



AREA & AFFORDABILITY GUIDE

Introduction

Southway Housing Trust owns and manages properties in Burnage, Chorlton and Withington. This booklet is a guide to amenities and property prices in those areas. You should do your own research before committing to buying your home.

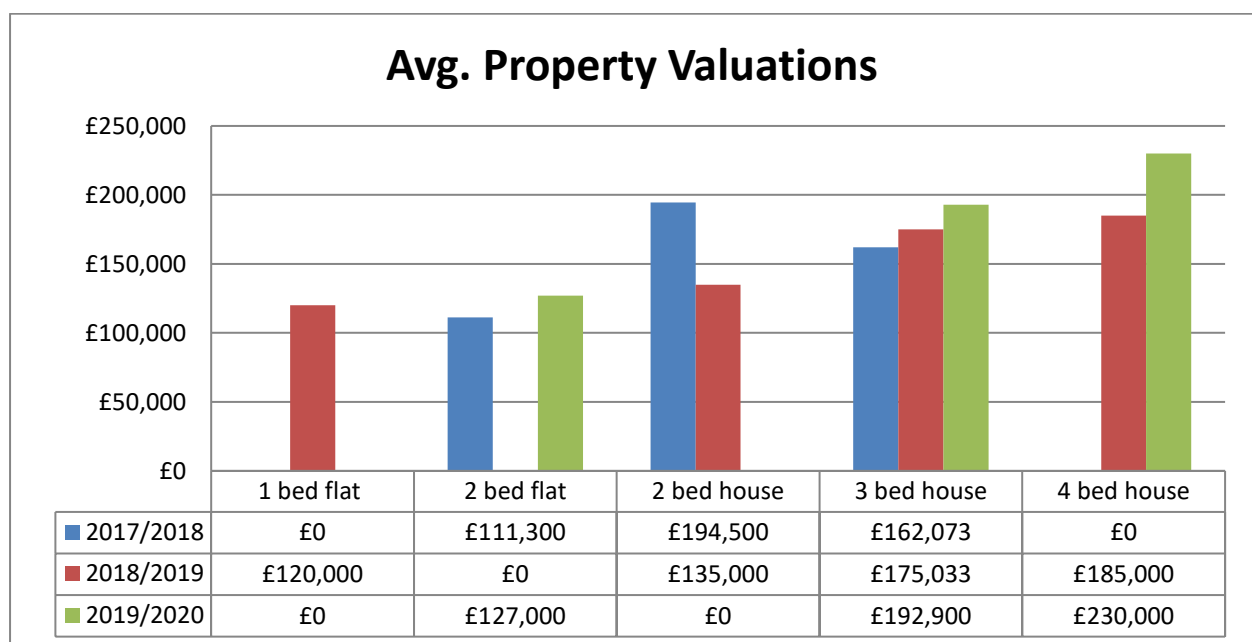
If you have any questions or queries please contact the Southway Homes Team

Financial Information

All property prices shown are averages and are based on information held by Southway Housing Trust at the time this booklet was produced. All costs or prices for services are based on information available at the time. Where relevant, sources are given so you can carry out your own research.

Property Sales

Southway sells, on average, 40 properties per year. Most of these are sold using the Right to Buy. We record sales by property type, area, average market value and average sale prices. Property prices can go up and down depending on when you buy.



**based on valuations carried out by Southway Housing Trust. £0 indicates that no properties of that type were sold in that year*

Area Guides

This information is taken from Manchester Move: www.manchestermove.co.uk.

