

SIDDINGTON PARK

CIRENCESTER

RANGEFORD VILLAGES

Example COMMUNITY FEE DISCLOSURE

Our community fees take care of the day-to-day and long-term management, staffing and maintenance of the village. This ongoing investment in preserving the high standards at Siddington Park also means that homes have the potential to increase in value in line with the general housing market.

The community fee has two parts: a regular monthly amount and a lump sum payable on purchase or resale. On purchase, you choose whether to pay an Upfront Community Fee on completing the purchase, or between three options for paying a Deferred Community Fee on resale or when the lease is reassigned.

The deferred community fee is calculated on the purchase price paid by the very first occupier, inflating this annually by the Retail Price Index (RPI) (the 'Indexed Value') and multiplying this figure by the chosen option's annual percentage increase, up to the capped percentage. Note that the Indexed Value used to calculate future fees will not necessarily match any actual future resale price.

The table below shows an example of the fees payable to Rangeford Cirencester Ltd. The deferred community fee example is based on a specific apartment, the number of years of ownership and an assumption of the future annual RPI inflation rates. The monthly community fee example is based on either single or double resident occupancy.

Please review alongside the community fee options explanation in the All You Need To Know and Key Facts brochures.

Apartment	2 Aspen Grange	Occupancy	Double
Type	Two Bed	Purchase Price	£500,000

ORIGINAL PURCHASE PRICE		RPI	Option 1		Option 2		Option 3		Option 4	
£500,000		3%	Deferred Community Fee		Deferred Community Fee		Deferred Community Fee		Upfront Community Fee	
Number of Years after Purchase	Value at Resale*	Growth*	%	Payable	%	Payable	%	Payable	%	Payable
Legal Completion	£500,000	£0							12%	£60,000
1	£515,000	£15,000	2%	£10,300	4%	£20,600	4%	£20,600		
3	£546,364	£46,364	6%	£32,782	12%	£65,564	12%	£65,564		
5	£579,637	£79,637	10%	£57,964	20%	£115,927	20%	£115,927		
7	£614,937	£114,937	14%	£86,091	24%	£147,585	28%	£172,182		
10	£671,958	£171,958	15%	£100,794	24%	£161,270	30%	£201,587		
15	£778,984	£278,984	15%	£116,848	24%	£186,956	30%	£233,695		
Monthly Community Fee		current rates - subject to annual RPI increase		100% £800.00		50% £400.00		25% £200.00		100% £800.00

**Indexed value at resale. Assumes RPI increases by 3% per annum (indicative only)*

Average RPI March 2006 to March 2023 3.7% per annum (source:ONS)

Siddington Park is a trading name of Rangeford Cirencester Ltd.

Registered in England & Wales No. 08904457. Registered office: 6th Floor 33 Holborn, London EC1N 2HT