

SO News



Summer Edition 2008



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New Shared Ownership properties available in the area.



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Staircasing ... the facts.

What do we provide?



PAGE 4
We want your feedback!
Let us know what you are thinking ...



Welcome to the first issue of **SO News**, a newsletter specifically for shared owners or people interested in shared ownership. This newsletter is a result of your feedback, so thank you to everyone who returned their questionnaire. Turn to page 3 for more information.

"To be the housing provider of choice, delivering excellence in all we do"

Staircasing ... the facts

What you should know

Are you interested in buying a little bit more of your home? Then Staircasing may be for you ...

What is Staircasing?

Staircasing is buying additional shares in your home. You can buy in 10% or 25% blocks. (Your rent will be reduced proportionately).

Who is eligible?

It depends on your financial situation. You will need to check with your lender if you are eligible to do this. You normally need to be a shared owner for 12 months before you can apply for further shares.

Improvements

Any improvements you make which affect the value of your property will be disregarded when we calculate the price of the share.

What happens?

You must inform us in writing of your intention to purchase additional shares. An independent valuation is required to determine the open market value of the property which will cost £75.

The preparation of the documents to transfer the additional shares to you will cost approximately £100. Your rent and service charge account must be clear on the day of completion to prevent the sale being delayed.

Speak to our Shared Ownership Coordinator today!



We also have a Staircasing leaflet with more info available. You can download it on our website or request a copy via:

Email: info@acisgroup.co.uk

Text: 07800 002270

FREEPHONE: 0800 027 2057



Provide:

Advice on new schemes available, currently and in the future.

Application forms and support filling them in.

Selling packs with details and FAQ's.

Assistance for viewings with Acis properties or direction to estate agents.

Moving in packs (provided by builders).

Information on staircasing or selling your shared ownership property.

We Do...

Provide:

Financial advice

We can only offer information of where you can go to seek advice.

Bins

Your local council should provide these.

Copies of the lease

They should be provided by your solicitor.

Repairs

(Apart from building defects). The general maintenance will not be rectified by Acis. You have all the responsibilities of a normal home owner.

We Do Not...

The Property Page

We have a range of two and three bed properties including houses, bungalows and apartments currently for Shared Ownership sale. Do you know anyone who is struggling to get on the property ladder? Are you looking to move? **We can help!**



Epworth

Two bed houses and bungalows available.

With allocated parking and attractive communal grassed areas.



Crowle

A new development with two bedroom houses available.

Crowle is a short drive from Epworth Scunthorpe.

Available Now!



Corringham

Just a short drive away from Gainsborough, these houses have good sized gardens, three bedrooms and driveways.



Rotherham

We are developing one three bedroom house and two two bedroom houses on this pleasant estate.

Shared Ownership properties also for sale in:

North Hykeham – three x two bedroom houses. Two allocated off road parking spaces each and good manageable sized gardens.

Sleaford - development of two bed maisonettes in the sought after location of Greylees.

Scotter – one x two bed and one x three bed left. These houses have block-paved parking and attractive communal grassed areas.

COMING SOON ...

Properties will soon be available in the following areas:

Market Rasen, available from November 2008

Gainsborough, available from October 2008

Potterhanworth, available from December 2008

If you are interested in any of the properties available now or those coming soon, please contact us via:

Email: info@acisgroup.co.uk

Text: 07800 002270

FREEPHONE: 0800 027 2057

You can also download more information at www.acisgroup.co.uk

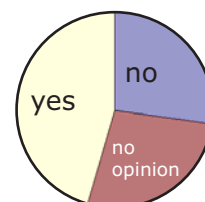
You ask ... we deliver

Results from our Customer Satisfaction Survey back in 2007 showed us that there was low satisfaction amongst Shared Owners with regards to communication. Listening to your views, we sent a selection of our SO customers a questionnaire focussing on producing a new newsletter specifically for you.

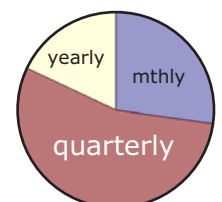
Thank you to everyone who returned their form, the results and feedback helped us move forward and develop our first SO News!

As you can see from the graph to the right, the majority of customers would like a specific magazine produced quarterly. We had some great suggestions for feature articles so we look forward to future editions and hope you enjoy the read.

Well done to Mr Harrison who returned his questionnaire and was the winner of the £20 voucher.



Would you like your own magazine?



Quarterly, monthly or yearly?

Anything else?

Breaking news for potential home owners

The 2008 budget brought good news to potential home owners.

Those buying a property through the shared ownership scheme now have the ability to defer the payment of Stamp Duty until they purchase over 80% of the property.

For further information, please contact our Shared Ownership Coordinator on FREEPHONE 0800 027 2057.



Contents Insurance ... don't be without!

Please note that your service charge covers buildings insurance for your home but it is your responsibility to insure the contents of your home.

This newsletter can be made available in **Braille, audio tape, large print or other languages.**

Please ask our **Customer Services team** on **FREEPHONE 0800 027 2057** for more information on any of these services.

ਅਨੁਵਾਦਕ ਸੇਵਾਵਾਂ ਉਪਲਬਧ ਹਨ।

Překladačské služby jsou k dispozici

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Feedback Form

Please use the space below to provide suggestions, questions, feedback or requests for the newsletter to be provided in another communication format. Please return to **Acis Group, FREEPOST NEA 10963, Gainsborough, DN21 1BR.**

Name:

Address:

Tel: Email:

Your feedback:.....

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Address: Acis House, Bridge Street, Gainsborough, Lincs DN21 1GG

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