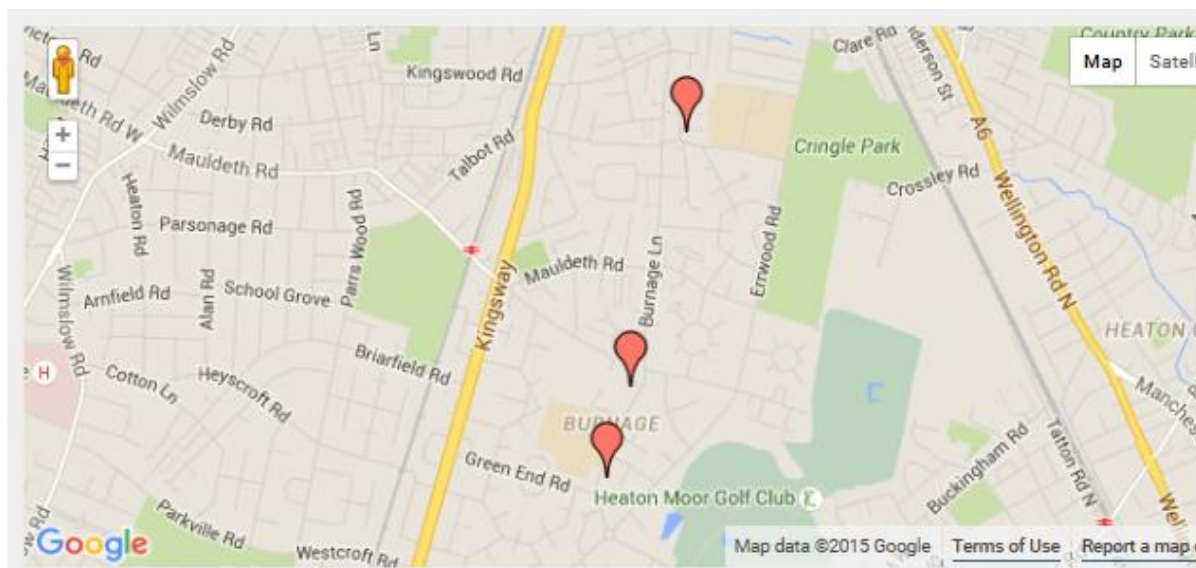
Burnage

Burnage is about four miles south of the city centre and is within easy reach of other suburban centres like Withington and Stockport. Kingsway is a major route into the city from Cheshire and South Manchester.

There are local shops around Mauldeth Road; and most homes are within easy reach of the shops, bars, restaurants and banks of Withington village. Didsbury village is just a mile away, while the entertainment centre at nearby Parrs Wood offers a multi-screen cinema, numerous restaurants, ten-pin bowling, a modern gym and a range of other excellent leisure facilities for adults and children.

For people living on the east side of Kingsway, Burnage Lane has a large Tesco store plus small local shops, a library, health centre and a thriving community centre. There's a big Tesco store at East Didsbury too. There are excellent public transport to the city centre and other parts of south Manchester, with frequent buses along Kingsway. There are two train stations (Burnage and Mauldeth Road) with regular trains to the city centre and to Wilmslow and the airport.

Schools in or near Burnage This information is taken from Manchester City Council: www.manchester.gov.uk/directory/84/schools_in_manchester



