

# MICKLE HILL PICKERING

RANGEFORD VILLAGES

## All you need to know Mickle Hill Apartments and Bungalows

Sit back and enjoy life at Mickle Hill 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 Mickle Hill are completely transparent, so there won't be any unforeseen surprises.

### Monthly Service Charge - fixed until 30<sup>th</sup> June 2027

One bedroom apartments	£447.94
Two bedroom apartments	£466.70
Bungalows	£392.60

The Apartments' service charge includes utilities charges for water, hot water & heating

### Service Charge includes

- Village Manager and supporting teams
- Safety and Security: emergency call system, door entry to the apartments, communal fire alarms and smoke detectors
- Café Bistro infrastructure and staffing costs
- Serviced guest suite to rent for family and friends
- Upkeep and maintenance of communal areas including: gym, estate roads and parking and landscaped grounds
- Non-routine items of expenditure for the apartment buildings and communal facilities
- Serviced lifts to all floors
- Window cleaning of communal areas and external windows of homes
- Buildings insurance and communal areas
- Utility costs for communal areas
- Corporate management services and support (finance, legal, HR, health and safety etc)

### Monthly Wellbeing Charge – fixed until 30<sup>th</sup> June 2027

£291.20 per property

### Wellbeing Charge includes

- 24-hour emergency support response and emergency services co-ordination
- Help in an emergency
- Co-ordination of an activities and events programme

### Annual Ground Rent

A notional peppercorn, if demanded.

### Optional Additional Services

Rangeford Care, Housekeeping and Maintenance can provide additional 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
- Home maintenance and upkeep

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### Terms of the Lease

125 year lease commencing 1st October 2015.

### Service Charge

The service charge is a variable charge based on the actual costs of providing the services and is subject to change annually on 1 July. We give one month's notice of any change in the charge. We hold an annual meeting with residents on the proposed budget and welcome feedback on the services we provide.

If costs rise or fall, or if we are unable to provide a particular service and cannot make alternative arrangements, 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.

The service charge is held on trust for residents as required under the Landlord & Tenant Act 1987. Service charges remain payable until a property is resold.

### Contingency Fund Contribution (Event Fee)

On resale or transfer of ownership, a contribution is payable to the Contingency Fund to cover major works such as renewal of communal areas, roofs and lifts. Rangeford conducts regular building surveys to assess and plan for future capital spending requirements.

The fee is calculated as 1% per year or part year of ownership. This is payable from the proceeds of the resale on completion or of the open market value at point of transfer.

This arrangement means that the monthly service charges are much lower than they would be if the costs of major works had to be recovered instead from the service charge.

The attached Contingency Fund disclosure document provides examples of what the fee might be on resale of the property based on the number of years of ownership and various assumptions about future property prices. The fee is payable to Rangeford Pickering Ltd.

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

Rangeford Pickering Limited will fund the capital expenditure in repairing and renewing the Estate, the Building and the Common Parts from the receipts of the Contingency Fund Contributions paid by Leaseholders.

### Ground Rent

Where the original purchase is after 1<sup>st</sup> April 2023, the Ground Rent means a peppercorn (if demanded).

Where the original purchase is prior to 1<sup>st</sup> April 2023, the Ground Rent payable (see Key Facts) will increase in line with the Retail Price Index every 5 years from 1st October 2015.

### Resale Administration Fee

We will charge a fee for assisting with any future resale of your home which will be based upon our reasonable costs incurred. The current fee is £500 including VAT and we will inform you prior to starting work if this has increased.

### Resale Estate Agency Service

On exit, there is an option to use our resale estate agency service to market your property. This service is available for 2% plus VAT of the resale price achieved, payable on completion of the sale. Please read the Service leaflet for more information.

### Age Criteria

A buyer can be under 60 years old to purchase a property but one occupier must be aged 60 or over.

### Lease Termination

Clause 6 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 (e.g. first seeking through dialogue to resolve any payment problems or breaches of covenants).

Clause 7 also allows for termination of the lease in the event that your affairs become subject to the Court of Protection or if you (being the occupier) become incapable of managing your own affairs. However, the registration of a Lasting Power of Attorney will not entitle us to terminate the lease. Your spouse or carer at such time may be eligible to stay on in the property

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depending on them satisfying the relevant criteria but this cannot be guaranteed.

### Council Tax

Residents are responsible for their own council tax. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

### Utility Bills, Insurance and Telecommunications

Bungalow owners are responsible for their own utility bills. Apartment owners are responsible for their electricity only as the water, hot water and heating charges are included within the service charge.

Residents are responsible for their own home contents insurance.

Each property at Mickle Hill is wired for broadband and satellite services, and you are free to set up your own suppliers.

### How to Purchase

Our sales team at Mickle Hill will assist you throughout the buying process from choosing your home, 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.

A pre-assessment will be carried out with the village manager during the purchase process. This will be arranged at a time convenient to you by a sales advisor.

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 £3,000 reservation fee to secure the property 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

You will be introduced to the after-sales team who will be your point of contact whilst you settle into your new home. This will include demonstrating how everything works in your new home as well as introducing you to the amenities and social activities available at Mickle Hill.

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 Mickle Hill**

The Sales Team are available at the Marketing Suite Tuesday to Saturday 10am to 5pm  
01751 245000 | [sales@micklehill.co.uk](mailto:sales@micklehill.co.uk) | [www.rangefordvillages.co.uk](http://www.rangefordvillages.co.uk)  
Mickle Hill, Malton Road, Pickering, YO18 7ND

*All prices and other information contained in this document are accurate as at 20<sup>th</sup> June 2024 but may change in accordance with changes in legislation and/or the lease governing the sale of apartments*