



Deerhurst Classic Key facts

Court Manager 0121 709 0782
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Section	Sub-section	Details	References
Property details	Operators	Owners' Management Company: Deerhurst Court Ltd. Freeholder and Managing Agent: Retirement Security Ltd.	Owners' Handbook
	Name of development	Deerhurst Court, George Road, Solihull, West Midlands B91 3BY	retirement security.co.uk
	Property type	40 apartments on three floors: 5 one-bed, 31 two-bed and 4 three-bed.	
	Status of unit	Pre-owned.	
	Occupancy	For one or two people.	
	Tenure	Leasehold – 99 years from 10 05 1994.	
	Care provider	Deerhurst Court Ltd (or external contractors or agencies).	Registered with CQC
Charges when leaving, selling or subletting the property	Transfer Premium ('Event Fee')	The proportion of the gross proceeds of the sale payable by the vendor to Retirement Security Ltd, based on the length of ownership is: 1% (up to 1 year); 2% (1-2 years); 3% (maximum) (2 or more years).	Lease, Owners' Handbook, Resales Information
	Administration fee for sale	None.	
	Other costs	EPC, any arrears of charges, and the costs of redecorating, repairing and reinstating the property prior to resale.	
	Subletting charges	Subletting is not permitted.	
Cost of moving into the property	Asking price	Set by the vendor.	Property details, websites
	Other costs	Stamp Duty, the costs of extra keys, the purchaser's removal costs and solicitor's fees.	
Ongoing charges payable to the operator	Service charge	£563.32 per calendar month in 2017-18.	Owners' Handbook, Service Charge Budget
	Overnight 'on call' charge	Emergency calls included within the service charge. Non-emergency support £13.66 per hour.	
	Ground rent	None.	
Care costs	Personal care	Payable to the Court or an external provider. The Court charges £10.27 per hour (day) and £11.30 per hour (night).	Service User Guide to Domiciliary Care Services
	Nursing Care	Deerhurst Court Ltd does not provide nursing care. This can be arranged through external providers.	
Ongoing fees payable to third parties	Utility bills	Payable direct to utility companies (water, gas, electricity).	Owners' Handbook
	Council tax	For the year 2017-18: Band D – £1442.82 or Band E – £1763.45 or Band F – £2084.07. (Single occupancy discount can be applied for from the local council).	
	Other bills	Telephone, Internet, TV Licence, satellite/cable TV.	
Insurance arrangements	Responsibility of the operator	Buildings, Public Liability, Employers' Liability insurance. Included in the service charge.	
	Responsibility of the owner	Home contents insurance.	
Restrictions on selling the property		A single purchaser must be at least 60, joint purchasers one of whom must not be less than 60 or, if younger, need care.	Resales Information