Acacias Primary

www.acacias.manchester.sch.uk

Burnage Academy for Boys

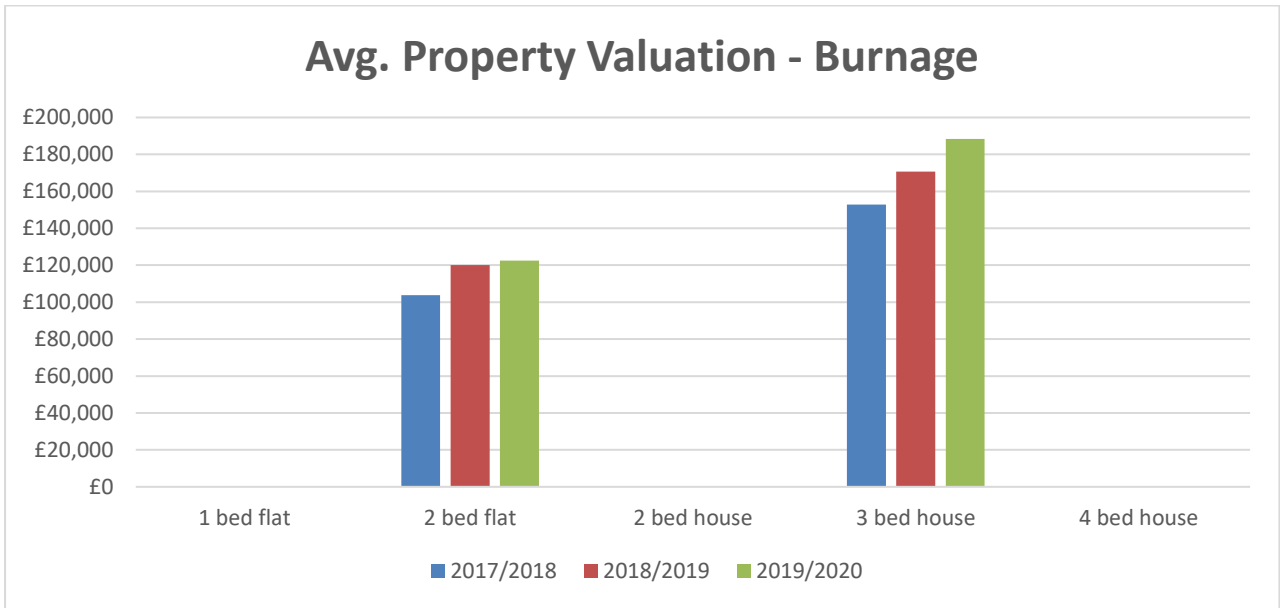
www.burnage.manchester.sch.uk

St Bernards RC Primary School

www.st-bernards.manchester.sch.uk

Green End Primary School

www.greenend.manchester.sch.uk



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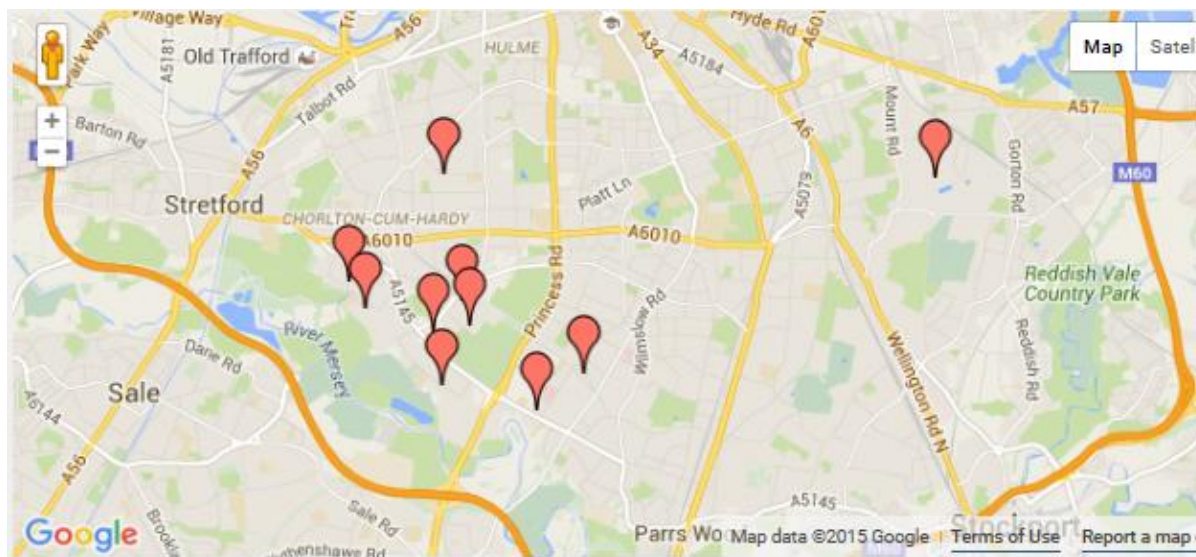
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Chorlton

Chorlton is a cosmopolitan neighbourhood with traditional residential family areas alongside younger, vibrant communities. There are local shops and a small supermarket on Barlow Moor Road and along Mauldeth Road, and a Morrisons supermarket and a variety of other shops less than a mile away in Chorlton centre.

