

[REDACTED]
More Homes Division
20 November 2018

Minister for Local Government, Housing and Planning

OPEN MARKET SHARED EQUITY SCHEME – OUTCOME OF THRESHOLDS CONSULTATION AND CALCULATION OF NEW PRICE THRESHOLDS

Purpose

1. To [REDACTED – out of scope] and present updated price thresholds which have been calculated for the new areas, which we intend to implement from December 2018 onwards.

Priority

2. **Routine.**

Background

3. In June you agreed to consult informally with COSLA and local authorities on a proposal for revised OMSE threshold areas. This was to be a two-step process as follows:-

Stage 1 - sharing of proposed new threshold areas based on local authority boundaries (as set out in Annex A) and seeking comments.

Stage 2 – taking account of comments; calculating new price thresholds for the new areas based on the latest available house price data; and sharing these with local authorities and COSLA.

4. The majority of this work is complete and the final step is to share the updated price thresholds calculated for the new areas with the original consultees before publishing them for use in the scheme in December.

Outcome

5. 14 of the 32 local authorities responded to our informal consultation paper issued in July. Of those that responded, 11 local authorities were supportive of the new threshold boundaries. COSLA and ALACHO were also supportive of the new approach. 3 local authorities suggested changes to the proposed areas. A summary of these is provided below.

Local Authority	Summary of request
South Lanarkshire	Further breakdown of South Lanarkshire into 4 sub areas.
Aberdeenshire	Minor changes to the boundaries of the 3 threshold areas within the

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	Aberdeenshire Council area to reflect urban and rural markets.
Highland	Minor changes to boundaries of 3 threshold areas within the Highland Council area to match house prices / market activity.

6. [REDACTED - s.30(b)(i) free and frank provision of advice]

7. [REDACTED – out of scope].

Next Steps

8. Revised threshold prices set out in Annex C have been calculated based on the latest available linked house price and size data for Scotland to the end of March 2018 for the new areas set out in Annex A. The differences between the proposed new threshold prices and the previous prices for each threshold area and apartment size have been highlighted. Subject to your agreement, we plan to share this with local authorities, COSLA and ALACHO in advance of implementation in December 2018.

9. It is important to note that overall almost two thirds of threshold prices are set to reduce, although half of these drops in prices would be of magnitude £10k or less - see Annex D for further details. Some local authorities may raise concerns at this stage particularly those who see reductions in the threshold prices within their area. However, it will be harder to argue with the approach, as many agreed in principle at the first stage of informal consultation.

Risks

10. [REDACTED - s.30(b)(i) free and frank provision of advice]

- [REDACTED - s.30(b)(i) free and frank provision of advice]
- [REDACTED - s.30(b)(i) free and frank provision of advice]
- [REDACTED - s.30(b)(i) free and frank provision of advice]
- [REDACTED - s.30(b)(i) free and frank provision of advice]

11. [REDACTED - s.30(b)(i) free and frank provision of advice]

Timing

12. It is important to begin using the new OMSE threshold prices as soon as possible because there have been significant changes to OMSE uptake this year as result of the

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delay in updating threshold prices. For example, there has been 5 times the normal level of demand in Grampian due to threshold prices not being adjusted in line with reduced house prices. This demonstrates clearly that we are now providing support for purchases well above the lowest 25% of households - the commonly used definition of affordable homeownership.

13. However, in Edinburgh and the Lothians uptake has fallen by more than a quarter as house prices have risen and OMSE thresholds have not. In this area, applicants wishing to purchase genuinely affordable homes, are unable to find properties within the current threshold prices. We therefore recommend implementation of the revised OMSE threshold prices and areas in December 2018. A suitable date will be agreed with the administering agent, Link Homes.

Presentation

14. [REDACTED – out of scope]

- [REDACTED – out of scope]
- [REDACTED – out of scope]

Recommendation

15. We recommend that you

- agree to the threshold areas set out in Annex A.
- agree to share the outcome of the price threshold calculation exercise (Annex C) with local authorities, COSLA and ALACHO during late-November.
- agree to implementation of new threshold prices in mid-December 2018.

