



THE RED HOUSE KEY FACTS

| PROPERTY DETAILS | | |
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| Name of relevant bodies: | <p><i>Community Operator:</i> Enterprise Retirement Living Limited (“ERL”)</p> <p><i>Landlord:</i> ERL (Red House Ripon) Limited (“ERLRHRL”)</p> <p><i>Management company:</i> Red House Ripon Management Limited (“RHRML”)</p> | |
| Name of community and when established | The Red House, established in 2017; completed in 2019 | |
| Description of property | <i>Type:</i> [] Bedroom [Cottage/Apartment] | |
| | <i>Building:</i> [] | |
| | <i>Plot no:</i> [] | |
| | <i>Postal no:</i> [] | |
| | <i>Floor:</i> [] | |
| | <i>Council Tax band:</i> [] ¹ | |
| | For current Council Tax payable, see “Unavoidable Ongoing Living Costs Payable to External Providers” below. | |
| Status of property | New-build <input type="checkbox"/> | |
| | Newly converted <input type="checkbox"/> | |
| | Pre-owned <input type="checkbox"/> | |
| | Year of construction or conversion: [2018/2019]. | |
| Occupancy | Single or dual occupancy. | |
| Tenure | Leasehold: 150 years from 22/08/2018. | |
| Sub-letting | Sub-letting is not permitted. | |
| CHARGES PAYABLE WHEN LEAVING OR SELLING THE PROPERTY | | |
| Event Fee: Deferred development payment | <i>Length of Occupancy</i> | <i>Percentage of Sale Price</i> |
| | Up to 1 year | 6% |
| | 1 – 2 years | 8% |
| | Over 2 years | 10% |
| | For further information, please see the “Event Fees – Disclosure Document”. | |
| Event Fee: Sales administration fee | 1.8% of selling price, including VAT at 20%. | |

¹ Council Tax bands for properties at The Red House are C, D or E.

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| Estate Agency charges | The costs of the estate agency service offered by ERL are covered by the Sales Administration Fee. Vendors are free to use external agents, but will be liable for their charges. |
| Other charges | Vendors are liable for all ongoing charges until a property is resold, any arrears of charges, the costs of any repairs or redecoration required under the lease prior to resale, and legal and removals costs. |

COST OF MOVING INTO THE PROPERTY

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| Purchase price | £ []. |
| Reservation fee | The initial fee for reserving a property is £1,000. ² For re-sale properties, a deposit (usually 10%) is payable to the vendors on exchange of contracts. |
| Engrossment fee | £144, including VAT at 20%. ³ |
| Legal costs | Vendors of re-sale properties and purchasers of new and re-sale properties pay their own legal costs, which can vary; it is advisable to obtain comparative quotes. |
| Stamp Duty Land Tax (SDLT) | If the property is subject to SDLT, the payment of this is the purchasers' responsibility. |
| Removal costs | Purchasers' choice at own expense, but local company Evans International can provide this service at a competitive rate. Please ask the ERL Sales Team for details. |

ONGOING UNAVOIDABLE CHARGES PAYABLE TO ERL OR ERLRHRL WHILE LIVING IN THE RETIREMENT COMMUNITY

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| Service charge (payable to RHRML) ⁴ | 1-bedroom property: £748.91 pm; £8,986.92 pa. |
| | 2-bedroom property: £790.00 pm; £9,480.00 pa. |
| | See also "Service Charge Budget 2023" and The Service Charge document. |
| Ground rent, if applicable (payable to ERLRHRL) ⁴ | Currently £500 pa, payable in advance on 1 October each year and reviewed every five years from 01/01/23 in line with the Consumer Prices Index in years 2024 to 2027 it will be £606.12 each year. The next review will be on 1 January 2028 as per the terms of the lease. |
| "On call" support (day or night) | The 24-hour staff is included in the service charge. |

² If the reservation proceeds to completion, this is deductible from the purchase price on completion. Please see the Reservation Agreement Terms for details of reservation cancellation rights and the amount of the reservation fee which will be refunded in this event.

