

Selling the share in your home

Frequently asked questions

These are the most frequently asked questions relating to selling the share you own. The legal term is 'assignment of the lease'.

Please note that the terms and conditions for selling your share 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.
- WDH resale administration costs.
- WDH solicitor fees (preparation of sales documents).
- Your solicitor fees.

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 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.

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 sale price will be based on an open market valuation, including any improvements you have made. This differs if you staircase or staircase and sell then improvements are excluded.

Can I sell my share on the open market?

The lease requires you to allow WDH eight weeks to propose a buyer who meets the shared ownership criteria, who can buy your share. The eight week period starts after your property has been valued and you have confirmed that you wish to go ahead with the sale.

If we are unable to propose someone to buy your share you will be free to sell it on the open market through an estate agent. WDH will have to approve any potential purchasers.

Contact us

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