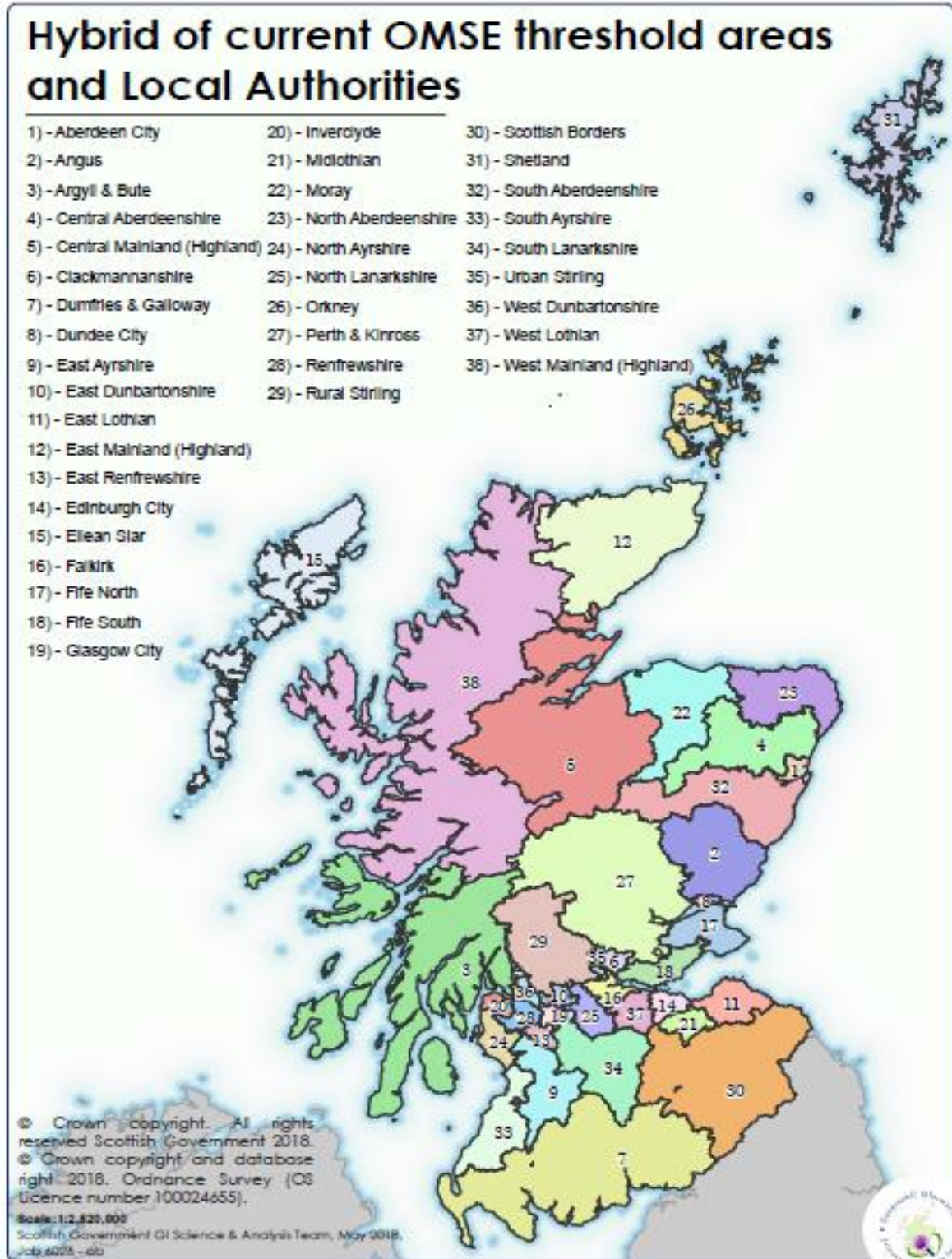
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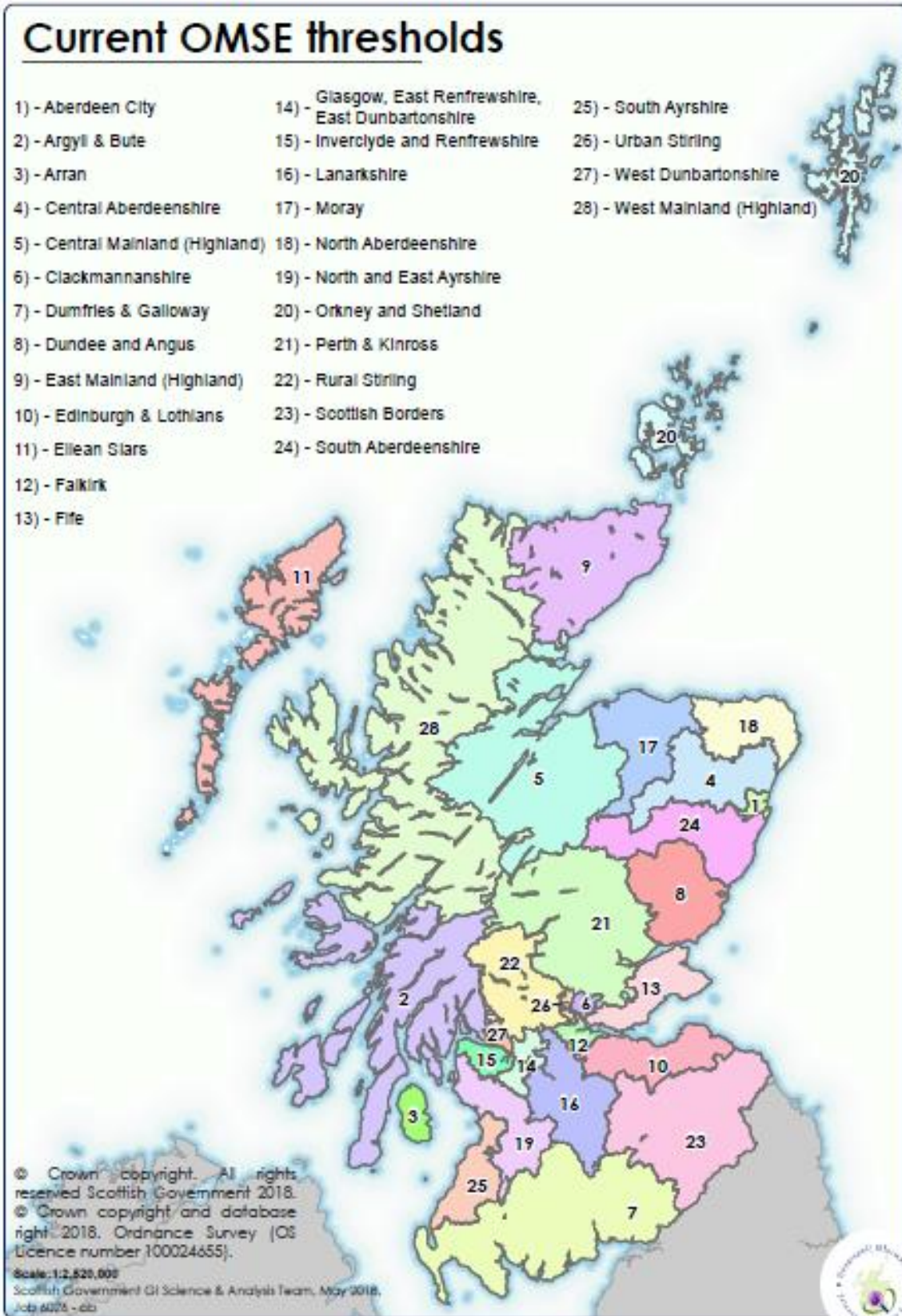
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Copy List:	For Action	For Comments	For Information		
			Portfolio Interest	Constit Interest	General Awareness
Cabinet Secretary for Communities and Local Government			X		

DG Education, Communities and Justice
 Director for Housing and Social Justice
 Deputy Director, More Homes
 [REDACTED], More Homes
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 Jeanette Campbell

PROPOSED NEW THRESHOLD AREAS





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ANNEX C - REVISED OMSE THRESHOLD PRICES

