Please call 01603 760044 or email: norwich@sequencehome.co.uk
Park Road , Longhoughton Northumberland	2 bedroom terraced houses	£80,000	L/S*	Annington's appointed agents; Your Move, 39 Bondgate Within, Alnwick, Northumberland NE66 1SX. Please call 01665 603443 or email: alnwick@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*. (*Subject to terms and conditions. Please ask the sales adviser on site or the appointed estate agent for further details.)

All information is correct at time of going to press – July 2012.

*Terms and conditions apply, please ask the sales adviser or 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.siap.org

www.spf.co.uk

www.virginmoney.com

SURPLUS PROPERTY LIST – SCOTLAND

available on open market

Location	Description	Potential Use	Further Details . . .	Status
Aberdeenshire				
BODDAM, PETERHEAD 4 The Shielings	3 x Bedroom Semi-detached House with Garage & Gardens	Residential	Masson & Glennie Broad House, Broad Street, Peterhead, AB42 1HY Tel: 01779 474271 www.gvagramley.co.uk	For Sale on Open Market
Orkney & Shetland				
BALTASOUND, UNST Setters Hill Estate Various Addresses	Variety of 3 x Bedroom Properties	Residential	Dowle Smith & Rutherford, 113a Commercial Street, Lerwick, Shetland ZE1 0DL Tel: 01595 695 583 Fax: 01595 695 310	Phased Marketing Underway

HOUSING, *The Options!*

ONE DAY HOUSING BRIEFINGS 2012

Joint Service Housing Advice Office

AUTUMN 2012

		17 Oct	Germany – JHQ
5 Sep	RRC Tidworth	18 Oct	Germany – Herford
12 Sep	RRC Aldershot		
19 Sep	RRC London (Northolt)	6 Nov	RRC Catterick
25 Sep	RRC Portsmouth	8 Nov	RRC Cottesmore
27 Sep	RRC Plymouth	14 Nov	RRC Tidworth
		16 Nov	RRC Aldershot
9 Oct	RRC Aldershot	20 Nov	Colchester#
10 Oct	RRC Rosyth		
16 Oct	SHAPE	29 Nov	RRC Northern Ireland

All courses will start at 0900 unless otherwise notified

applications to RRC Northolt Admin Team
Tel: 003265445234

For courses in Germany, applications should be sent to RRC Herford
Tel: 0049 5221 880 466 or 94882 3388

Application 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 now 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



Packages for a very special Olympic summer

Redundancy Package

Forces Property Direct (FPD) have created an exclusive scheme to enable those service men and women who are under redundancy to take an interest free advance against their redundancy benefits.

This scheme, we hope, will provide much needed support to those service personnel facing redundancy in these difficult economic times.

Forces Property Direct could furnish you with an interest free loan until you receive your funds allowing you much more flexibility to gain a mortgage, get your home and secure your family's future, allowing you to concentrate on your transition to civilian life.

In conjunction with this scheme FPD have also negotiated a 5% deposit contribution on your purchase.

With this exclusive scheme you are able to fund your deposit whilst still serving and settle in your family home prior to the stressful resettlement period.

On receiving your redundancy benefits merely pay back the interest free loan and if you wish also reduce your outstanding mortgage balance to bring your monthly payments within your pension limits.

Never before has it been possible to fund your home purchase in such a cost effect way and settle the family whilst still serving.

Properties available cover England, Scotland and Wales and are only available via Forces Property Direct

Key facts:

- Any home in England Scotland or Wales currently offered in the civilian market by Persimmon Homes or Charles Church subject to availability
- You only need 5% of the gross price to buy
- No interest on the loan until you get your redundancy benefits (max of five years)
- Save on removal cost by only moving once

- A gentle transition to civilian life by securing the family home, sourcing the children's education and establishing a firm base in your chosen location.
- Full use of our one stop shop , financial advisors, solicitors, property specialists etc.
- As always, a completely free service
- Please note, this scheme is not open ended and can end at any time so please contact us to find out more, as always terms and conditions apply

Firstbuy: a force to be reckoned with for military buyers

Forces Property Direct is urging members of the Armed Forces to register their interest in the Government's FirstBuy initiative following the announcement that military personnel have been given top priority for housing help and will be amongst the first to benefit from the Government scheme.

Steve Matthews, Managing director for Forces Property Direct, says: "It's important that we pull out all the stops to give our Armed Forces a helping hand onto the property ladder and it's only right that they are at the top of the list to receive funding.

Forces Property Direct became the largest provider of government funded house purchase for the British Military last year when facilitating purchases for serving personnel and MOD civilians using the Home Buy Direct scheme.

Military purchasers are given priority over other interested parties, but for buyers that do not meet the requirements of FirstBuy, which is expected to help over 10,000 families get onto the property ladder, Persimmon Homes also offers its own Shared Equity Scheme and homes that can be bought through the Kickstart II initiative. Further information can be found at www.fpdirect.uk.com FirstBuy works by eligible applicants being offered an equity loan of up to a maximum of 20% of the purchase price (based on the open market value).

Contact details:- fpdirect.uk.com info@fpdirect.com



FPD Direct
FORCES PROPERTIES DIRECT



We're the UK's largest provider of Government funded, private housing to the Military and the MOD.

- PROVIDING A FREE SERVICE FOR OVER 12 YEARS!
- OFFERING OVER 16,000 DISCOUNTED NEW HOMES FOR BUY-TO-LET OR TO LIVE IN, ACROSS THE UK
- AVAILABLE TO MILITARY PERSONNEL AND MOD CIVILIANS, BOTH UK BASED AND OVERSEAS
- MORTGAGE ADVICE AND EXCLUSIVE MILITARY MORTGAGE PRODUCTS
- YOUR COMPLETE ONE-STOP-SHOP - SEE OUR COMPREHENSIVE LIST OF SERVICES OVERLEAF

Remember! These deals and services are not available to the general public.



VISIT OUR COMPREHENSIVE WEBSITE NOW TO VIEW OUR LATEST PROPERTIES ACROSS THE WHOLE OF THE UK!!!

fpdirect.uk.com



Don't take our word for it, follow us on Twitter and Facebook to see what our customers are saying about us...



**JUST LOOK AT THE SERVICES WE OFFER!
LOOK AT THE KIND OF DEALS WE ARE OFFERING!**

- Government funding
- Deposit Paid Schemes
- Redundancy Package
- Resettlement Package
- Solicitors
- Rental Agents
- House Selling
- Part Exchange



All homes offered are selected brand new properties constructed by two of the UK's largest and most respected new home developers.

WITH OVER 40 YEARS COMBINED EXPERIENCE OUR FRIENDLY TEAM ARE WAITING TO HEAR FROM YOU!



Property contact;
STEVE MATTHEWS
info@fpdirect.uk.com
☎ +44 7872 157617



Mortgage contact;
NIGEL GARSIDE
info@bfgmortgages.com
☎ +44 7500 904143

*Selected plots only. Subject to terms and conditions. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typical example:

3 bedroom house in Gloucester with garage

Includes free carpets throughout and rear garden upgrade so your home is ready to live in or rent out!



General public price
£194,995

Exclusive Forces price
£155,996 (80% FirstBuy* Price)

5% Deposit (paid by builder)
£7,800

5% Deposit
£7,800 (could be LSAP)

Balance
£140,396

a brighter future 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 08/12