

## All you need to know

### Almond Close and Ash Lane Apartments

Sit back and enjoy life at Wadswick Green knowing the day-to-day and long-term management, staffing and maintenance of the village is all taken care of on behalf of the residents, ensuring the village looks as smart in the future as it does today.

Charges and fees for safeguarding the services and facilities at Wadswick Green are completely transparent, so there won't be any unforeseen surprises.

#### Monthly Community Fee

Almond Close and Ash Lane

fixed until 30<sup>th</sup> June 2021

One bedroom apartments	Single occupancy £505.48	Double occupancy £631.32
Two bedroom apartments	Single occupancy £582.62	Double occupancy £708.46
Three bedroom apartments	Single occupancy £654.68	Double occupancy £781.56

#### Community Fee includes

- 24-hour emergency support response and emergency services co-ordination
- Village General Manager and supporting teams
- Concierge and Chauffeur driven services
- Safety and Security: emergency call system, door entry to the apartments, communal fire alarms and smoke detectors
- Residents' drive entrance vehicle recognition
- Co-ordination of resident group activities including exercise classes in the gym
- Serviced guest suite to rent for family and friends
- 15% food and beverage discount and courtesy newspapers at The Greenhouse Restaurant
- Wadswick Green Spa facilities for residents, friends and family
- Upkeep and maintenance of communal areas including: pool, gym, estate roads and landscaped grounds
- Non-routine items of expenditure for the apartment buildings and communal facilities
- Serviced lifts to all apartments
- Window cleaning of apartments and communal areas
- Buildings insurance for apartments and communal areas
- Ground Rent
- Corporate management services and support (finance, legal, HR, health and safety etc)
- Resale marketing service

#### Optional Additional Services

Rangeford Care, Housekeeping and Concierge can provide a bespoke range of services depending on your needs and wishes at an additional charge

- Personal care and medication management
- Pursuing interests, hobby and leisure activities
- Companionship visits and therapeutic activities
- Preparation of meals and drinks
- Making and changing beds
- Shopping, paying bills and household management
- Escorting to social events and appointments
- Cleaning, vacuuming, laundry and ironing

## All you need to know Almond Close and Ash Lane Apartments

### Terms of the Lease

125 year lease commencing 1st January 2015.

### Community Fee

A Community Fee is payable for the services provided including maintaining the quality of facilities at Wadswick Green, and is payable in two parts – a Monthly Community Fee and a Deferred Community Fee also known as an ‘Event Fee’.

### Monthly Community Fee (*Service Charge*)

To provide peace of mind, the monthly community fee, payable in advance, will be set at the time of purchasing your apartment, with an annual increase based on the All Items Retail Price Index (RPI), enabling you to budget accordingly.

The monthly community fee is fixed until June 2021 when it will be reviewed in accordance with the percentage change in RPI over the 12 month period to April 2021 and annually thereafter; any increase will take effect from 1st July in that year. The lease provides for the monthly community fee to be reviewed, and potentially rebased, every 15 years from the start of the 125 year lease.

We will give 1 months’ notice of any change in the charge. We consult with residents on the services provided and welcome feedback on the services we provide. We will make alternative arrangements if at any time we are unable to provide a particular service.

The monthly community fee remains payable until a property is resold. Where vendors retain Rangeford Villages as their sole agent, this fee will be suspended after 6 months until the completion of a sale or until the sole agency ceases.

### Deferred Community Fee (*Event Fee*)

Each apartment further contributes to the community fee through a deferred community fee also known as an event fee.

The Deferred Community Fee is payable on resale or change of tenancy. The amount due is calculated by taking the original purchase price, inflating this by the Retail Price Index (RPI) compounded each year, and multiplying this figure by 2% for each year of ownership, with a cap at 15%. The 2% rate is reduced pro rata for part-years.

Alternatively, you may pay the deferred community fee upfront when you legally complete on the purchase of your apartment, with a one-off payment of 12% of the price you paid for your apartment.