Previous OMSE areas	Previous thresholds (£), by apartment size					New OMSE areas	New thresholds (£), by apartment size					Changes to thresholds (£)				
	2	3	4	5	6		2	3	4	5	6	2	3	4	5	6
Aberdeen City	115,000	145,000	165,000	205,000	300,000	Aberdeen City	110,000	130,000	145,000	180,000	260,000	-5,000	-15,000	-20,000	-25,000	-40,000
Argyll & Bute	80,000	90,000	120,000	175,000	235,000	Argyll & Bute	65,000	95,000	130,000	170,000	225,000	-15,000	5,000	10,000	-5,000	-10,000
Central Aberdeenshire	135,000	180,000	200,000	245,000	290,000	Central Aberdeenshire	115,000	150,000	175,000	215,000	250,000	-20,000	-30,000	-25,000	-30,000	-40,000
Central Mainland Highland	100,000	130,000	150,000	190,000	230,000	Central Mainland Highland	95,000	130,000	160,000	200,000	250,000	-5,000	0	10,000	10,000	20,000
Clackmannanshire	65,000	80,000	105,000	170,000	190,000	Clackmannanshire	45,000	75,000	95,000	160,000	195,000	-20,000	-5,000	-10,000	-10,000	5,000
Dumfries & Galloway	70,000	95,000	115,000	150,000	210,000	Dumfries & Galloway	65,000	90,000	110,000	150,000	200,000	-5,000	-5,000	-5,000	0	-10,000
Dundee and Angus	70,000	85,000	100,000	150,000	190,000	Dundee	55,000	80,000	100,000	150,000	185,000	-15,000	-5,000	0	0	-5,000
						Angus	60,000	100,000	130,000	180,000	225,000	-10,000	15,000	30,000	30,000	35,000
East Mainland Highland	75,000	75,000	100,000	125,000	170,000	East Mainland Highland	80,000	80,000	90,000	135,000	145,000	5,000	5,000	-10,000	10,000	-25,000
Edinburgh and Lothians	110,000	120,000	135,000	155,000	220,000	Edinburgh	115,000	140,000	175,000	230,000	345,000	5,000	20,000	40,000	75,000	125,000
						East Lothian	90,000	120,000	140,000	185,000	250,000	-20,000	0	5,000	30,000	30,000
						Midlothian	90,000	105,000	125,000	140,000	230,000	-20,000	-15,000	-10,000	-15,000	10,000
						West Lothian	65,000	90,000	100,000	110,000	185,000	-45,000	-30,000	-35,000	-45,000	-35,000
Eilean Siar	60,000	100,000	100,000	130,000	145,000	Eilean Siar	70,000	95,000	95,000	130,000	175,000	10,000	-5,000	-5,000	0	30,000
Falkirk	65,000	80,000	100,000	160,000	190,000	Falkirk	45,000	70,000	85,000	140,000	180,000	-20,000	-10,000	-15,000	-20,000	-10,000
Fife	65,000	80,000	100,000	155,000	185,000	Fife North	75,000	110,000	135,000	185,000	215,000	10,000	30,000	35,000	30,000	30,000
						Fife South	55,000	70,000	95,000	145,000	195,000	-10,000	-10,000	-5,000	-10,000	10,000
Glasgow, East Renfrewshire, East Dunbartonshire	75,000	95,000	105,000	160,000	230,000	Glasgow	70,000	85,000	90,000	155,000	225,000	-5,000	-10,000	-15,000	-5,000	-5,000
						East Dunbartonshire	75,000	100,000	140,000	185,000	280,000	0	5,000	35,000	25,000	50,000
						East Renfrewshire	75,000	115,000	145,000	210,000	310,000	0	20,000	40,000	50,000	80,000
Inverclyde and Renfrewshire	60,000	70,000	90,000	120,000	195,000	Inverclyde	40,000	55,000	65,000	80,000	175,000	-20,000	-15,000	-25,000	-40,000	-20,000
Renfrewshire	55,000	70,000	85,000	115,000	205,000	Renfrewshire	55,000	70,000	85,000	115,000	205,000	-5,000	0	-5,000	-5,000	10,000
Moray	80,000	105,000	125,000	155,000	205,000	Moray	80,000	100,000	125,000	150,000	190,000	0	-5,000	0	-5,000	-15,000
Lanarkshire	65,000	70,000	80,000	115,000	175,000	North Lanarkshire	45,000	60,000	70,000	95,000	155,000	-20,000	-10,000	-10,000	-20,000	-20,000
						South Lanarkshire	45,000	65,000	75,000	105,000	170,000	-20,000	-5,000	-5,000	-10,000	-5,000
North and East Ayrshire	65,000	70,000	80,000	100,000	180,000	North Ayrshire	45,000	55,000	65,000	80,000	165,000	-20,000	-15,000	-15,000	-20,000	-15,000
						East Ayrshire	50,000	65,000	85,000	120,000	180,000	-15,000	-5,000	5,000	20,000	0
North Aberdeenshire	85,000	115,000	130,000	175,000	230,000	North Aberdeenshire	70,000	100,000	110,000	145,000	195,000	-15,000	-15,000	-20,000	-30,000	-35,000
Orkney and Shetland	85,000	120,000	150,000	175,000	200,000	Orkney	75,000	115,000	160,000	190,000	230,000	-10,000	-5,000	10,000	15,000	30,000
						Shetland	85,000	130,000	175,000	215,000	260,000	0	10,000	25,000	40,000	60,000
Perth & Kinross	95,000	120,000	170,000	210,000	265,000	Perth & Kinross	75,000	115,000	160,000	200,000	250,000	-20,000	-5,000	-10,000	-10,000	-15,000
Rural Stirling	125,000	125,000	175,000	260,000	340,000	Rural Stirling	90,000	120,000	180,000	250,000	315,000	-35,000	-5,000	5,000	-10,000	-25,000
Scottish Borders	85,000	110,000	155,000	200,000	250,000	Scottish Borders	70,000	105,000	135,000	200,000	225,000	-15,000	-5,000	-20,000	0	-25,000
South Aberdeenshire	125,000	170,000	195,000	245,000	280,000	South Aberdeenshire	125,000	170,000	185,000	230,000	280,000	0	0	-10,000	-15,000	0
South Ayrshire	75,000	80,000	105,000	130,000	190,000	South Ayrshire	55,000	70,000	85,000	125,000	180,000	-20,000	-10,000	-20,000	-5,000	-10,000
Urban Stirling	85,000	100,000	115,000	185,000	245,000	Urban Stirling	75,000	95,000	105,000	200,000	240,000	-10,000	-5,000	-10,000	15,000	-5,000
West Dunbartonshire	65,000	75,000	90,000	155,000	190,000	West Dunbartonshire	50,000	65,000	90,000	135,000	205,000	-15,000	-10,000	0	-20,000	15,000
West Mainland Highland	120,000	125,000	140,000	180,000	230,000	West Mainland Highland	85,000	110,000	130,000	170,000	195,000	-35,000	-15,000	-10,000	-10,000	-35,000

ANNEX D – SUMMARY OF CHANGES TO THRESHOLDS

The table below summarises the levels of changes to thresholds. Just over a quarter (27%) of thresholds would increase, with over one in ten (11%) set to increase by £30k or more. Almost one in ten (9%) of thresholds would be unchanged. Almost two-thirds (64%) would fall, however for many of these the reductions would be of lower orders of magnitude, with almost half of the number of thresholds showing a drop reducing by £10k or less.

Summary of levels of changes to thresholds:

	Level of change	Number of thresholds	As a % of all thresholds	
↑ thresholds that would increase	+£40k or more	9	5%	27%
	+£35k	3	2%	
	+£30k	9	5%	
	+£25k	2	1%	
	+£20k	4	2%	
	+£15k	4	2%	
	+£10k	11	6%	
	+£5k	9	5%	
	no change	18	9%	9%
↓ thresholds that would decrease	-£5k	31	16%	64%
	-£10k	28	15%	
	-£15k	20	11%	
	-£20k	21	11%	
	-£25k	6	3%	
	-£30k	4	2%	
	-£35k	6	3%	
	-£40k or more	5	3%	

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From: [REDACTED]
Directorate for Housing Social Justice,
More Homes Division
27 November 2019

Minister for Local Government, Housing and Planning

OPEN MARKET SHARED EQUITY UPDATED THRESHOLD PRICES

Purpose

1. To provide you with final updated OMSE threshold prices following our meeting on 6 November.

Priority

2. **Routine:** a response by Wednesday 4 December would be helpful in order to put in place new threshold prices by mid December.

Background

3. Following a fundamental review, revised OMSE threshold prices and areas were implemented in December 2018. As you are aware, the net effect of these changes resulted in a drop in overall uptake during 2019/20.

4. We update OMSE thresholds annually so they continue represent “affordable” housing, reflecting the most up-to-date house price information available. They ensure that scheme continues to be targeted at those who need help to access the affordable housing market and to ensure that, across Scotland, all areas are able to benefit from a viable scheme with a reasonable number of purchases.

New threshold prices

5. Analysts have now completed their work to calculate new threshold prices based on the latest available house price data for Scotland to the end of March 2019. The finalised calculations show no change to the draft analysis presented on 6 November, with finalised thresholds increasing in 48% of areas, showing no change in 36%, and decreasing in only 15% of areas. The new threshold prices are attached at Annex A, with differences between the new and previous thresholds highlighted.

