

HOSFGN/002: Property Thresholds Guidance

This guidance note sets out the property thresholds for the Scottish Government Home Owners' Support Fund (HOSF) for 2017 and 2018.

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1. Relevance

The value of the properties accepted into the scheme must be no more than the maximum levels we have set in this guidance note. This is because any homeowner with a property above these thresholds may potentially be able to downsize. This value will be determined by our independent surveyors.

The property thresholds in this guidance note apply to applications made to the Home Owner's Support Fund from 1 April 2017 to 31 March 2018 (inclusive) for the following HOSF schemes:

- Mortgage to Rent
- Mortgage to Shared Equity

2. Setting of Thresholds

The thresholds are based on an assessment of current housing market conditions within each local authority area. All thresholds are equal or higher than the respective OMSE thresholds used by HOSF prior to 2015.

3. Exceptions

Where a property value exceeds the relevant threshold, the homeowner may still be eligible for assistance if, as a result of a physical or mental health problem they can demonstrate a specific housing need, requiring them to remain in their property.

4. Determining the Open Market Value

The Open Market Value of the property is determined by our independent surveyors, initially as a desktop valuation and then a survey of the home. There is no appeal process.

The survey report is tailored for use in the Scheme. Copies are sent to relevant parties **ONLY** when required to complete specific stages of the purchase. The survey report is the property of the Scottish Government and has no purpose outside the Scheme. Applicants will only be sent a copy with an offer letter, if issued. It is not available to applicants or advisors upon request.

5. Property thresholds in each Local Authority Area

Area	Apartment	Maximum Valuation (£)
Aberdeen City	2	95,000
Aberdeen City	3	125,000
Aberdeen City	4	140,000
Aberdeen City	5	185,000
Aberdeen City	6	250,000
Angus	2	70,000
Angus	3	85,000
Angus	4	105,000
Angus	5	150,000
Angus	6	190,000
Argyll & Bute	2	80,000
Argyll & Bute	3	90,000
Argyll & Bute	4	120,000
Argyll & Bute	5	175,000
Argyll & Bute	6	235,000
Central Aberdeenshire	2	120,000
Central Aberdeenshire	3	155,000
Central Aberdeenshire	4	170,000
Central Aberdeenshire	5	210,000
Central Aberdeenshire	6	250,000
Central Mainland (Highland)	2	95,000
Central Mainland (Highland)	3	125,000
Central Mainland (Highland)	4	145,000
Central Mainland (Highland)	5	185,000
Central Mainland (Highland)	6	225,000
Clackmannanshire	2	65,000
Clackmannanshire	3	80,000
Clackmannanshire	4	105,000
Clackmannanshire	5	170,000
Clackmannanshire	6	190,000
Dundee City	2	70,000
Dundee City	3	80,000
Dundee City	4	100,000
Dundee City	5	150,000
Dundee City	6	185,000
Dumfries & Galloway	2	70,000
Dumfries & Galloway	3	95,000
Dumfries & Galloway	4	115,000
Dumfries & Galloway	5	150,000

Dumfries & Galloway	6	210,000
East Ayrshire	2	65,000
East Ayrshire	3	70,000
East Ayrshire	4	85,000
East Ayrshire	5	100,000
East Ayrshire	6	180,000
East Dunbartonshire	2	80,000
East Dunbartonshire	3	105,000
East Dunbartonshire	4	140,000
East Dunbartonshire	5	180,000
East Dunbartonshire	6	240,000
East Lothian	2	110,000
East Lothian	3	120,000
East Lothian	4	135,000
East Lothian	5	170,000
East Lothian	6	225,000
East Mainland (Highland)	2	70,000
East Mainland (Highland)	3	70,000
East Mainland (Highland)	4	95,000
East Mainland (Highland)	5	115,000
East Mainland (Highland)	6	160,000
East Renfrewshire	2	75,000
East Renfrewshire	3	105,000
East Renfrewshire	4	130,000
East Renfrewshire	5	185,000
East Renfrewshire	6	250,000
Edinburgh, City of	2	115,000
Edinburgh, City of	3	130,000
Edinburgh, City of	4	160,000
Edinburgh, City of	5	205,000
Edinburgh, City of	6	280,000
Eilean Siars	2	60,000
Eilean Siars	3	90,000
Eilean Siars	4	95,000
Eilean Siars	5	120,000
Eilean Siars	6	130,000
Falkirk	2	65,000
Falkirk	3	80,000
Falkirk	4	100,000
Falkirk	5	160,000
Falkirk	6	190,000
Fife	2	65,000
Fife	3	80,000
Fife	4	100,000
Fife	5	155,000
Fife	6	185,000
Glasgow City	2	75,000
Glasgow City	3	95,000
Glasgow City	4	105,000
Glasgow City	5	160,000
Glasgow City	6	230,000

