

ASK THE EXPERTS

Buying your first home



LLOYDS BANK



The Council of Mortgage Lenders is an independent organisation that represents lenders and provides information on buying a home.

We've used their independent guide to help you get to grips with what to do when getting on the property ladder.

Low-cost home-ownership options

Not everyone can afford to buy a home on the open market. Recognising that most people want to become home-owners, the Government supports a number of schemes that provide people with a lower-cost way of buying a home. The main ones are set out below, and there is a much wider range of information and leaflets about low-cost home-ownership available on the Department of Communities and Local Government website.



Shared-ownership

For some people, shared ownership is a suitable option to consider. Shared ownership is a “half-way house” between buying and renting. You buy a chunk of the property - say 50% - with a normal mortgage from a lender. You then pay rent on the other chunk to a social landlord such as a housing association and you have the facility to buy another chunk at a later date – for example, when your earnings have risen thereby allowing you to qualify for a larger mortgage. There isn't always a big difference between the cost of shared ownership and the cost of full ownership, but it is definitely worth checking out this option if you would find it difficult to get a large enough mortgage to buy a home in the normal way. Shared ownership schemes are normally run through housing associations, who will have their own mechanisms for deciding who can qualify for them.