Shared equity at Woodberry Down

What is shared equity?
Shared equity is a home-ownership model in which an existing resident leaseholder puts the equity from the sale of their flat back to the Council into a new Notting Hill Genesis (NHG) property on the estate. The equity gap, i.e. difference in value between old and new property is covered by an interest free loan by NHG and secured against the property so that can get equity value back on resale. Crucially, the resident meets the full-service charge for the property and the mortgage, if any, of the portion they own.

Who can apply on Woodberry Down?
To qualify, households must have been resident leaseholders on 25 January 2010 (or their lawful successors still living in the dwelling). They must reinvest the full market value of their existing flat plus the statutory Home Loss Payment in the purchase of the new home. That capital buys a proportion of equity; NHG then lends, interest-free, the balance required to reach the full price, and charges no rent on that share.

How the Woodberry Down offer works

- Buying a share – The money from leaseholders old flat (plus any mortgage they raise) buys a share of the new home.
- Equity loan for the rest – Notting Hill Genesis (NHG) then gives them an interest-free loan for the unsold share.
- Lease terms – They receive a 125-year lease and have all the rights and duties of a full owner-occupier, including the right to decorate or sell (subject to a short first-refusal period for NHG).
- Choice of home – They can choose a brand-new flat on the estate with the same number of bedrooms—or fewer—than their current home.

Up-front costs

- Stamp Duty Land Tax (SDLT) – On-estate shared-equity buyers pay SDLT on the *full* value, but the part that matches their old flat can be reclaimed as a disturbance cost, and the balance can be rolled into the equity loan if you wish.
- Service charge – They pay 100 % of the service charge and any future major-works bills, even if they own only a small share.

After move in

- Staircasing – Leaseholders can buy extra shares of equity whenever they like until they reach 100 % ownership; there is no rent at any stage.
- Selling – If the leaseholder sells before they own 100 %, NHG can buy back, or nominate a buyer for the property.

Off-estate option
The Leaseholder may instead take a shared-equity home on another Hackney regeneration site. The rules are similar, but the council doesn't provide an equity loan to purchase the property in full but keeps the unsold share, still rent-free.