

Co-Ownership has helped over 35,000 people in Northern Ireland into home ownership. We currently have over 11,000 co-owners.

Co-Ownership is a not for profit organisation that helps people become homeowners. With Co-Ownership, you buy the share of the home you can afford, between 50% and 90%, and we buy the rest. You then pay us a small monthly rent on our share. Depending on your personal circumstances, you could buy a home with Co-Ownership up to the value of £215,000.

Co-Own

If you want to own your own home and are unable to save for a deposit within a reasonable time, or can't afford a full mortgage, Co-Own may be right for you.

With Co-Own you get a mortgage to buy your share, and Co-Ownership buy the rest. You'll then pay a small monthly rent on our share.

Co-Own for Over 55s

With Co-Own for Over 55s, you use your savings or equity from your current home to buy your share in a home - so there's no need for a mortgage. Co-Ownership buy the rest. You'll then pay us a small monthly rent on our share.

This could be for you if you want to sell your current home to move somewhere more suitable, or perhaps you haven't owned a home before and would like to now.

How do the costs compare?

Renting



VALUE
£215,000

Mortgage
£0

Deposit
£1,162

Monthly rent
£1,162

Buying



FOR SALE
£215,000

Mortgage
£204,250

Deposit
£10,750

Monthly mortgage
£1,358

Co-Own



VALUE
£215,000

Mortgage on 50% share
£107,500

Deposit
£0

Total monthly
Mortgage £715 +
Rent £224
£939

Co-Own for Over 55s



FOR SALE
£215,000

Buy a 50% share
£107,500

Mortgage
£0

Monthly rent
£224

Figures above are for illustration purposes only. Co-Own example is based on 7% interest rate, repayment mortgage over 30 years. Buying example is based on a 7% interest rate, repayment mortgage over 30 years, with a loan to value (LTV) of 95%. Criteria and LTV rates may vary depending on the lender. Rental figure is based on the Belfast Council average rent (PropertyPal Q4 2025). We recommend that you seek independent financial advice before applying for a mortgage. The cost of buying your home will depend on your circumstances, property price and the mortgage product you choose.

How do I apply?

This is a mixed tenure development and these affordable homes are only available to people who need Co-Ownership's support to purchase a home. To secure one of these properties you will need a Co-Ownership Approval for at least the value of the home you wish to purchase.

Before you apply, check out our eight step guide to applying to Co-Ownership.

1

Do some research

Before applying, check your eligibility and affordability on co-ownership.org. You should also check your Experian credit report is in good shape. If you need some help you can speak to Co-Ownership or a mortgage broker.

2

Apply

Apply online at co-ownership.org and we'll assess your financial circumstances. There will be a £100 non-refundable assessment fee.

3

Get approved

If successful, you'll receive your Co-Ownership Approval. This is valid for four months. If you aren't successful with this property you can use the approval on another property that meets Co-Ownership's criteria.

4

Share your Co-Ownership Approval with the estate agent

Share your Co-Ownership Approval with the estate agent to reserve a property in this development. You won't need a holding deposit as Co-Ownership looks after that. If applying to Co-Own, you will also need a mortgage Decision in Principle at this stage.

5

Upload your property to your Co-Ownership application

Once you have confirmed the property with the estate agent you will need to upload the property details to your Co-Ownership application. There will be a £575 property fee which covers a property assessment and most of your legal fees.

6

Your formal offer

Once Co-Ownership complete a property assessment on the home, and confirm they are happy to proceed, you'll receive a formal offer from Co-Ownership to purchase a share in your new home.

7

Next steps

Your estate agent will be your main contact for queries on your new home, and for Co-Own customers, your mortgage adviser will let you know when to apply for a mortgage. You will also need to appoint a solicitor to complete their bit.

8

Move in!