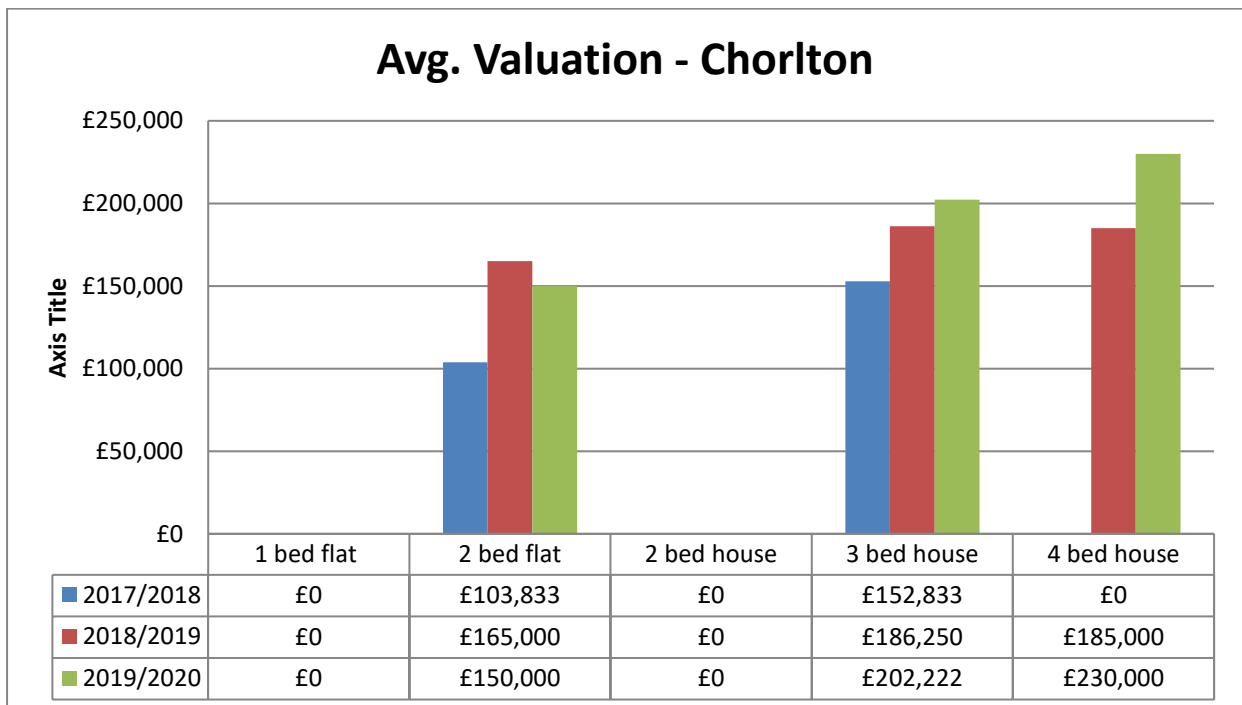
Chorlton has a choice of bars and restaurants, as well as banks, a post office and library. There are very frequent buses along Barlow Moor Road from Didsbury to the centre of Chorlton, Manchester and the university. The vibrant city centre, with its shopping, leisure and entertainment is just a 15-minute journey. There is easy access to the open spaces of Hough End fields and the river meadows and water parks of the Mersey valley.

Schools in or near Chorlton This information is taken from Manchester City Council: www.manchester.gov.uk/directory/84/schools_in_manchester



Barlow Hall Primary	admin@barlowhallprimary.co.uk
Brookburn Community School	www.brookburn.com
Cavendish Community Primary	www.cavendish.manchester.sch.uk
Chorlton CofE Primary School	WWW.chorltonce.co.uk
Chorlton High School	www.chorltonhigh.manchester.sch.uk
Chorlton Park Primary School	www.chorltonpark.manchester.sch.uk
Lancasterian School	www.lancasterian.manchester.sch.uk
Loreto High School	www.loretochorlton.co.uk
Manchester Secondary PRU	www.mspru.manchester.sch.uk
Medlock Primary	www.medlock.manchester.sch.uk

Oswald Road Primary School	www.oswaldroad.co.uk
Plymouth Grove Primary	www.plymouthgrove.net
Southern Cross School	admin@southerncross.manchester.sch.uk
St Ambrose RC High School	www.st-ambrose.manchester.sch.uk
St Chrysostom's CofE Primary	admin@st-chrysostoms.manchester.sch.uk
St Johns RC Primary	stjohnsrc.net
The Birches School	www.thebirchesschool.org