6. Changes to price thresholds reflect the overall movement in average house prices over the latest year in each area in either the lower quartile prices (urban areas) or median prices (rural areas). In the Lothians, strong increases seen in house prices over the latest year across each of Edinburgh, East Lothian, Midlothian, and West Lothian have contributed to thresholds in these areas increasing by between £5,000 and £20,000 for each area and size category. Other areas showing increased thresholds across each size category include Argyll and Bute, Central Aberdeenshire, Central Mainland Highland (Inverness and surrounds), Fife North, East Dunbartonshire and Moray. With other areas showing increases in thresholds for particular size categories.

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7. Areas seeing decreases in thresholds across all size categories include Aberdeen City, Shetland, East Mainland Highland, and East Renfrewshire. Decreases for Aberdeen City reflect continued house prices falls following the downturn in the oil industry. Decreases in other areas are more likely to reflect year on year variation in house price changes rather than longer term trends. It is worth noting that for Shetland and East Renfrewshire, each of these areas saw increases in the calculated thresholds in the previous set of updates, which more than offsets the latest decreases when looking at changes to price thresholds across the full period of the latest two sets of updates.

8. We propose to start using these new thresholds from mid December 2019. Given that a significant percentage of threshold prices are set to increase, this will help ensure that there continues to be a sufficient range of properties available in the scheme within the price thresholds, in particular in areas where house prices have risen over the latest year, helping to meet the need of demand for the scheme in these areas.

Advertising and marketing

9. [REDACTED]

10. [REDACTED]

Recommendation

11. We ask you to agree the changes to OMSE threshold prices from mid December 2019.

[REDACTED]

More Home Division

27 November 2019

Copy List:	For Action	For Comments	For Information		
			Portfolio Interest	Constit Interest	General Awareness
Cabinet Secretary for Communities and Local Government			X		

DG Education, Communities and Justice
Director for Housing and Social Justice
Gareth Brown
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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ANNEX A

PROPOSED NEW THRESHOLD PRICES

OMSE areas	Current thresholds (£), by apartment size					Proposed new thresholds (£), by apartment size					Proposed Changes to thresholds (£)				
	2	3	4	5	6	2	3	4	5	6	2	3	4	5	6
Aberdeen City	110,000	130,000	145,000	180,000	260,000	100,000	120,000	135,000	165,000	240,000	-10,000	-10,000	-10,000	-15,000	-20,000
Argyll & Bute	65,000	95,000	130,000	170,000	225,000	70,000	100,000	135,000	175,000	230,000	5,000	5,000	5,000	5,000	5,000
Central Aberdeenshire	115,000	150,000	175,000	215,000	250,000	120,000	155,000	180,000	220,000	255,000	5,000	5,000	5,000	5,000	5,000
Central Mainland Highland	95,000	130,000	160,000	200,000	250,000	100,000	140,000	170,000	215,000	265,000	5,000	10,000	10,000	15,000	15,000
Clackmannanshire	45,000	75,000	95,000	160,000	195,000	50,000	75,000	100,000	170,000	205,000	5,000	0	5,000	10,000	10,000
Dumfries & Galloway	65,000	90,000	110,000	150,000	200,000	70,000	90,000	115,000	155,000	210,000	5,000	0	5,000	5,000	10,000
Dundee	55,000	80,000	100,000	150,000	185,000	55,000	80,000	100,000	150,000	185,000	0	0	0	0	0
Angus	60,000	100,000	130,000	180,000	225,000	60,000	100,000	135,000	180,000	230,000	0	0	5,000	0	5,000
East Mainland Highland	80,000	80,000	90,000	135,000	145,000	75,000	75,000	85,000	125,000	135,000	-5,000	-5,000	-5,000	-10,000	-10,000
Edinburgh	115,000	140,000	175,000	230,000	345,000	120,000	145,000	180,000	240,000	360,000	5,000	5,000	5,000	10,000	15,000
East Lothian	90,000	120,000	140,000	185,000	250,000	100,000	130,000	155,000	200,000	270,000	10,000	10,000	15,000	15,000	20,000
Midlothian	90,000	105,000	125,000	140,000	230,000	100,000	115,000	135,000	155,000	250,000	10,000	10,000	10,000	15,000	20,000
West Lothian	65,000	90,000	100,000	110,000	185,000	70,000	95,000	105,000	120,000	200,000	5,000	5,000	5,000	10,000	15,000
Eilean Siar	70,000	95,000	95,000	130,000	175,000	75,000	100,000	100,000	140,000	180,000	5,000	5,000	5,000	10,000	5,000
Falkirk	45,000	70,000	85,000	140,000	180,000	45,000	75,000	90,000	150,000	190,000	0	5,000	5,000	10,000	10,000
Fife North	75,000	110,000	135,000	185,000	215,000	80,000	115,000	140,000	190,000	225,000	5,000	5,000	5,000	5,000	10,000
Fife South	55,000	70,000	95,000	145,000	195,000	55,000	70,000	95,000	150,000	195,000	0	0	0	5,000	0
Glasgow	70,000	85,000	90,000	155,000	225,000	70,000	85,000	90,000	155,000	220,000	0	0	0	0	-5,000
East Dunbartonshire	75,000	100,000	140,000	185,000	280,000	80,000	105,000	150,000	190,000	290,000	5,000	5,000	10,000	5,000	10,000
East Renfrewshire	75,000	115,000	145,000	210,000	310,000	70,000	110,000	140,000	205,000	300,000	-5,000	-5,000	-5,000	-5,000	-10,000
Inverclyde	40,000	55,000	65,000	80,000	175,000	40,000	55,000	65,000	80,000	175,000	0	0	0	0	0
Renfrewshire	55,000	70,000	85,000	115,000	205,000	55,000	70,000	85,000	115,000	205,000	0	0	0	0	0
Moray	80,000	100,000	125,000	150,000	190,000	85,000	105,000	130,000	155,000	200,000	5,000	5,000	5,000	5,000	10,000
North Lanarkshire	45,000	60,000	70,000	95,000	155,000	45,000	60,000	70,000	95,000	160,000	0	0	0	0	5,000
South Lanarkshire	45,000	65,000	75,000	105,000	170,000	50,000	65,000	80,000	110,000	180,000	5,000	0	5,000	5,000	10,000
North Ayrshire	45,000	55,000	65,000	80,000	165,000	45,000	55,000	65,000	80,000	160,000	0	0	0	0	-5,000
East Ayrshire	50,000	65,000	85,000	120,000	180,000	50,000	70,000	90,000	125,000	190,000	0	5,000	5,000	5,000	10,000
North Aberdeenshire	70,000	100,000	110,000	145,000	195,000	70,000	95,000	105,000	140,000	190,000	0	-5,000	-5,000	-5,000	-5,000
Orkney	75,000	115,000	160,000	190,000	230,000	75,000	120,000	160,000	195,000	235,000	0	5,000	0	5,000	5,000
Shetland	85,000	130,000	175,000	215,000	260,000	80,000	125,000	170,000	205,000	250,000	-5,000	-5,000	-5,000	-10,000	-10,000
Perth & Kinross	75,000	115,000	160,000	200,000	250,000	75,000	115,000	160,000	200,000	250,000	0	0	0	0	0
Rural Stirling	90,000	120,000	180,000	250,000	315,000	95,000	125,000	185,000	255,000	315,000	5,000	5,000	5,000	5,000	0
Scottish Borders	70,000	105,000	135,000	200,000	225,000	70,000	105,000	140,000	200,000	230,000	0	0	5,000	0	5,000
South Aberdeenshire	125,000	170,000	185,000	230,000	280,000	125,000	165,000	185,000	230,000	280,000	0	-5,000	0	0	0
South Ayrshire	55,000	70,000	85,000	125,000	180,000	55,000	70,000	85,000	125,000	180,000	0	0	0	0	0
Urban Stirling	75,000	95,000	105,000	200,000	240,000	80,000	95,000	110,000	210,000	255,000	5,000	0	5,000	10,000	15,000
West Dunbartonshire	50,000	65,000	90,000	135,000	205,000	50,000	65,000	90,000	135,000	205,000	0	0	0	0	0
West Mainland Highland	85,000	110,000	130,000	170,000	195,000	85,000	110,000	125,000	170,000	190,000	0	0	-5,000	0	-5,000

