

Management information

Friary Meadow offers a choice of 2 & 3 bedroom luxury retirement homes in Hampshire with access to flexible onsite services.

Quality living

- ✓ Staff on site 24/7
- ✓ Extra care available
- ✓ Guests welcome
- ✓ Parking for you and your visitors
- ✓ Cinema room
- ✓ Communal Wi-Fi
- ✓ Electric car charging points
- ✓ Maintained gardens
- ✓ Outdoor terraces
- ✓ Golf buggy for getting around the village
- ✓ Minibus for excursions and shopping
- ✓ Restaurant
- ✓ Bar
- ✓ Café

Management Company, Tenure and Ground Rent

- The management company Friary Meadow Ltd is a 'not for profit' company. At the point of sale, every owner is transferred a share in Friary Meadow Ltd - giving you and your neighbours, real control over how Friary Meadow is managed.
- At the outset the directors of Friary Meadow Ltd have been appointed by the freeholder, but once half the properties are sold four directors will be appointed by residents.
- Properties are sold leasehold with a 999-year term.
- Ground rent is £1 per annum.

Service Charge and Accounts

Each property contributes to the upkeep of the development through a service charge. Current to 2026, the annual service charge is:

- 2 bed property service charge per annum - £7,200.
- 3 bed property service charge per annum - £7,560.
- Parking spaces cost £250 per annum.

All monies are paid into the Friary Meadow Ltd account and reported in the Company's accounts. Any surplus will be used for future renovations and building maintenance.

Potential Weekly Savings

If you are downsizing some of your current expenses will be covered by the service charge. These are your potential savings:

- Gardening
- Window Cleaning
- Annual boiler servicing and maintenance
- Building Insurance
- Building maintenance, tools and equipment
- Cleaning or personal care (1.5 hours per week)
- Security
- Emergency care alarm response.
- One band reduction in council tax (F to E Fareham)
- Potential reduction in energy bills

You are advised to calculate your actual expenditure. Deducting the amount from the service charge, demonstrates what you will be paying for access to the other facilities in the village.

What the Service Charge is spent on:

- Management fees: Friary Meadow Ltd employ Oak Retirement as its managing agent to ensure the development is run professionally and in the interest of all the residents.
- Staffing: General Manager, Duty Managers, Housekeeper/ Carers and Housekeeper/Cleaners. Friary Meadow is staffed 24 hours a day, 7 days a week.
- 1.5 hour weekly service per property: you have the option to choose cleaning, laundry or care.
- Professional fees: Accounts and CQC registration.
- Building Insurance.
- Routine expenses: Building and grounds maintenance, office expenses, communal utilities including equipment for the bar, café and restaurant.
- Future building renovations and improvements.

Additional saving on potential additional support

Typical provider	Friary Meadow
£30.00 / hour	£25.00 / hour
£210.00 / week	£175.00 / week
Based on 2 hours a day, 7 days a week ¹ the potential saving	
	Weekly: £70.00
	Annually: £3,640.00

¹ You may not need additional support, but the Government Money Advice Service suggests using 2hrs a day for budgeting purposes. Care providers around Hampshire charge up to £30/hr, while at Friary Meadow the cost of additional help in your home is currently only £25.00 per hour during the day and £27.00 at night. Outside Friary Meadow you will also have to install monitoring equipment and pay for connection to a call centre.

All information given and figures quoted are based on prices current to 2026. The service charge and the cost of other services will increase from time to time.



Please contact our sales advisor



friarymeadow@savills.com
07971 882967



FriaryMeadow.co.uk

Financial Assistance

Should you need financial advice, you should talk to an Independent Financial Advisor. We can provide the names of organisations familiar with Friary Meadow or you can use your own.

Part exchange: Valuations are based on a RICS valuation and are guaranteed once an offer is accepted. There will be no agents or viewers and once legal completion has taken place, you have two weeks to move.

Protected equity: If your savings fall below £23,250 the Council will help you meet care costs. When assessing your savings they cannot take into account the value of a property you or your partner are living in, nor can they ask you to sell or borrow against it. www.gov.uk/government/publications/social-care-charging-for-local-authorities-2025-to-2026/social-care-charging-for-care-and-support-2025-to-2026-local-authority-circular

Attendance Allowance

Attendance Allowance is a benefit to help older people meet their care costs. Currently it is not taxed or means tested but the eligibility criteria must be met. You can apply by telephone or our staff can help you make an application. It is paid at the following rates depending on your needs:

	Weekly	Annually
Low rate	£68.10	£3,541.20
High rate	£101.75	£5,291.00

Event Fees:

When a property is sold or transferred there will be a fee of 3% plus VAT* payable to Oak Retirement for:

- Managing and advance funding the redecoration/ preparation of the property, so you get the best price.
- Acting as your estate agent and paying for advertising.
- Ensuring your buyers are eligible to live at Friary Meadow and carrying out care assessments if needed.

* A discount may apply if sale or transfer occurs within 2 years of purchase.