

The Methodist Ministers' Housing Society's Shared Equity Scheme 2016/17

The Society will house presbyters/deacons provided they meet the following criteria:

- they satisfy the Society's Conditions of Service to the Church (a minimum of 10 years immediately prior to retirement in Circuit or church-related work)
- they have reached their 64th birthday by the end of the Connexional year in which they retire
- they fall within the charitable objects of the Society of housing only those "of limited means"
- presbyters/deacons retiring on ill health or compassionate grounds and widows/widowers of presbyters/deacons in active service may be housed regardless of age.

Capital Limits with effect from 1st September 2015

- The Society must keep to its charitable objects of housing only those "of limited means". Therefore, any presbyter/deacon with joint (presbyter/deacon and spouse) capital assets in excess of £250,000 and annual income in excess of £40,000 per annum will not be housed by the Society.
- For a presbyter/deacon and spouse with joint capital assets of £25,000 or less, no contribution towards the cost of a suitable property will be required.
- Applicants are required to consider existing properties within the Society's portfolio and in the event of the inability to provide suitable accommodation, the Society will consider buying a property.
- A presbyter/deacon and spouse with joint capital assets in excess of £25,000 (but not more than £250,000) will be expected to contribute through a shared equity scheme. The expected rate of contribution will be 60% of their capital in excess of £25,000. The Society's maximum contribution towards the cost of the property will be reduced proportionately.
- There is no minimum tenant's equity share and the presbyter/deacon and spouse may hold a share of up to 70% of the property.
- The actual contribution expected from a presbyter/deacon and spouse will be discussed and agreed at a meeting but examples of expected contributions, which are based on a sliding scale, are as follows:

Tenant's joint capital assets	Tenant's expected minimum contribution	MMHS maximum contribution	Tenant's Joint capital assets retained
£	£	£	£
25,000	0	200,000	25,000
50,000	15,000	185,000	35,000
75,000	30,000	170,000	45,000
100,000	45,000	155,000	55,000
150,000	75,000	125,000	75,000
200,000	105,000	95,000	95,000
225,000	120,000	80,000	105,000
250,000	135,000	65,000	115,000

The Society will only purchase up to the value of £200,000. If a presbyter/deacon and spouse wish to purchase a property with a value in excess of £200,000, they must contribute £ for £ and may not exceed a total 70% equity share in the property. Equity shares are based on the market value of the property. Property values may rise and/or fall and the Society and the presbyter/deacon and spouse equity shares are subject to usual market forces.

All presbyters/deacons and spouses participating in the equity sharing scheme are responsible for meeting the legal costs associated with drawing up their equity lease, registering it and any stamp duty payable on it. The exact cost varies according to the size of the lease but is likely to be in the region of £400.