

# Buying more shares in your home

## Frequently asked questions

### These are the most frequently asked questions relating to buying more shares in your home (known as staircasing).

Please note that the staircasing terms and conditions are contained within your shared ownership lease and you should seek your own legal advice if you have any further queries.

### What costs are involved?

Usually this will include:

- Valuation fees.
- Administration fees.
- Solicitor fees.
- Value of the share you are buying.
- Stamp duty (if applicable)

### Why do WDH arrange for my home to be valued?

Your lease says that we should tell the valuer to value your home. This is because WDH own the remaining share you want to buy and hold the freehold of the property. All the valuers we use are fully qualified members of the Royal Institution of Chartered Surveyors and are completely independent from Wakefield and District Housing (WDH).

### What if I disagree with the valuation?

WDH have no influence on the valuation you are given. If you do not agree with the valuation, you will need to put your concerns in writing direct to the valuer.

### Will I have to pay rent and service charges if I buy 100% of my home?

If you increase your share to 100%, you will no longer pay rent to WDH. If you own a house you will normally become the freeholder of your home. You may still have to pay service charges even if you own a 100% of your home depending on the individual property.

### What if I have made improvements which have increased the value of my home?

You should already have made WDH aware of any improvements you have made. The valuer will assess how much this work has increased the value of your home. It is important to remember that it is the value the improvements bring to your property and not the actual costs of the works carried out which will be taken into consideration when the property valuation is carried out. The valuation will exclude these improvements.

### Contact us

**Leasehold Management Team  
Wakefield and District Housing Limited  
Merefield House  
Whistler Drive  
Castleford  
WF10 5HX**

**Phone: 01977 724428 or 724432**