

Management Company, Tenure and Ground Rent:

- The management company at Friary Meadow is a 'not for profit' company called Friary Meadow Ltd. Every buyer gets a share in this company - giving you, and your neighbours, real control over how Friary Meadow is managed.
- At the outset the directors of Friary Meadow Ltd have been appointed by the landlord, but once half the properties are sold four directors will be appointed by residents.
- Properties are sold leasehold with a 999-year term.
- Ground rent is £1 per annum.

Income / Accounts

Each property will contribute to the upkeep of the development through a service charge. Initially, the annual service charge is:

- 2 bed property service charge per annum - £6,000
- 3 bed property service charge per annum - £6,300
- Parking spaces cost £250 per annum.

All monies will be paid into the Friary Meadow Ltd account and reported in the Company's accounts. Any surplus will be used for future renovations and building maintenance.

What the Service Charge is spent on:

- **Management fees:** Friary Meadow Ltd employs Oak Retirement as its managing agent to ensure the development is run professionally and in the interest of all the residents.
- **Staffing:** General Manager, Duty Managers, House Keeper/Carers and Housekeeper/Cleaners. Friary Meadow is staffed 24hrs, 7 days per week.
- **1.5 hr weekly service per property:** you choose cleaning, laundry or care.
- **Professional fees:** Accounts and CQC registration.
- **Buildings and other Insurance**
- **Routine expenses:** Building and grounds maintenance, office expenses, communal utilities including equipment for the bar, café and restaurant.
- **Future building renovations and improvements**

Potential Weekly savings

If you are downsizing some of your current expenses will be covered by the service charge. These are your potential savings:

- | | |
|--|--------|
| • Gardening | £15.00 |
| • Window Cleaning | £6.00 |
| • Building Insurance | £10.00 |
| • Building maintenance, tools and equipment | £20.00 |
| • Cleaning or personal care (1.5 hours per week) | £37.50 |
| • Security | £5.00 |
| • Emergency care alarm response. | £7.00 |
| • One band reduction in council tax (F to E Fareham) | £7.12 |
| • Potential reduction in energy bills | £12.00 |

Total basic saving - weekly: £119.62
- annually: * £6,220.24

* The potential savings above are estimates only. You are advised to check the figures shown against your own actual expenditure and prepare your own budget accordingly.

All information given and figures quoted are based on prices in Dec 2019 but may be subject to amendment.

Additional saving on potential care costs:

Domiciliary care ²	Friary Meadow
£25.00 / hour	£16.00 / hour
£350.00 / week	£224.00 / week

Based on 2 hours a day, 7 days a week¹

the potential saving is:
- weekly: **£140.00**
- annually: **£7,280.00**

¹ 2hrs per day, as recommended by the Government Money Advice Service for budgeting purposes.

² In 2018 Which reported that care at home would cost between £20-£30 per hour, while at Friary Meadow we expect the cost to be only £16 per hour. Outside Friary Meadow you will also have to install monitoring equipment and pay for connection to a call centre.

Financial Assistance

Should you need financial advice, you should talk to an Independent Financial Advisor. We can provide the names of organisations that are familiar with Friary Meadow or you can use your own.

Part exchange: Valuations are based on a RICS valuation and are guaranteed once an offer is accepted. There will be no agents or viewers and once legal completion has taken place, you have two weeks to move.

Mortgage funding: We have drafted the leases at Friary Meadow following advice from lenders so that mortgages and other types of borrowing are available.

Protected Equity: If your savings fall below £23,250 the Council will help you meet care costs. When assessing your savings they cannot take into account the value of a property you or your partner are living in, nor can they ask you to sell it or borrow against it.

Attendance Allowance 2019-20

Attendance Allowance is a benefit to help older people meet their care costs. Currently it is not taxed or means tested but the eligibility criteria must be met. You can apply by telephone or our staff can help you make an application. It is paid at the following rates depending on your needs:

	Weekly	Annually
Low rate:	£58.70	£3,052.40
High rate:	£87.65	£4,557.80

Event Fees:

When a property is sold or transferred there will be a fee of 3% plus VAT* payable to Oak Retirement for:

- ✓ Managing and advance funding the redecoration/ preparation of the property, so you get the best price.
- ✓ Acting as your estate agent and paying for advertising.
- ✓ Ensuring your buyers are eligible to live at Friary Meadow and carrying out care assessments if needed.

* A discount may apply if sale or transfer occurs within 2 years of purchase.