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Withington

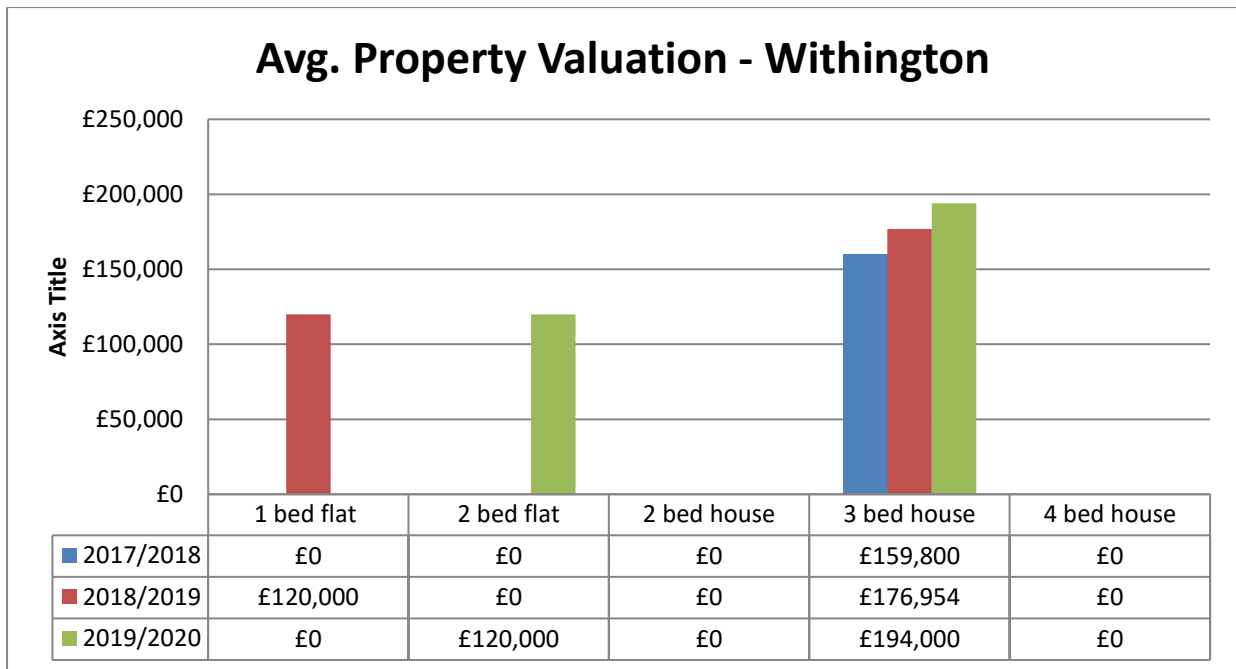
Withington is about four miles south of the city centre, south of Wilbraham Road on the east side of Princess Road - a major route from the city centre to the airport and the south. Withington is a cosmopolitan neighbourhood with traditional residential family areas alongside younger, vibrant communities.

Withington village is a thriving centre, with a good range of shops, bars, restaurants and banks. There's a library, post office, citizens advice bureau and other amenities. There is excellent public transport to the city centre and other parts of south Manchester along the main roads. Homes here are also within easy reach of other suburban centres like Chorlton and Didsbury.

Schools in or near Withington This information is taken from Manchester City Council: www.manchester.gov.uk/directory/84/schools_in_manchester



Bridglea PRU	admin@bridgeleapru.manchester.sch.uk
Ladybarn Primary School	www.ladybarn.manchester.sch.uk
Mauldeth Road Primary	www.mauldethroad.manchester.sch.uk
Old Moat Primary	oldmoat.manchester.sch.uk
St Cuthberts RC Primary	www.st-cuthberts.manchester.sch.uk
St Margaret's CofE Primary	admin@st-margarets.manchester.sch.uk
St Paul's CofE Primary	www.stpaulswithington.co.uk
Withington Girls School	www.withington.manchester.sch.uk



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The cost of homeownership

There are many things you should consider before you decide to buy a home. It is worthwhile making a list of your expenses as a renter and what your expenses will be as a homeowner, we have provided a template at the end of this booklet.

We have looked at key homeownership expenses to give you a broad idea of what you might expect to pay in a year. To get more accurate information, based on your specific postcode, visit www.moneysupermarket.com/home-bill-checker

Expense	Per Year
Home Insurance	£240.00
Council Tax	£921.47
Energy (combined)	£850.00
Broadband	£120.00
Land Line	£135.00
TV Licence	£142.50
Satellite	£540.00
Water	£351.50
Service Charges	£264.32
Repairs	£700.00
Food (per adult)	£1,820.00
Food (per child)	£1,560.00
TOTAL	£7,644.79

Service Charges

If you buy a flat, you will need to pay Service Charges and contribute toward the maintenance of the block you live in. Service charges can vary and if we need to carry out major work to your home you will have to contribute, this can be expensive. The average costs for a recent major work scheme was £4,000 per leaseholder.

