

RANGEFORD VILLAGES

SIDDINGTON PARK
CIRENCESTER

Example DEFERRED COMMUNITY FEE DISCLOSURE

A Community Fee is payable for the services provided including maintaining the quality of facilities at Siddington Park

The community fee is payable in two parts – a Monthly Community Fee and a Deferred Community Fee also known as an 'Event Fee'

The Deferred Community Fee is payable on resale or a deemed resale. It is calculated by taking the purchase price paid by the first occupier, inflating this by the Retail Price Index (RPI) (the 'Indexed Value') and multiplying this figure by 2% for each year of the current ownership, with a cap at 15%. The 2% rate is reduced pro rata for part-years.

The deferred community fee is payable to Rangeford Operations Ltd upon completion of the apartment resale or change of tenancy

Building name:	The Pavilion	Indexed Value:	£499,950
Block/Apartment number:	39	Number of bedrooms:	2
Plot number:	105	Floor level:	Ground

Number of years after purchase	Deferred community fee %	Estimated amount of deferred community fee based on apartment purchase price plus RPI		
		plus 1%*	plus 3%*	plus 5%*
1 year	2%	£10,099	£10,299	£10,499
3 years	6%	£30,906	£32,779	£34,725
6 years	12%	£63,685	£71,636	£80,398
7.5 years	15%	£80,804	£93,615	£108,160
10 years	15%	£82,838	£100,784	£122,155

*Rates of All Items Retail Price Index (RPI) are indicative only and may go up or down

The Fee amounts are rounded to the nearest £

Average RPI 2006 to 2020 2.9% (source: Office for National Statistics)

Alternatively, you may choose to pay the Upfront Community Fee when you legally complete on the purchase of your apartment, with a one-off payment of 12% of the Indexed Value

e.g. Purchase price: £499,950

Payable: £59,994