

Property information	
Development Name	Solihull Village (built 2020)
Address	Victoria Crescent Shirley Solihull B90 2FH
Telephone No.	0121 289 1000
Landlord	The ExtraCare Charitable Trust
Operator	The ExtraCare Charitable Trust
Care Provider	The ExtraCare Charitable Trust or resident's choice
Location Manager	Mateusz Martin
Care Manager	Karin Hartland - Crane
Property Type	1 and 2 bed apartment
Property Details	Kitchen includes integrated fridge freezer, washer dryer, oven, hob, extractor
Status	Resale for 1 or 2 people
Tenure	Leasehold [120 years from 1 March 2019]
Subletting	Subletting is prohibited

Purchase costs	
Shared Ownership	1 bed: From 50% £147,500 to 95% £332,500 2 bed: From 50% £172,500 to 95% £446,500 See Memorandum of Sale
Stamp Duty	Up to £250,000 Nil £250,001 to £925,000 5% See www.gov.uk
Solicitor Fees	Payable direct to firm used by buyer
Removal Costs	Payable direct to firm used by buyer
Reservation Fee	£1000 Payable on reservation. See Memorandum of Sale
Deposit on Exchange	10% deposit

Monthly charges (payable to landlord)		
Village Facilities Charge	£450.15 (same for 1/2 bed)	Fixed Village Facilities Charge payable monthly in advance for the services provided and delivered by ExtraCare to all residents. The Village Facilities Charge is not held in trust.
Village Utilities Charge	£173.33 (same for 1/2 bed)	
Village Amenities Charge	£119.86 (same for 1/2 bed)	
Apartment Maintenance Charge	£59.24 (same for 1/2 bed)	
Rent (payable on unsold equity)	1 bed: From 95% £65.63 to 50% £553.13 2 bed: From 95% £88.13 to 50% £646.88	
Estate Management Charge	NIL	See sales information, Memorandum of Sale and meeting with Sales Consultant
Care Charges (if required) hours based	From £26.31 per hour (self-funder)	Note: All monthly costs are subject to an annual index-based increase of which you will receive one months' notice. See - 'Further information' below Some charges are eligible for benefits – please ask the Sales Consultant

Additional charges (payable to third parties)	
Council Tax	2024 / 2025 – per annum Band C: £1744.86 Band D: £1962.97 Band E: £2399.18 See www.solihull.gov.uk
Contents Insurance	Payable direct to provider. You are responsible for insuring your own contents. ExtraCare insure the buildings.
Telephone	Payable direct to provider
Internet/Broadband	Included in ExtraCare charges
Digital TV	Payable direct to provider
TV Licence	See www.tvlicensing.co.uk . Concessionary TV licence does not apply
On-site facilities available at extra charge <ul style="list-style-type: none"> • Bar/Bistro - See sample menu • Activities - Cost per activity (available on request) • Gym membership - From £198 per annum • Art & Crafts - Cost per activity (available on request) • Beauty Salon/Hairdresser - Paid to provider 	
Available free of charge <ul style="list-style-type: none"> • Library/ IT Suite / Lounge - Materials per use 	

Leaving the village

Your apartment must be sold back to The ExtraCare Charitable Trust. We agree to repay your original purchase price, minus the 'deductible costs' set out below. The lease cannot be sold to anyone else. See meeting with Sales Consultant and Property Lease.

You (or your personal representatives if you die) must give the Trust 3 months' notice if you want to leave the property. All monthly charge are payable during this period. See Property Lease and Charges when leaving an ExtraCare location.

Leaving the village (deductible costs)

Location Investment Contribution	Calculated at 1% per year (or pro rata, part year) of the original purchase price. This figure is capped at 10%. Contributes to paying for long-term repairs (referred to as a village refurbishment fund in your lease). The Charge is not held in Trust. In the event of repair costs that are ExtraCare's responsibilities exceeding the total sinking fund, ExtraCare will cover the shortfall.	See Charges when leaving an ExtraCare location worked examples.
Administration Fee	£750	
Any Outstanding Charges	Facilities, utilities, amenities, support, maintenance, rent or care charges that may be outstanding upon surrender.	See meeting with Sales Consultant and Property Lease.
Any Reinstatement	Due if work has been carried out and it is not to a comparable standard as the original items in the property (e.g. the kitchen/bathroom).	
Seller's Solicitor's Fees	Payable to firm used by seller.	

Further Information

Village Facilities Charge (Fixed)	<p>Costs associated with maintaining the communal areas, including:</p> <ul style="list-style-type: none"> • Fire alarms • Entry phone system • Emergency and communal lighting • Communal cleaning • Window cleaning • Staff time associated with ensuring the safety and security of the building and assisting residents to live well and safely in their homes. <p>If we are unable to provide any service covered by the charge, alternative arrangements would be put in place where possible. Refunds are not normally made with fixed village facilities charges.</p>	<p>See sales information and meeting with Sales Consultant and Property Lease.</p> <p>Note: All monthly costs are subject to an annual index-based increase of which you will receive one month's notice.</p>
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Further Information	
Rent (annual index-based increase)	4.5% annual charge (paid monthly) on the unsold equity of the property.
Village Utilities Charge (Variable)	All of the heating, electricity, water, wifi and broadband that you use in your apartment.
Village Amenities Charge (annual index-based increase)	A contribution towards the running costs of some of: <ul style="list-style-type: none"> • Wellbeing Service • Activities (including staffing) • 24-hour staffing
Apartment Maintenance Charge (Variable)	Cover the day-to-day maintenance of your property and the management of this service.
Estate Management Charge	This contributes towards the charges that the Trust has to pay to the freehold owner of the development.
Restrictions on sales	Key criteria: <ul style="list-style-type: none"> • Minimum age 55 • Must have a local connection • Properties cannot be sold on the open market

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.

Signed		Date	
Signed		Date	
Issued by		Date	