

STAIRCASING CONVEYANCING

As a shared owner you are entitled to buy additional shares at any time after you purchase your home. The process of purchasing additional shares and increasing your equity is called 'staircasing.'

Owen Paulo Legal has a dedicated department dealing solely with shared ownership staircasing transactions and all related work such as remortgages, transfers of equity and lease extensions. We are a friendly but professional firm, and we pride ourselves on communicating with our clients clearly and concisely.

We offer:

- The UK's only specialist shared ownership resales and staircasing conveyancing service.
- Highly competitive transparent fees with no hidden charges.
- A nationwide service.

Our New Business Team are there to provide you with an immediate quote and to deal with any initial enquiries that you may have on this or general advice on your transaction. Our quotes are always competitive, transparent and fully itemised.

If you decide to proceed, you will then be passed to our dedicated Staircasing Team who will work with you towards completing the staircasing transaction within the required 3 months of the date of the valuation.

For an instant quotation, contact our New Business Team:

T: 0808 196 7020

E: enquiries@owenpaulo.co.uk



RENT, SERVICE CHARGE & INSURANCE

If you are staircasing to less than 100% your HA will confirm the amended amount of rent (and service charges if you pay them) to you prior to completion. However, if you are staircasing to 100% you will no longer pay rent (some flats may still have a ground rent) but will continue to pay service charges if applicable. If you are buying 100% of a house, you become responsible for arranging buildings insurance from completion.

STAMP DUTY

No stamp duty land tax (SDLT) is paid on any interim staircasing transaction (the purchase of any share up to 80%), nor on a final staircasing (the purchase of any share more than 80%) if it was paid on the full market value basis when the lease was first granted. However, anyone staircasing on a property where stamp duty was only paid on the premium when the lease was first granted is liable to pay SDLT on a staircasing transaction, which makes the total share above 80% and any staircasing thereafter.

WILLS & TRUSTS

It is important to think about writing a Will, or updating an existing one, when you own a home.

We work with a specialist Wills and Trusts company and can provide further details upon request.

QUOTATIONS

Our quotations are clear, easy to understand and highly competitive.

Our fees start from just £700 + VAT for a simple staircasing transaction.

**FOR AN INSTANT ONLINE QUOTATION
VISIT WWW.OWENPAULO.CO.UK OR
SCAN THE QR CODE!**



Get A Quote!

[www.owenpaulo.co.uk](http://WWW.OWENPAULO.CO.UK)