Inverclyde	2	60,000
Inverclyde	3	70,000
Inverclyde	4	90,000
Inverclyde	5	120,000
Inverclyde	6	195,000
Midlothian	2	110,000
Midlothian	3	120,000
Midlothian	4	135,000
Midlothian	5	155,000
Midlothian	6	235,000
Moray	2	80,000
Moray	3	100,000
Moray	4	120,000
Moray	5	150,000
Moray	6	195,000
North Aberdeenshire	2	75,000
North Aberdeenshire	3	100,000
North Aberdeenshire	4	115,000
North Aberdeenshire	5	155,000
North Aberdeenshire	6	200,000
North Ayrshire	2	65,000
North Ayrshire	3	70,000
North Ayrshire	4	80,000
North Ayrshire	5	105,000
North Ayrshire	6	180,000
North Lanarkshire	2	65,000
North Lanarkshire	3	70,000
North Lanarkshire	4	80,000
North Lanarkshire	5	115,000
North Lanarkshire	6	175,000
Orkney Islands	2	85,000
Orkney Islands	3	100,000
Orkney Islands	4	125,000
Orkney Islands	5	165,000
Orkney Islands	6	195,000
Perth & Kinross	2	90,000
Perth & Kinross	3	110,000
Perth & Kinross	4	155,000
Perth & Kinross	5	190,000
Perth & Kinross	6	240,000
Renfrewshire	2	60,000
Renfrewshire	3	75,000
Renfrewshire	4	95,000
Renfrewshire	5	125,000
Renfrewshire	6	205,000
Rural Stirling	2	125,000
Rural Stirling	3	125,000
Rural Stirling	4	175,000
Rural Stirling	5	260,000
Rural Stirling	6	340,000
Scottish Borders	2	85,000

Scottish Borders	3	110,000
Scottish Borders	4	155,000
Scottish Borders	5	200,000
Scottish Borders	6	250,000
Shetland Islands	2	85,000
Shetland Islands	3	100,000
Shetland Islands	4	125,000
Shetland Islands	5	165,000
Shetland Islands	6	195,000
South Aberdeenshire	2	110,000
South Aberdeenshire	3	150,000
South Aberdeenshire	4	175,000
South Aberdeenshire	5	220,000
South Aberdeenshire	6	250,000
South Ayrshire	2	75,000
South Ayrshire	3	80,000
South Ayrshire	4	105,000
South Ayrshire	5	130,000
South Ayrshire	6	190,000
South Lanarkshire	2	65,000
South Lanarkshire	3	75,000
South Lanarkshire	4	85,000
South Lanarkshire	5	120,000
South Lanarkshire	6	175,000
Urban Stirling	2	85,000
Urban Stirling	3	100,000
Urban Stirling	4	115,000
Urban Stirling	5	185,000
Urban Stirling	6	245,000
West Dunbartonshire	2	65,000
West Dunbartonshire	3	75,000
West Dunbartonshire	4	90,000
West Dunbartonshire	5	155,000
West Dunbartonshire	6	190,000
West Lothian	2	110,000
West Lothian	3	120,000
West Lothian	4	135,000
West Lothian	5	155,000
West Lothian	6	210,000
West Mainland (Highland)	2	115,000
West Mainland (Highland)	3	120,000
West Mainland (Highland)	4	135,000
West Mainland (Highland)	5	170,000
West Mainland (Highland)	6	220,000

April 2017

Scottish Government