OFFICIAL: POLICY

From: [REDACTED]
Directorate for Housing Social Justice,
More Homes Division
19 November 2020

Minister for Local Government, Housing and Planning

OPEN MARKET SHARED EQUITY UPDATED THRESHOLD PRICES

Purpose

12. To request approval to publish the latest updated OMSE threshold prices further to the most recent annual review and provide you with information on OMSE advertising and marketing activities.

Priority

13. **Routine:** a response by 3 December would be helpful in order to put in place new threshold prices by mid-December in line with previous years.

Background

14. Following a fundamental review, revised OMSE threshold prices and areas were implemented in December 2018. The net effect of these changes resulted in a drop in uptake of approximately a third during 2019/20. Anecdotal evidence also shows that there has been a further significant drop in demand for OMSE due to the introduction of the First Home Fund in December 2019 (FHF). The number of households assisted by OMSE in 2020-21 is expected to be in the region of 500.

15. As you are aware we update OMSE thresholds annually so they continue to represent “affordable” housing, reflecting the most up-to-date house price information available. Threshold prices are based on the lower quartile of house prices in urban areas and the median in rural areas. The last update of threshold prices took place in December 2019. They ensure that the scheme continues to be targeted at those who need help to access the affordable housing market and to ensure that, across Scotland, all areas are able to benefit from a viable scheme with a reasonable number of purchases.

New threshold prices

16. Analysts have now completed their work to calculate new threshold prices based on the latest available house price data for Scotland to the end of March 2020.

17. The approach of aligning threshold prices to latest house price data has been used for the last 2 years and we are keen to keep a consistent approach by continuing to complete the analysis in this way. The finalised calculations show 87% of threshold prices are set to either increase or remain the same and 13% are set to reduce. The new threshold prices are attached at Annex A, with differences between the new and previous thresholds highlighted.

OFFICIAL: POLICY

18. Changes to threshold prices reflect the overall movement in average house prices over the latest year in each area in either the lower quartile prices (urban areas) or median prices (rural areas). The analysis shows increases in Argyll & Bute, Dundee, Angus, both Highland areas, Edinburgh and the Lothians, East Dunbartonshire, Falkirk, North and South Fife, Glasgow, East Renfrewshire, Renfrewshire, Moray, North Aberdeenshire, Orkney, Perth & Kinross, South Lanarkshire, Rural Stirling and West Dunbartonshire.

19. Areas seeing decreases in thresholds across all size categories are Aberdeen City and Central Aberdeenshire. There are also decreases for some size categories in South Aberdeenshire, Clackmannanshire, East Ayrshire, South Ayrshire, Urban Stirling and Scottish Borders. In the areas where threshold prices are showing a reduction the changes are small, in most cases £5k, as can be seen in Annex A.

20. We propose to start using these new thresholds from mid December 2020.

Advertising and marketing

9. [REDACTED]

Future Threshold Reviews

10. The annual update of OMSE thresholds considers overall house price trends and distributions in each local authority and applies the same trend to each OMSE property size rate. Approximately, every five years there is a need to carry out more comprehensive analysis, involving matching house price data to property size, to update and calibrate each OMSE rate more precisely to housing market prices. This comprehensive analysis was last completed on 2015/16 data and first applied in December 2018. In the current circumstances, and with an ongoing vacancy in the housing statistics team, we are not currently planning for such an analysis, but will keep this under consideration for future years.

Recommendation

11. We ask that you

- 1) agree the changes to OMSE threshold prices from mid December 2020.
- 2) note the current OMSE advertising and marketing activity.

[REDACTED]

More Home Division
19 November 2020

OFFICIAL: POLICY

Copy List:	For Action	For Comments	For Information		
			Portfolio Interest	Constit Interest	General Awareness
Cabinet Secretary for Communities and Local Government			X		

DG Education, Communities and Justice
Director for Housing and Social Justice
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

OFFICIAL: POLICY

From: [REDACTED]
Sent: 02 December 2020 08:55
To: Minister for Local Government, Housing and Planning
Cc: [REDACTED] Cabinet Secretary for Communities and Local Government; DG Education, Communities & Justice; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: Scottish Government Shared Equity - Open Market Shared Equity Scheme (OMSE) - Annual Review of Threshold Prices - November 2020

Hi [REDACTED]

Thank you for confirming the Minister is content. Original copy list included for information [REDACTED – out of scope].

Kind Regards

[REDACTED]

[REDACTED]
Policy Manager
More Homes Division
Housing and Social Justice Directorate
[REDACTED]

Please note I work part time (Tuesday – Friday)

From: [REDACTED] **On Behalf Of** Minister for Local Government, Housing and Planning
Sent: 01 December 2020 16:42
To: [REDACTED]; Minister for Local Government, Housing and Planning <MinisterLGHP@gov.scot>
Cc: [REDACTED]
Subject: RE: Scottish Government Shared Equity - Open Market Shared Equity Scheme (OMSE) - Annual Review of Threshold Prices - November 2020

Hi [REDACTED]

Mr Stewart is content with the note – thanks.

[REDACTED]
[REDACTED]
Private Secretary to Kevin Stewart, Minister for Local Government, Housing and Planning
[REDACTED]

Please see the [Ministerial preferences](#) which may be of assistance to you.
All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments.

OFFICIAL: POLICY

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [REDACTED]

Sent: 01 December 2020 08:59

To: Minister for Local Government, Housing and Planning <MinisterLGHP@gov.scot>

Cc: [REDACTED]

Subject: RE: Scottish Government Shared Equity - Open Market Shared Equity Scheme (OMSE) - Annual Review of Threshold Prices - November 2020

Hi [REDACTED]

Noted below are the key points taken from our discussion with the Minister including agreed actions:

- The room restriction of need + 1 will be removed from the scheme criteria allowing applicants to apply for any size of property providing it fits within the published thresholds which should offer applicants more choice and increase uptake to scheme.
- The OMSE threshold prices will be updated to reflect the latest house price data, except in areas where house prices have fallen. In these threshold areas the threshold prices will remain at 2019/20 levels.
- We will work with the administering agent to implement all changes by mid-December.
- [REDACTED – out of scope]
- [REDACTED – out of scope]

If the Minister is content with this I can circulate to the original wider copy list

Kind Regards

[REDACTED]

[REDACTED]

Policy Manager
More Homes Division
Housing and Social Justice Directorate

[REDACTED]

Please note I work part time (Tuesday – Friday)

From: [REDACTED] **On Behalf Of** Minister for Local Government, Housing and Planning

Sent: 29 November 2020 13:13

To: [REDACTED]

Cc: Minister for Local Government, Housing and Planning <MinisterLGHP@gov.scot>

Subject: FW: Scottish Government Shared Equity - Open Market Shared Equity Scheme (OMSE) - Annual Review of Threshold Prices - November 2020

OFFICIAL: POLICY

HI [REDACTED]

Let me know if you want me to feed anything back on the wider copy list on this following your discussion with the Minister.

