

**Knock Avenue, Whitehills
Two Bedroom Semi Detached House
Affordable Homes
Guidance Notes**

Whitehills Development Company Limited are to develop two 2 bedroom semi detached houses in partnership with Aberdeenshire Council. These properties will be available for sale to “Qualifying Purchasers” for the fixed price of **£80,000**. It is anticipated that these properties will be available in Spring 2009.

Who is Eligible?

“Qualifying Purchasers” are determined by Aberdeenshire Council based on the following criteria

- First time buyers (or if there has been a significant change in your household circumstances; or if you are disabled and own a house which doesn't suit your needs)
- Gross annual household income should be in the region of £27,000 or less. Savings will also be taken into account. Income to be assessed by Aberdeenshire Council.

Priority will be ranked in the following order to

1. Tenants of Aberdeenshire Council or Registered Social Landlords (commonly known as housing associations) with a local connection to Whitehills – live in Whitehills or through work or family connections.
2. Waiting list applicants of Aberdeenshire Council or Registered Social Landlords who have requested Whitehills as an area in which they wish to be rehoused.
3. Tenants of Aberdeenshire Council or Registered Social Landlords from other areas of Aberdeenshire without a local connection to Whitehills.
4. Waiting list applicants of Aberdeenshire Council or Registered Social Landlords from other areas of Aberdeenshire without a local connection to Whitehills.

Should the scheme be oversubscribed then Aberdeenshire Council will try to make best use of the property based on housing need. For example, family sized properties will generally be offered to families who meet the criteria rather than a single person.

Aberdeenshire Council are responsible for nominating the successful applicant and their decision is final.

The open market price of the 2 bedroom semi detached house is £125,000 and it is being offered to qualifying purchasers for a fixed price of **£80,000**, which is a 36% discount off the market value. As a discount is involved to achieve the sale price of **£80,000**, conditions are attached to any subsequent sale of the property:

- In the event that the owner wishes to sell or dispose of the property, they will need to notify Aberdeenshire Council in writing and Aberdeenshire Council will have a 3 month period to decide whether or not they want to keep the property for affordable housing and nominate a suitable qualifying purchaser, at a reduced price to be agreed.

- Should Aberdeenshire council decide that they no longer want to keep the property for affordable housing then the owner will be entitled to sell the property on the open market. The owner will be entitled to receive 64% of the open market value, with the remaining 36% of the open market value going to Aberdeenshire Council.

Therefore it is recommended that any prospective purchasers discuss the implications of the contract into which they are entering with their legal adviser (solicitor).

Any outstanding debts to Aberdeenshire Council eg Council Tax, rent arrears will be require to be cleared or a payment arrangement in place prior to house purchase being finalised.

What next?

1. Please complete and return the application form to:

Susan McLeish
Development Team
Strategic Development
Suite 3-5
Westhill Shopping Centre
Old Skene Road
Westhill
AB32 6RL

elise.young@aberdeenshire.gov.uk

Application forms should be returned no later than **Friday 15th May 2009**.

2. Approximately 4 weeks after the closing date, Aberdeenshire Council will advise all applicants whether they have been successful or otherwise.
3. Whitehills Development Company Limited will contact successful applicants in order to confirm the reservation details whereby a £250 Reservation (non-returnable) will require to be paid.
4. Whitehills Development Company Limited will issue a missive to the qualifying purchasers' appointed Solicitor.

Buying a home is one of the most important decisions you can make and it is essential that you obtain the right financial advice from the start. **It is the applicant's responsibility to obtain independent financial advice and secure a mortgage.**

For any further advice and information please contact Elise Young on 01224 748993 or elise.young@aberdeenshire.gov.uk