Please review the service charge information we send you carefully and ask any questions if you are unsure of anything. The booklet “Residential Long Leaseholders” gives you more information about buying a flat. You can download it from the [gov.uk](https://www.gov.uk) website or ask us for a copy.

Housing Benefit & Council Tax Support

You may be entitled to housing benefit now to help with your rent payments. You may also be entitled to help paying your Council Tax. However, when you become a homeowner you may not be able to get help paying the mortgage and / or help towards your Council Tax.

Repairs

As soon as you submit a RTB application we will stop carrying out repairs to your property. We will only remedy serious defects or undertake emergency repairs. If you are in receipt of concessionary decorating or gardening services, these services will stop immediately. Once you become a home owner, you will be responsible for all repairs such as

- internal doors
- heating or boiler breakdowns
- leaks and burst pipes
- lost keys
- general maintenance
- roof repairs
- electrical repairs
- any communal repairs (if you live in a flat)

According to a 2017 report, maintenance and repair of an average house cost over **£700 per year**, “whereas major renovations can reach £20,000 for a three-bedroom house. For instance, it costs about £6,000 to install a heating system, £4,000 to do the plastering and £2,000 to fit the electric wiring”.

Care home Fees

If you have bought your home and later in life you need to move into a nursing or residential home, you will be expected to pay for that care out of your savings. Anyone with assets worth over **£23,250** including property, is expected to meet the cost of care in full, this is likely to mean you would need to sell your home to fund your care.

Please visit <https://www.wearejust.co.uk/your-money/planning-for-care/costs-of-care/> for further information.

What happens if you can't keep up your payments?

A 2009 [survey](#) revealed that “people who buy their council property under right-to-buy schemes are far more likely than other homeowners to get into mortgage arrears and risk losing their homes...right-to-buy homeowners were twice as likely as other households to have had problems paying their mortgage. Nearly one in 10 who had bought their council home got into difficulty in the previous three months”

Therefore, it is vital that you consider the costs of homeownership carefully before you buy in order to reduce the risk of you getting into financial difficulty. Remember that a small increase in interest rates can have a big impact on your ability to keep

up with your repayments. In the example below an increase of 3% in interest rates would lead to a monthly increase of £129.34 in mortgage repayments.

Mortgage Calculator

Calculate your monthly mortgage payment

This is a guide to how much you'd pay each month. Adjust the sliders to change the term to the number of years you have left to pay, and increase the interest rate. The exact amount will depend on the type of mortgage and the lender.

Repayment Interest Only

£403.88
a month

[What does this mean?](#)

Price of the property is

£ 132,357

Deposit available is

£ 63,270

Mortgage term is

25 years

Interest rate is

5.00 %

Make sure you can afford it!

If your interest rate goes up by **3%** your monthly payment will be

£533.22

Getting financial help

If you get into financial difficulty as a homeowner, you might be entitled to claim Support for Mortgage Interest (SMI). SMI can only help toward your mortgage interest and will not cover the capital loan amount. You must be in receipt of certain benefits before you can apply. SMI can't help you pay:

- the amount you borrowed - only the interest on your mortgage
- anything towards insurance policies you have
- missed mortgage payments (arrears)

Repossession

In the unfortunate event that you are unable to pay your mortgage and your mortgage lender wants to take possession of the property, you could be liable to pay any repossession or legal costs. If you are not entitled to legal aid you may have to pay your own as well as the mortgage companies legal costs.

Being rehoused by the Council after repossession

You may also struggle to find alternative accommodation. The Council may consider your failure to keep up with mortgage payments make you “intentionally homeless”. If they come to this decision they will only have to re-house you for 28 days and then they will have no obligation to support you to find housing. A private landlord may consider your inability to keep up with mortgage payments risky and you may fail any credit or referencing checks that would allow you to rent privately.

Buying a new home after repossession

You must tell any new mortgage lender that your previous home was repossessed. This could make getting a new mortgage hard. Your previous lender may be able to claim some of the proceeds of your new home if you still owe them money when you sell it.

Can I afford to buy?

You can complete your own affordability assessment by visiting www.moneyadviceservice.org.uk/en/tools/house-buying/mortgage-affordability-calculator