The deferred community fee arrangement means the monthly community fee is lower than it would be if all costs had to be recovered monthly instead.

We will provide you with a deferred community fee disclosure document giving examples of what the fee might be on resale of the apartment, based on the number of years of ownership and various assumptions about future annual RPI inflation rates. The fee is payable to Rangeford RAP Ltd.

### Contingency Fund

There is no separate Contingency Fund for Almond Close and Ash Lane. Rangeford RAP will fund any major works needed from the receipts of the Monthly and Deferred Community Fees and will bear any additional costs if these funds are insufficient at any particular time.

We conduct regular building surveys to assess and plan for future capital spending requirements.

The NHBC warranty provides 10 years structural cover for individual apartments.

### Ground Rent

Payment of the peppercorn ground rent is included within the community fee.

### Resale Agency Service

On exit, there is an option for you to use our resale agency services to market your property. This service is included within the community fee.

### Age Criteria

You can be under 60 years of age to purchase an apartment but you must be at least 60 years of age if you wish to live in the apartment.

### Lease Termination

Clause 6.1 of the lease enables us to terminate the lease should payments be missed or if you breach a covenant. We cannot terminate leases summarily (a court order is required) and we will always act reasonably before initiating the termination process

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(e.g. first seeking through dialogue to resolve any payment problems or breaches of covenants).

### Council Tax

You are responsible for your own council tax. As a guide, a two bedroom Almond Close apartment is rated Band E - £2,452.66 (2020/21).

### Utility Bills, Insurance and Telecommunications

Utility bills – heating, electricity and water to be paid by residents.

Residents are responsible for their own home contents insurance.

Each apartment at Wadswick Green is wired for broadband and satellite services, and you are free to set up your own suppliers.

### How to Purchase a new Apartment

Our sales team at Wadswick Green will assist you throughout the buying process from choosing your apartment, advising you of the purchase price, ongoing costs and taking you through the 'All you need to know' information. The sales team can also give advice and practical help with selling your existing home, downsizing and de-cluttering.

To reserve, contact the sales team using the number listed below. There is a simple reservation form to be completed, together with payment of the £5,000 reservation fee to secure the apartment and asking

price for six weeks whilst the purchase conveyancing is completed.

Contracts are to exchange within the six weeks' reservation period, including a deposit of 10% of the purchase price less the amount of any reservation fee you have paid. Any deposit paid is protected by NHBC Buildmark policy.

You have the right to cancel the reservation agreement at any time before exchange of contracts. If you cancel the reservation agreement or fail to exchange contracts within six weeks, we have the right to deduct reasonable administrative and legal fees from the refundable reservation fee, up to a maximum of the full value of the fee.

### Moving Costs

You will be responsible for your own moving costs.

### Moving into Your New Home

Before your move in date, you will be introduced to the After-Sales Team who will be your point of contact whilst you settle into your new apartment. This will include demonstrating how everything works in your new home as well as introducing you to the amenities and social activities available at Wadswick Green.

Once at Wadswick Green we will be able to assist you with moving boxes, unpacking and can provide local trades peoples' contacts details for other settling in requirements.

Please note:

Fees stated are correct at the date shown but may change annually or at other intervals over the period of residence  
The All You Need To Know schedule is a summary only and you should review the lease in full

**We encourage you to discuss your housing options with your family and friends, and to seek independent professional advice, support and representation as appropriate, in connection with a home purchase and move to Wadswick Green**

The Sales Team is available at the Marketing Suite - open Monday to Saturday 10am to 5pm  
01225 584500 | sales@wadswickgreen.co.uk | [www.rangefordvillages.co.uk](http://www.rangefordvillages.co.uk)  
Wadswick Green, Corsham, Wiltshire SN13 9FN

*All prices and other information contained in this document are accurate as at 20<sup>th</sup> May 2020 but may change in accordance with changes in legislation and/or the lease governing the sale of apartments*