³ Please note that this is the fee charged by ERL's solicitors for engrossing (the Leases on the first sales of the properties. Solicitors acting for vendors of pre-owned properties may charge a different amount for engrossment of any necessary documents. [Engrossment = Preparing the final version of a legal document ready for it to be executed/made valid such as with a signature].

⁴ Appropriate arrangements will be made between the vendors and purchasers of pre-owned properties to account for any ground rent and service charges already paid by the vendors for which the purchasers are liable, usually by adjustment to the completion monies.

| CARE COSTS | |
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| Care arrangements sourced from external providers | Domiciliary, personal or nursing care is not included in the service charge but can be arranged via an external agency of the individual's choice. |
| | The Management Team can provide details of reputable, suitably qualified, local care companies whose services are given in Owners' or Occupiers' homes. Full details of their services and charges, including sleeping/waking nights, Bank Holiday cover, 24-hour care, and nursing services (if available) are available on request. |
| | Any domiciliary, personal, or nursing care costs are paid direct by the individual to the care provider. If a private "Healthcare Needs Assessment" is required, instead of or as well as the free NHS assessment, the cost of this will be payable by the individual direct to the GP. |
| | Neither ERL, ERLRHR or RHRML, nor any company or person associated with them or The Red House, receives any incentive or commission from the above, or any other, care service providers. |
| ONGOING LIVING COSTS PAYABLE TO EXTERNAL PROVIDERS | |
| Utility bills (unavoidable) | <p>All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs:⁵</p> <ul style="list-style-type: none"> • Combined electric/gas⁶ – £150 pm • Water – £40 pm |
| Council tax (unavoidable) | <p>The properties at The Red House fall into different Council Tax bands (see "Property Details" above). The current charges (2022/23) are:</p> <ul style="list-style-type: none"> • Band C – £1,848.83 pa • Band D – £2,079.94 pa • Band E – £2,542.15 pa |
| | There is a 25% discount for single occupancy. |
| | Council Tax is payable directly to Harrogate Borough Council. |
| TV, telephone and internet (Owners'/Occupiers' choice) | <p>Communal aerials and satellite dishes are provided for each building, but the actual TV, telephone and internet services in individual properties are not included in the service charge. These are the responsibility of property Owners/Occupiers and are payable directly to the service provider.</p> |
| | Free wi-fi is available in the common areas. |

⁵ Based on average rates at the end of 2022; since the onset of the cost of living crisis, it is not possible to estimate utility charges for 2023 and beyond.

⁶ The cost of the annual gas boiler service is included in the service charge.

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| TV Licence (unavoidable if TV service above required) | All Owners and Occupiers are responsible for obtaining their own TV licence. A colour TV licence currently costs £159 (fixed until 01/04/24); it is free for the over-75s who are in receipt of Pension Credit, but it must be applied for. |
| | For eligible Owners or Occupiers who are 74, a short-term licence can be obtained for cover until age 75 is reached. Owners or Occupiers who are blind (severely sight-impaired) can claim a 50% discount. |

INSURANCE ARRANGEMENTS

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| Responsibility of the community operator | Buildings insurance, public liability insurance and employers' liability insurance is arranged by RHRML and included in the service charge. |
| Responsibility of property Owners/Occupiers | All property Owners/Occupiers are responsible for their own home contents insurance and any other insurances they feel they require. |

FUTURE CAPITAL EXPENDITURE

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| Fund for future maintenance (Reserve Fund) | The service charge includes a contribution towards a reserve fund for buildings maintenance costs, identified via regular stock condition surveys. If repair costs exceeded the funds available, Owners/Occupiers would be consulted on funding options, which could include requesting additional contributions. The balance of the reserve fund at the end of 30 September 2022 (the last available reporting date) was £130,887. |
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RESTRICTIONS ON SELLING THE PROPERTY

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| Sale option | ERLRHRL has an option to the right of first refusal on any resale of the properties. |
| Restrictions | At least one new resident must be over 55. |

Last updated: May 2023

Charges 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 a retirement community.

Enterprise Retirement Living Limited (Community Operator)
Registered in England & Wales No: 06525067

ERL (Red House Ripon) Limited (Landlord)
Registered in England & Wales No: 10488787

Red House Ripon Management Limited (Management Company)
Registered in England & Wales No: 10471803

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