



# Summergate Lodge

Summergate Lodge | Whieldon Way | Eastleigh | Hampshire SO50 9SB

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A contemporary Retirement Living community  
of one and two bedroom apartments

Housing   
Retirement Living









## Welcome to Summergate Lodge

We are proud to introduce Summergate Lodge, Eastleigh, one of our latest Retirement Living schemes for people over the age of 55. The scheme offers 26 one and two bedroom apartments for rent and shared ownership, as well as communal facilities including a communal lounge and garden.

Summergate Lodge is designed to allow you to live independently within a community setting. You can benefit from a dedicated Local Housing Manager and a 24/7 emergency alarm system for extra peace of mind. Pets are more than welcome too!

With over 55 years' experience in designing and building properties for older people, you can be confident that our apartments offer a safe and secure environment for you to call home.

The new development is based within North Stoneham Park's 120 acre infrastructure, with retail units, a new school, and the wider residential development just a stone's throw away.

North Stoneham Park creates a vibrant community on your doorstep, whilst providing a captivating landscape within its historic deer park setting, where space has been set aside for recreational use.

Based in the beautiful town of Eastleigh, North Stoneham is the perfect place to enjoy a combination of peaceful and active town life. There is something for everyone, from the Eastleigh museum and The Swan shopping centre, to the Lakeside Country Park and Steam Railway, where there are opportunities for fishing and easy strolls. Not only is Eastleigh full of local amenities, it is also well situated near to Hampshire's surrounding areas including Southampton and Winchester.



## Life at Summergate Lodge

Choosing to live at Summergate Lodge will give you the privacy and independence of your own self-contained apartment, with full access to a communal lounge and a garden. Residents will benefit from a 24/7 emergency alarm system giving you peace of mind whilst allowing you to maintain your independence.

### Your manager

A key element of our service is the on-site Local Housing Manager who is there to ensure day to day life at the scheme runs smoothly. They are also there to help by organising any necessary repair work with tradespeople, liaising with contractors and signposting to other services, allowing you to spend more time doing things that you enjoy.

The Local Housing Manager will also be able to provide you with assistance and support, including advice on entitlement to benefits. Quality is at the heart of everything we do and we work hard to ensure we recruit, retain and invest in our people, empowering them to be the best they can be. We will continue to invest in our Local Housing Managers to ensure they can work more efficiently and effectively at a local level and continue to be responsive to your needs. Residents will also benefit from an Appello video door entry system, allowing you to identify your visitors through both sight and sound.

### A real community

Summergate Lodge is all about community, where you can enjoy some company in the comfortable communal lounge and beautiful landscaped gardens to benefit from the outdoors, whatever the season.

Opportunities to socialise will be regularly available to keep the mind and body active, led by the interest of residents. Most importantly, living at Summergate Lodge will support you to live the life you want to lead.

## Services and facilities

- On-site Local Housing Manager (Tuesday - Thursday) with another Local Housing Manager covering the scheme Mondays and Fridays
- 24/7 emergency alarm system\*
- Appello video door entry system
- Communal lounge with Wi-Fi available
- Landscaped gardens
- Buggy storage
- Residents' car park

\*Calls are directed to the Local Housing Manager whilst on duty. Outside working hours calls are directed to a remote call centre.

## Accommodation

With over 55 years' experience in designing and building properties for older people you can be confident our apartments offer a safe and secure environment for you to call home.

We've used our experience to ensure your apartment is fitted with carefully thought out features including:

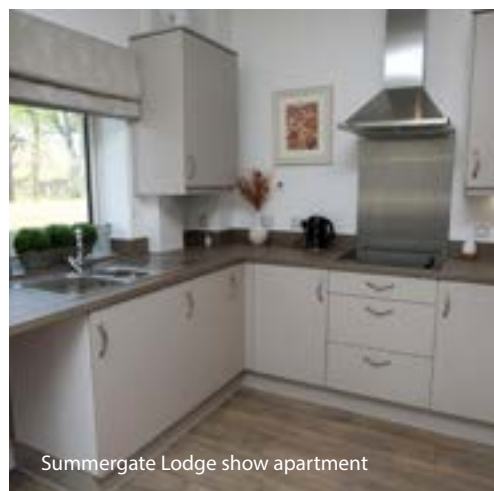
- Fully fitted Moores Affinity Kitchen with ceramic hob, extractor and integrated mid-height oven for ease of access
- Lever taps and raised power points
- Double glazed windows with trickle vents
- Fully carpeted living areas
- BT and TV aerial points in the apartment living room and bedrooms
- Sky connection point in the apartment living room
- Specialist flooring to shower room and kitchen to reduce slip hazards
- Mains-fed smoke detectors and sprinkler systems
- Level access showers
- Gas central heating, with thermostatically controlled low surface temperature radiators
- Security optical door viewer
- All ground floor apartments will have an external door and patio and all upper floor apartments come with Juliette balconies

