

# The Abbeyfield Society

## Key Fact Sheet for Rental Properties

### 2021 - 2022

Section	Subsection	Details
Property details	Name of operator	The Abbeyfield Society
	Name of community	Girton Green, Wellbrook Way, Cambridge CB3 0GQ
	Property type	Community of 76 properties with 29 1-bed or 2-bed properties for rent. All apartments are covered by a NHBC guarantee from 2012.
	Status of units	Pre-rented
	Occupancy	Sole or dual occupancy
	Tenure	Assured non-short hold tenancy
	Nomination arrangements	None - applicants apply direct to Abbeyfield Girton Green.
Charges when moving into the property	Rent in advance	Two months' rent and service charge is payable in advance.
	Other costs	Renters are responsible for their own removal costs.
Ongoing charges payable to Abbeyfield while living in the retirement community	Rent	1-bed: £925.96 per month 2-bed: £1218.22 per month
	Service Charge	1-bed: £675.01 per month 2-bed: £682.40 per month
	Water and sewerage	Water usage is metered and invoiced by Abbeyfield 6 monthly (April & October).
	Heating	Provided by a central boiler, incorporated within the service charge.
	Housekeeping support	All residents are entitled to one hour per week of housekeeping support. The cost is included in the service charge.
	Emergency response	The costs of responding to 24hr emergency calls are included in the service charge
Care		No care agency onsite. Residents can choose any care provider they wish.
Ongoing fees payable to third parties	Utility bills	Renters are responsible for their own electricity bills from their chosen supplier
	Council tax	Payable directly to South Cambs District Council.
	TV licence	Concessionary TV licence
	Internet provider	Resident's choice of supplier.
	Satellite, cable TV	Communal TV Aerial.

Insurance arrangements	Responsibility of the operator	Buildings insurance is included in the service charge
	Responsibility of the renter	It is the resident's responsibility to take out contents insurance cover if required.
Charges when ending your tenancy		Renters are liable for ongoing charges until the property is re-let, and may also have to pay for any work to facilitate re-letting, and any arrears due.
		Subletting is not permitted under the tenancy agreement.
Capital Reserve Fund ('sinking fund')		There was £311,735.51 in the fund as of April 2019 - 31 March 2020.
Restrictions on renting the property		New residents are required to be over 55 years of age and undergo a supporting your health assessment and financial assessment to ensure they are suitable for independent living accommodation.
Date prepared		24/02/2021
<p>Please note that charges are correct at the date shown but may change annually or at other intervals over the period of residence.</p> <p>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.</p>		

# The Abbeyfield Society

## Key Fact Sheet for Leasehold Properties

### 2021 - 2022

Section	Subsection	Details
Property details	Name of operator	The Abbeyfield Society
	Name of community	Girton Green, Wellbrook Way, Cambridge CB3 0GQ
	Property type	Community of 76 properties with 47 1-bed, 2-bed or 3-bed properties for purchase. All apartments are covered by a NHBC guarantee from 2012.
	Status of units	Pre-owned
	Occupancy	Sole or dual occupancy
	Tenure	Leasehold for 125 years from 1 January 2012.
	Nomination arrangements	None – applicants apply direct to Abbeyfield Girton Green.
	Care provider	No onsite care providers
Charges when moving into the property	Asking price	Set by the vendor
	Other costs	Two months service charge is payable in advance. Owners are responsible for the costs of their solicitors, removals and any Stamp Duty payable.
Ongoing charges payable to the operator while living in the retirement community	Service charge	1 bed £732.64 2 bed £735.02 3 bed £738.60
	Water and sewerage	Water usage is metered and invoiced by Abbeyfield 6 monthly (April & October)
	Heating	Provided by a central boiler system, incorporated in the service charge
	Housekeeping support	All residents are entitled to one hour per week of housekeeping support. The cost is included in the service charge.
	Emergency response	24hr emergency calls are included in the service charge
	Ground rent	£500 per year, increasing by £500 every 20 years. The next increase is due in January 2031.
Care costs	No care agency onsite. Residents can choose any care provider they wish.	
Ongoing fees payable to third parties	Utility bills	Owners are responsible for their own electricity bills.
	Council tax	Payable directly to South Cambs District Council.
	TV licence	Concessionary licence
	Internet provider	Resident's choice
	Satellite, cable TV	Communal TV Arial

Insurance arrangements	Responsibility of the operator	Buildings insurance is included in the service charge
	Responsibility of the renter	It is the resident's responsibility to take out contents insurance cover if required..
Charges when selling the property		Owners are liable for ongoing charges until the property is re-sold, and may also have to pay for any work to facilitate re-sale, and any arrears due.
		Subletting is not permitted under the lease.
Capital Reserve Fund ('sinking fund')		There was £311,735.51 in the fund as of April 2019 - 31 March 2020
Restrictions on selling or renting the property		New residents must be over 55 years of age and undergo a supporting your health assessment and financial assessment, to ensure they are suitable for independent living accommodation.
Date prepared		24/02/2021
<p>Please note that charges are correct at the date shown but may change annually or at other intervals over the period of residence</p> <p>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</p>		