[REDACTED]

[REDACTED]

Private Secretary to Kevin Stewart, Minister for Local Government, Housing and Planning

[REDACTED]

Please see the [Ministerial preferences](#) which may be of assistance to you.

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments.

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [REDACTED] **On Behalf Of** Minister for Local Government, Housing and Planning

Sent: 22 November 2020 16:20

To: [REDACTED]; Minister for Local Government, Housing and Planning <MinisterLGHP@gov.scot>

Cc: Cabinet Secretary for Communities and Local Government <CabSecCLG@gov.scot>; DG Education, Communities & Justice <DGECJ@gov.scot>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Campbell J (Jeanette) (Special Adviser) <Jeanette.Campbell@gov.scot>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

Subject: RE: Scottish Government Shared Equity - Open Market Shared Equity Scheme (OMSE) - Annual Review of Threshold Prices - November 2020

Hi [REDACTED]

Mr Stewart would welcome a call to discuss this, I will find a slot in the diary.

Thanks

[REDACTED]

Assistant Private Secretary
Office of Minister for Local Government, Housing & Planning
The Scottish Government
St Andrews House, Regent Road, Edinburgh, EH1 3DG
Tel. [REDACTED]

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments.

Scottish Ministers, Special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

From: [REDACTED]

Sent: 19 November 2020 16:30

OFFICIAL: POLICY

To: Minister for Local Government, Housing and Planning <MinisterLGHP@gov.scot>

Cc: Cabinet Secretary for Communities and Local Government <CabSecCLG@gov.scot>; DG Education, Communities & Justice <DGECJ@gov.scot>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Campbell J (Jeanette) (Special Adviser) <Jeanette.Campbell@gov.scot>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

Subject: Scottish Government Shared Equity - Open Market Shared Equity Scheme (OMSE) - Annual Review of Threshold Prices - November 2020

[REDACTED]

I attach a submission detailing the latest review of the threshold prices for the Open Market Shared Equity Scheme (OMSE).

Should the Minister agree to our recommendations a response by 3rd December would be appreciated in order to allow us time to implement and publish any changes by mid-December

Kind Regards

[REDACTED]

[REDACTED]

Policy Manager
More Homes Division
Housing and Social Justice Directorate

Please note I work part time (Tuesday – Friday)

OFFICIAL: POLICY

From: [REDACTED]

Directorate for Housing Social Justice,
More Homes Division
25 November 2021

Cabinet Secretary for Social Justice, Housing and Local Government

OPEN MARKET SHARED EQUITY (OMSE) UPDATED THRESHOLD PRICES

Purpose

21. To provide an update on the new OMSE threshold prices calculated following the most recent annual review of prices.

Priority

22. **Routine:** any comments would be useful by 6 December as we plan to begin using the new threshold prices in week commencing 13 December.

Background

23. A fundamental review of OMSE threshold areas **and** prices was undertaken in 2018. This resulted in revision of the OMSE threshold areas, including breaking down some larger threshold areas into smaller areas where justified, following consultation with COSLA and local authorities. A map of the current OMSE threshold areas is included in Annex A.

24. Since then, OMSE threshold prices have been updated annually so they continue to represent “affordable” housing, reflecting the most up-to-date house price information available. Threshold prices are based on the lower quartile of house prices in urban areas and the median in rural areas. They ensure that the scheme continues to be targeted at those on low to moderate incomes who need help to access the affordable housing market and to ensure that, across Scotland, most areas are able to benefit from a viable scheme with a reasonable number of purchases.

New Threshold Prices

25. Analysts have now completed calculation of new threshold prices, based on the latest available house price data for Scotland to the end of March 2021.

26. The finalised calculations set out in Annex B show 94% of threshold prices are set to either increase or remain the same and 6% are set to reduce. Areas seeing decreases in threshold prices across all size categories are Aberdeen City and Inverclyde, with East Ayrshire also seeing a decrease across a single size category. Differences between the new and previous thresholds are highlighted. Changes to threshold prices reflect the overall movement in average house prices over the latest year in each area in either the lower quartile prices (urban areas) or median prices (rural areas).

OFFICIAL: POLICY

Rural and Island Communities

27. There have been some requests from rural areas, namely those in Skye and Isle of Mull, to increase the threshold prices for these areas. There are concerns that no properties are being marketed in those areas within the published thresholds. As OMSE is an affordable housing scheme, increasing the threshold prices beyond the median of house price in rural areas would no longer be regarded as “affordable housing”.

28. For Skye, the Highland area is already split into three separate housing market areas, Central Mainland Highland, East Mainland Highland and West Mainland Highland. All three of these areas will see an increase in the thresholds this year. Isle of Mull is within the Argyll & Bute threshold area, which will also see an increase in the OMSE threshold prices in all size categories.

29. During the fundamental review of OMSE threshold areas in 2018, we considered whether threshold areas should be subdivided into smaller housing market areas. However, the much larger number of threshold areas and prices would make administration of the scheme more challenging, as well as being more difficult for applicants to understand. There are also significant issues associated with calculating threshold prices for smaller areas given the greater volatility associated with the smaller pool of properties used in the calculation. The resulting threshold prices could be overly influenced by the sale of small numbers of either higher or lower value properties.

30. [REDACTED – out-of-scope]

