

RANGEFORD VILLAGES

WADSWICK GREEN
CORSHAM

KEY FACTS 2021/22 Rowan Lane, Birch Close and Pavilion Apartments

Section	Sub-section	Details		References	
Property details	Landlord	Rangeford RAP Ltd		Wadswick Green brochure	
	Management company	Wadswick Green Property Services Ltd			
	Village	Wadswick Green, Westwells Road, Corsham Wiltshire SN13 9RD			
	Description	Rowan Lane and Birch Close apartments (1-3 bed), built in 2015: 41 at Rowan Lane, 45 at Birch Close. The Pavilion , built in 2016: 26 (1-2 bed) apartments.			
	Status	Pre-owned (Rowan Lane and Birch Close); mix of pre-owned and new (The Pavilion)			
	Occupancy	All apartments are for single or double occupancy			
	Tenure	Leasehold (125 years from 1 January 2015)			
	Care provider	Rangeford Care Ltd or the resident's choice of external care providers		Rangeford Care – Guide to our services	
Charges when leaving, selling or sub-letting the property	Event fee	Payable on resale, a contribution to the Contingency Fund, calculated at 0.5% of the re-sale price for each year of occupation, capped at 20 years, so the maximum payable would be 10% of the property sale price		Lease clause 9.3, schedule 4 <i>All you need to know</i>	
	Resale Administration Fee	Calculated at 3% plus VAT of the resale price achieved. Covers the landlord's costs associated with the transfer and the provision of estate agency services (the charge remains payable if the vendor commissions another estate agent to sell the property)		Lease clause 12.1, schedule 7 <i>All you need to know</i>	
	Other costs	Any arrears and the costs of any necessary internal decoration and repair prior to resale. The vendor's removal costs, solicitor's fees		Lease schedule 7, paragraph 3.4	
	Subletting charges	A Buy to Let owner must pay the event fee every 20 years, if the property is in the same ownership for more than 20 years		Lease clause 9	
Cost of moving into the property	Asking price	Pavilion £229,950 - £279,000 Resales – prices upon request		Wadswick Green Sale Prices	
	Other costs	Stamp Duty Land Tax; removal costs and solicitor's fees. There is no charge for an assessment of the purchaser's care and support needs		<i>All you need to know</i>	
Ongoing charges payable to Rangeford	Monthly Service charge		Single occupancy	Double occupancy	<i>All you need to know.</i> Lease Schedule 5.
		Courtyard 1-bed	£523.12	£653.94	
		Courtyard 2-bed	£602.55	£733.33	
		Courtyard 3-bed	£677.30	£808.08	
		Pavilion 1-bed	£572.65	£704.38	
		Pavilion 2-bed	£667.51	£798.24	
The service charge is reviewed annually on 1 July. We hold an annual meeting with residents on the budget and welcome feedback on the services we provide. If costs rise or fall, the service charge will be altered accordingly. We cannot give guarantees about the level of service charge in future years as it is mainly influenced by the cost of goods and services on the open market.					

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Ongoing charges payable to Rangeford (continued)	Concierge services	Included within the service charge		
	Emergency support	Included in the service charge		
	Housekeeping services	Various housekeeping services are available to residents from £15.60 per hour.		
	Ground rent	1-bed: £200 per year 2-bed: £300 per year 3-bed: £400 per year The Ground Rent will increase in line with RPI every 10 years	<i>All you need to know.</i> Lease schedule 10.	
Care costs	Domiciliary care and support costs	Care and support, where needed, is provided under a separate agreement with Rangeford Care Ltd The services are set out in a personal care plan with costs from £26.50 per hour dependent on the service levels provided, and tailored towards residents needs	<i>Rangeford Care – Guide to our services.</i> <i>Agreement for the Supply of Care Services.</i>	
	Nursing care costs	Nursing care is not available at Wadswick Green but can be arranged through the resident's GP and District nurses		
Ongoing fees payable to external bodies	Utility bills	Courtyard apartments: Owners pay the relevant utility supplier for the costs of water, electricity and heating	<i>All you need to know</i>	
		Pavilion apartments: Water, electricity and heating are included in the service charge		
	Council tax	1 bed		Band C - £1,805.39
		2 bed		Band E - £2,482.41
		3 bed		Band F - £2,933.75
TV licence	See http://www.tvlicensing.co.uk			
Internet, satellite TV	Residents to arrange independently			
Insurance arrangements	Responsibility of the operator	Buildings insurance, Public Liability insurance, Employers' Liability Insurance. Included within the Service Charge	<i>All you need to know</i>	
	Responsibility of the owner	Home contents insurance		
8. Sinking Fund	Contingency Fund	The Contingency Fund balance at 30 th April 2020 was £63,250.	<i>All you need to know</i>	
Restrictions on selling the property		Rangeford RAP Ltd has a right of first refusal when a property is resold. At least one incoming resident must be aged 60 or over, be suitable for housing of this type and be able to manage his/her own affairs	Lease schedule 9, clause 1.1	
Date	15 th September 2021			
Please note: Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.				
We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, in connection with a move to Wadswick Green				

The Sales Team is available at the Marketing Suite - open Monday to Saturday 10am to 5pm
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