# Site plan

## Ground floor



- One bedroom shared ownership
- Two bedroom shared ownership
- One bedroom rental
- Two bedroom rental
- Communal areas
- Staff areas
- Lift



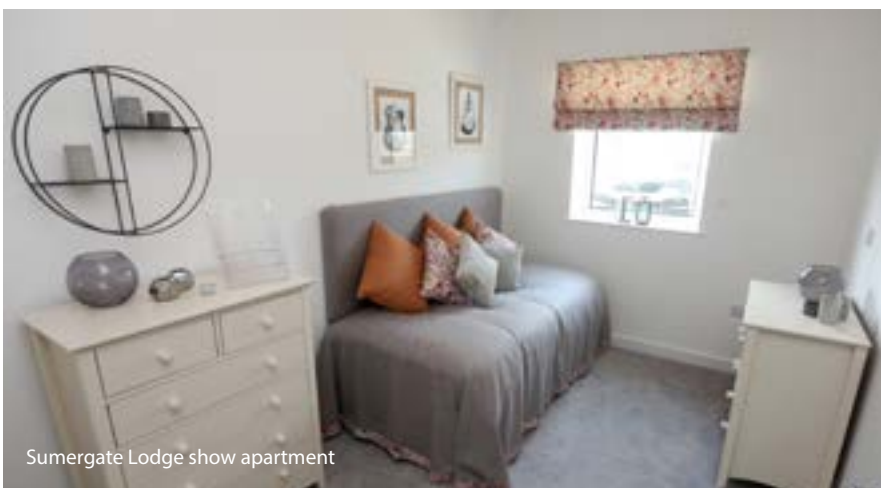


# Site plan

## First floor



- One bedroom shared ownership
- Two bedroom shared ownership
- One bedroom rental
- Two bedroom rental
- Communal areas
- Staff areas
- Lift



Sumergate Lodge show apartment



# Site plan

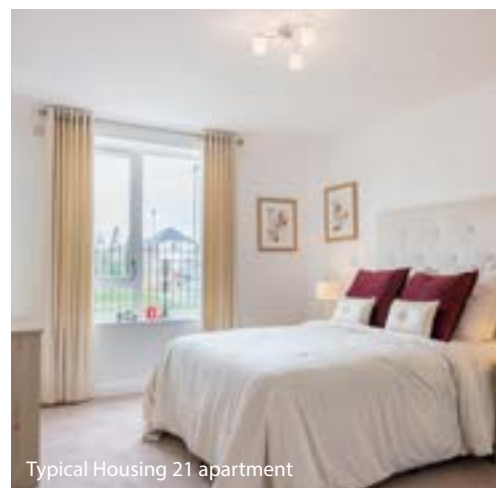
## Second floor



- One bedroom shared ownership
- Two bedroom shared ownership
- One bedroom rental
- Two bedroom rental
- Communal areas
- Staff areas
- Lift



Typical Housing 21 apartment



Typical Housing 21 apartment





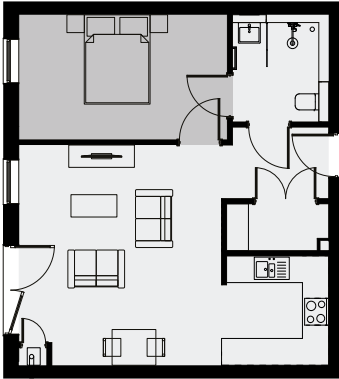
“

My favourite thing about living here is the social aspect, people always need people, and people here always have time for a chat.

Thelma, Retirement Living resident

# Apartment layout plans and dimensions

## The Rowan



Apartments for shared ownership: 2

Patios to apartments: 2

Living room	4633mm x 4928mm	15'2 x 16'2
Kitchen	2334mm x 2450mm	7'7 x 8'0
Bedroom	4767mm x 2802mm	15'6 x 9'2
Shower room	2200mm x 2400mm	7'2 x 7'9

Total internal apartment area 55.1m<sup>2</sup> / 593ft<sup>2</sup>

## The Willow



Apartments for shared ownership: 17

Apartments for rent: 6, 8, 12, 19, 23

Juliette balcony to plots: 6, 8, 12, 17, 19, 23

Living room	5646mm x 4929mm	18'5 x 16'2
Kitchen	2334mm x 2450mm	7'7 x 8'0
Bedroom	4767mm x 2802mm	15'6 x 9'2
Shower room	2200mm x 2400mm	7'2 x 7'9

Total internal apartment area 60m<sup>2</sup> / 646ft<sup>2</sup>

## The Buckthorn



Apartments for shared ownership: 3

Apartments for rent: 7, 9, 14, 18, 20, 25

Patio to plots: 3

Juliette balcony to plots: 7, 9, 14, 18, 20, 25

Living room	4633mm x 4929mm	15'2 x 16'2
Kitchen	2334mm x 2450mm	7'7 x 8'0
Bedroom	4767mm x 2778mm	15'6 x 9'1
Shower room	2200mm x 2400mm	7'2 x 7'9