Recommendation

31. We ask you to note the proposed changes to the OMSE threshold prices from w/c 13 December 2021.

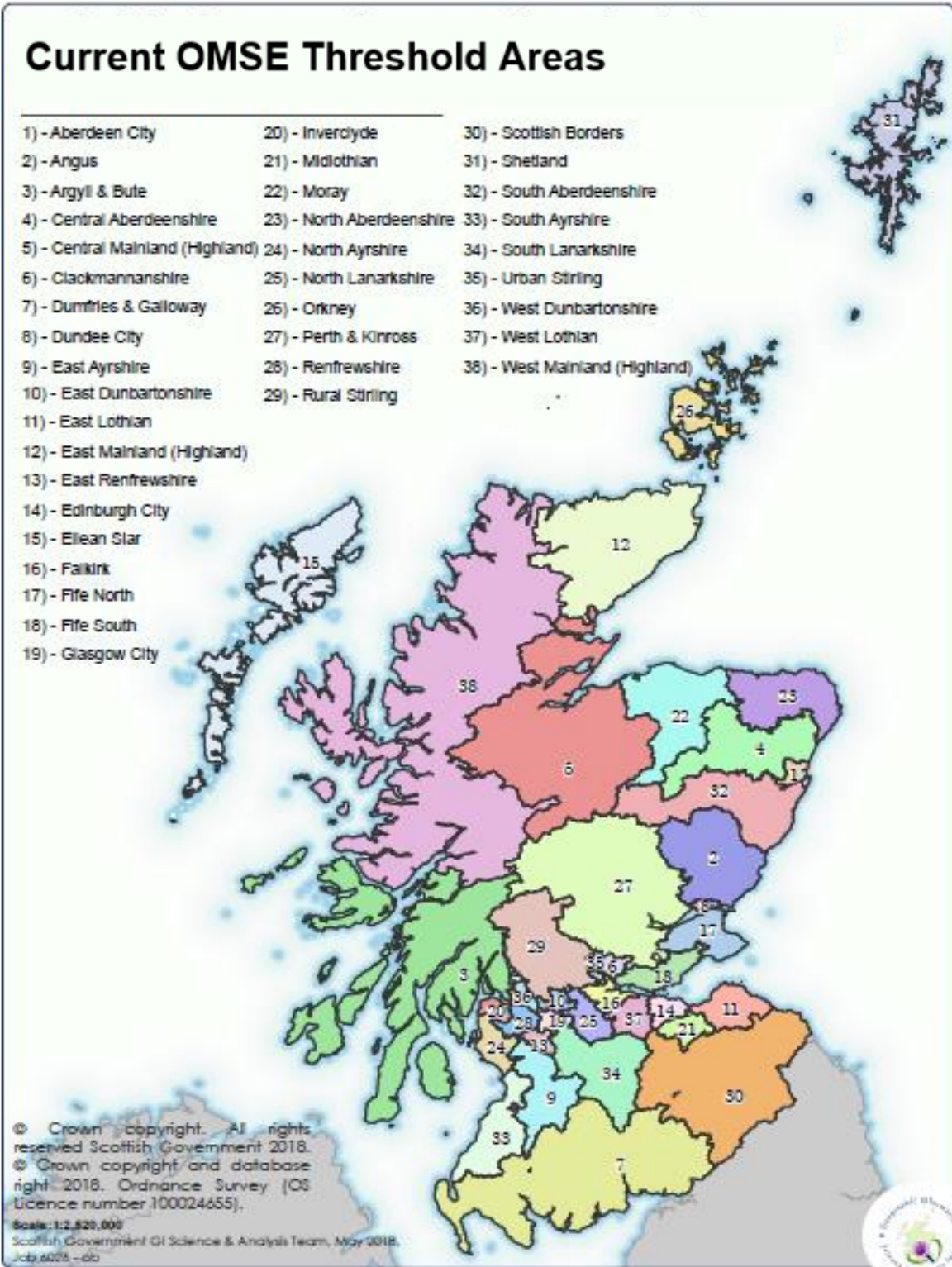
[REDACTED]

More Home Division
25 November 2021

OFFICIAL: POLICY

Copy List:	For Action	For Comments	For Information		
			Portfolio Interest	Constit Interest	General Awareness
			X		

DG Communities
 Director for Housing and Social Justice
 Colin MacBean
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
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OFFICIAL: POLICY

ANNEX B – CURRENT AND PROPOSED NEW THRESHOLDS

OMSE areas	Current thresholds (£), by apartment size					% change in house prices*	Proposed new thresholds (£), by apartment size					Proposed Changes to thresholds (£)				
	2	3	4	5	6		2	3	4	5	6	2	3	4	5	6
Aberdeen City	100,000	120,000	135,000	165,000	240,000	-4.5%	90,000	110,000	125,000	150,000	220,000	-10,000	-10,000	-10,000	-15,000	-20,000
Argyll & Bute	70,000	105,000	135,000	180,000	240,000	9.9%	80,000	115,000	150,000	200,000	260,000	10,000	10,000	15,000	20,000	20,000
Central Aberdeenshire	120,000	155,000	180,000	220,000	255,000	4.8%	120,000	155,000	185,000	220,000	255,000	0	0	5,000	0	0
Central Mainland Highland	100,000	140,000	175,000	215,000	270,000	5.9%	110,000	150,000	185,000	230,000	285,000	10,000	10,000	10,000	15,000	15,000
Clackmannanshire	50,000	75,000	100,000	170,000	205,000	6.0%	50,000	80,000	105,000	175,000	215,000	0	5,000	5,000	5,000	10,000
Dumfries & Galloway	70,000	90,000	115,000	155,000	210,000	3.8%	70,000	95,000	120,000	160,000	215,000	0	5,000	5,000	5,000	5,000
Dundee	60,000	80,000	100,000	155,000	190,000	7.9%	60,000	90,000	110,000	165,000	205,000	0	10,000	10,000	10,000	15,000
Angus	65,000	105,000	145,000	195,000	245,000	5.6%	65,000	115,000	150,000	205,000	260,000	0	10,000	5,000	10,000	15,000
East Mainland Highland	80,000	80,000	90,000	135,000	145,000	18.4%	95,000	95,000	105,000	155,000	170,000	15,000	15,000	15,000	20,000	25,000
Edinburgh	125,000	155,000	190,000	250,000	375,000	6.7%	135,000	165,000	200,000	270,000	405,000	10,000	10,000	10,000	15,000	30,000
East Lothian	105,000	145,000	170,000	220,000	295,000	9.4%	115,000	160,000	185,000	240,000	325,000	10,000	15,000	15,000	20,000	30,000
Midlothian	110,000	125,000	145,000	165,000	270,000	8.8%	115,000	135,000	160,000	180,000	295,000	5,000	10,000	15,000	15,000	25,000
West Lothian	75,000	100,000	110,000	125,000	210,000	5.6%	80,000	105,000	115,000	135,000	220,000	5,000	5,000	5,000	10,000	10,000
Eilean Siar	80,000	110,000	110,000	155,000	205,000	5.9%	85,000	115,000	120,000	165,000	215,000	5,000	5,000	10,000	10,000	10,000
Falkirk	45,000	75,000	95,000	155,000	195,000	5.9%	50,000	80,000	100,000	165,000	210,000	5,000	5,000	5,000	10,000	15,000
Fife North	80,000	115,000	145,000	200,000	230,000	0.0%	80,000	115,000	145,000	200,000	230,000	0	0	0	0	0
Fife South	55,000	75,000	95,000	150,000	200,000	6.0%	60,000	75,000	100,000	160,000	215,000	5,000	0	5,000	10,000	15,000
Glasgow	70,000	85,000	95,000	160,000	230,000	9.8%	80,000	95,000	105,000	175,000	250,000	10,000	10,000	10,000	15,000	20,000
East Dunbartonshire	85,000	110,000	155,000	200,000	305,000	2.0%	85,000	110,000	160,000	205,000	310,000	0	0	5,000	5,000	5,000
East Renfrewshire	70,000	110,000	145,000	205,000	305,000	13.4%	80,000	125,000	165,000	235,000	345,000	10,000	15,000	20,000	30,000	40,000
Inverclyde	40,000	55,000	65,000	80,000	175,000	-12.1%	35,000	45,000	60,000	70,000	155,000	-5,000	-10,000	-5,000	-10,000	-20,000
Renfrewshire	55,000	70,000	90,000	115,000	205,000	6.7%	60,000	75,000	95,000	125,000	220,000	5,000	5,000	5,000	10,000	15,000
Moray	90,000	115,000	135,000	165,000	210,000	4.3%	90,000	120,000	140,000	170,000	220,000	0	5,000	5,000	5,000	10,000
North Lanarkshire	45,000	60,000	70,000	95,000	160,000	6.7%	50,000	65,000	75,000	105,000	170,000	5,000	5,000	5,000	10,000	10,000
South Lanarkshire	50,000	70,000	85,000	115,000	190,000	5.9%	55,000	75,000	90,000	120,000	200,000	5,000	5,000	5,000	5,000	10,000
North Ayrshire	45,000	55,000	65,000	80,000	165,000	7.1%	50,000	60,000	70,000	85,000	175,000	5,000	5,000	5,000	5,000	10,000
East Ayrshire	50,000	70,000	90,000	125,000	190,000	8.2%	55,000	75,000	95,000	135,000	185,000	5,000	5,000	5,000	10,000	-5,000
North Aberdeenshire	75,000	100,000	115,000	150,000	205,000	3.4%	75,000	105,000	115,000	155,000	210,000	0	5,000	0	5,000	5,000
Orkney	80,000	120,000	165,000	200,000	240,000	2.3%	80,000	125,000	170,000	205,000	250,000	0	5,000	5,000	5,000	10,000
Shetland	80,000	125,000	170,000	205,000	250,000	3.9%	85,000	130,000	175,000	215,000	260,000	5,000	5,000	5,000	10,000	10,000
Perth & Kinross	80,000	120,000	165,000	205,000	255,000	11.4%	90,000	130,000	185,000	230,000	285,000	10,000	10,000	20,000	25,000	30,000
Rural Stirling	100,000	135,000	200,000	275,000	340,000	10.3%	110,000	145,000	220,000	300,000	375,000	10,000	10,000	20,000	25,000	35,000
Scottish Borders	70,000	105,000	140,000	200,000	230,000	13.8%	75,000	115,000	150,000	215,000	250,000	5,000	10,000	10,000	15,000	20,000
South Aberdeenshire	125,000	165,000	185,000	230,000	280,000	4.5%	125,000	170,000	185,000	235,000	285,000	0	5,000	0	5,000	5,000
South Ayrshire	55,000	70,000	85,000	125,000	180,000	9.5%	55,000	75,000	95,000	135,000	190,000	0	5,000	10,000	10,000	10,000
Urban Stirling	80,000	95,000	110,000	210,000	255,000	10.6%	90,000	105,000	120,000	230,000	275,000	10,000	10,000	10,000	20,000	20,000
West Dunbartonshire	50,000	70,000	90,000	140,000	210,000	2.8%	55,000	70,000	90,000	145,000	215,000	5,000	0	0	5,000	5,000
West Mainland Highland	90,000	115,000	135,000	180,000	205,000	5.7%	95,000	125,000	145,000	190,000	215,000	5,000	10,000	10,000	10,000	10,000

* These % figures represent the annual change in house prices between 2019/20 and 2020/21, either at the 25th percentile (urban areas) or the 50th percentile (rural areas)

Note that these % change figures are applied prior to the threshold prices being rounded. Therefore in this table the % change figures will not in all cases tally exactly with the rounded threshold changes presented

Increases:	154	81%
Decreases:	11	6%
No change:	25	13%
Total:	190	100%

OFFICIAL: POLICY

From: [REDACTED]
Sent: 20 July 2022 12:58
To: Cabinet Secretary for Social Justice, Housing & Local Government
Cc: Director for Local Government and Housing; MacBean C (Colin);
 [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];
 [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];
 [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];
 [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];
 [REDACTED]; [REDACTED]; [REDACTED]; Campbell J
 (Jeanette) (Special Adviser); [REDACTED]; [REDACTED]
Subject: Open Market Shared Equity Scheme (OMSE) - Update on Changes to
 Scheme

PO Team

Below is an update on the changes to be implemented for the Open Market Shared Equity Scheme (OMSE).

Cabinet Secretary

As you are aware, officials have been working through options to reduce FT underspend and support the policy objectives of the Open Market Shared Equity Scheme (OMSE) following concern about a decreased rate of conversion to sales.

While the number of applications to the scheme has increased over the last three financial years the share which has converted to sales fell in 2021-22, as demonstrated in the table below. While it is difficult to pinpoint a specific reason for this it is likely to be a number of factors, in particular the significant increase in house prices while thresholds have remained static since the last annual review in December 2021. Although the detailed data analysis which underpins each annual review is important to ensure that the thresholds, which are set at the lowest 25% of house prices in urban areas and the lowest 50% of house prices in rural areas, achieve the intended outcome of directing resource at first time buyers and those from priority groups therefore helping buyers on low to moderate incomes, it is important that we recognise and respond in a timely way to conditions that limit the scheme's use.

Conversion of OMSE Applications to Sales

Year/ Category	2019/20	2020/21	2021/22
Applications Approved	2181	1175	2168
Sales	1193	707	950
Conversion to sale	55%	60%	44%
Average Purchase Price	£129,019	£136,101	£139,887

Based on this data and following discussions with stakeholders around practical measures that would support applicants, whilst balancing risk and achieving the policy aims, we propose two adjustments to the scheme which have been discussed with our analytical colleagues:

1. Allowing OMSE buyers to pay over value

[REDACTED – out of scope]

2. Interim adjustment to the OMSE Thresholds

OMSE thresholds are reviewed and updated annually with the next review scheduled for December of this year. The December review usually considers house price trends from the preceding financial year, which introduces a lag between house prices and OMSE thresholds. Due to the current market conditions which have seen a sharp increase in house prices, we propose to increase the thresholds now. To facilitate quick calculation, we propose that this uplift uses a readily available statistic on house price growth across Scotland in 2021-22, and we also propose that an allowance be made for house price growth in 2022-23. A further review will be undertaken in December as planned once the more detailed annual data analysis of house price increases in each OMSE area has been undertaken. At this point we can consider whether any further changes to OMSE thresholds for 2023 are necessary.

A variety of options were discussed as to the most appropriate method to benchmark adjusted thresholds. Officials and analytical colleagues propose to link the adjusted thresholds to the Registers of Scotland dataset, as this is the data used to carry out the annual review. Using this dataset will allow consistency for future updates. Using published Registers of Scotland data, it is estimated that that the median price across Scotland rose by 4.4% in 2021-22. Data for the early months of financial year 2022-23 suggest that house price growth continues to be high. In order to make an allowance for continued house price inflation during 2022-23, we propose that the simplest approach is to roll forward the growth of 4.4% in 2021-22 for another year. This gives a cumulative increase of **9%** which will be applied to all OMSE thresholds. As all OMSE thresholds are rounded up to the nearest £5,000, the percentage increase will vary once the rounding has been completed.

In summary, we plan on uplifting all OMSE thresholds by 9.0% (rounding up to the nearest £5k) with the full annual review also taking place as planned in December, at which point we will consider whether any further changes to OMSE thresholds are required for 2023.

Timescales

Officials have mapped out an estimated timescale for the implementation of these changes which currently sits at mid-August, this is to allow our analysts time to update the thresholds, updates be made to the various pieces of guidance and SG web pages, and for the administrative agents to make the necessary systems changes.

Budget Projections

[REDACTED – out of scope]

Risk Analysis

[REDACTED - s.30(b)(i) free and frank provision of advice]

Publicity

[REDACTED]

Further work

[REDACTED]

Kind Regards

[REDACTED]

[REDACTED]

Team Leader (TRS)
Home Ownership Team
More Homes Division

[REDACTED]

Please note I work part time (Tuesday – Friday)