Total internal apartment area 55m<sup>2</sup> / 592ft<sup>2</sup>

# Apartment layout plans and dimensions

## The Elder



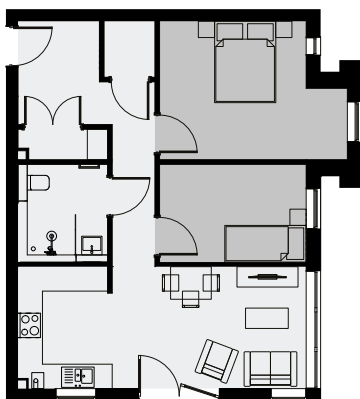
Apartments for shared ownership: 1

Patio to plots: 1

Living room	4767mm x 2996mm	15'6 x 9'8
Kitchen	2200mm x 2996mm	7'2 x 9'8
Bedroom 1	3603mm x 3402mm	11'8 x 11'2
Bedroom 2	3603mm x 2401mm	11'8 x 7'9
Shower room	2200mm x 2400mm	7'2 x 7'9

Total internal apartment area 63.5m<sup>2</sup> / 684ft<sup>2</sup>

## The Ash



Apartments for shared ownership: 5, 10, 16

Apartments for rent: 21

Juliette balcony to plots: 5, 10, 16, 21

Living room	4767mm x 2996mm	15'6 x 9'2
Kitchen	2200mm x 2996mm	7'2 x 9'8
Bedroom 1	3603mm x 3402mm	11'8 x 7'9
Bedroom 2	3603mm x 2401mm	11'8 x 7'9
Shower room	2200mm x 2400mm	7'2 x 7'9

Total internal apartment area 65m<sup>2</sup> / 700ft<sup>2</sup>

## The Maple



Apartments for shared ownership: 4

Apartments for rent: 13, 24

Patio to plots: 4

Juliette balcony to plots: 13, 24

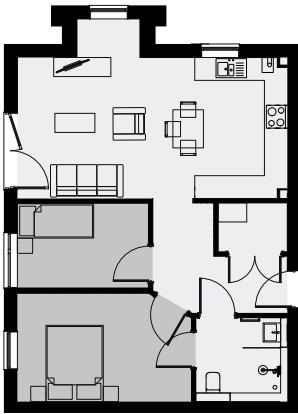
Living room	3700mm x 4653mm	12'1 x 15'3
Kitchen	3700mm x 2428mm	12'1 x 8.0
Bedroom 1	2843mm x 4567mm	9'3 x 15'0
Bedroom 2	2209mm x 3439mm	7'2 x 11'3
Shower room	2200mm x 2400mm	7'2 x 7'9

Total internal apartment area 63.4m<sup>2</sup> / 682ft<sup>2</sup>



# Apartment layout plans and dimensions

## The Birch



Apartments for shared ownership: 11, 22

Patio to plots: 11

Juliette balcony to plots: 22

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Living room	4713mm x 3700mm	15'5 x 12'1
Kitchen	2428mm x 3700mm	8'0 x 12'1
Bedroom 1	4567mm x 2843mm	15'0 x 9'3
Bedroom 2	3439mm x 2209mm	11'0 x 7'2
Shower room	2200mm x 2400mm	7'2 x 7'9

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Total internal apartment area 65m<sup>2</sup> / 700ft<sup>2</sup>

## The Chestnut



Apartments for shared ownership: 15, 26

Juliette balcony to plots: 15, 26

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Living room	3098mm x 4862mm	10'2 x 16'0
Kitchen	2948mm x 2200mm	9'7 x 7'2
Bedroom	3310mm x 3698mm	10'9 x 12'1
Bedroom 2	2296mm x 3698mm	7'5 x 12'1
Shower room	2200mm x 2400mm	7'2 x 7'9

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Total internal apartment area 63.8m<sup>2</sup> / 687ft<sup>2</sup>







## Renting a property

Summergeate Lodge has 14 one and two bedroom apartments for rent.

Retirement Living apartments are available to rent for those over the age of 60, or aged 55+ and in receipt of disability benefits. In the majority of cases you will need to be nominated by your local authority who will assess if you are eligible. You will also need to be unable to purchase a property through shared ownership

You can put your name forward by contacting our New Homes Team on 0345 608 4021 or [newhome@housing21.org.uk](mailto:newhome@housing21.org.uk)

## Things I need to pay for

An initial Assured Shorthold Tenancy will be offered and if all goes well, we will convert this to an Assured Tenancy after the initial 12 month period. A weekly rent is payable under either tenancy and the rent includes a sinking fund payment. There is no initial deposit on commencement of a tenancy, but we do require four weeks' rent in advance. Our rents are Housing Benefit eligible.

Living in Retirement Living means that the Local Housing Manager is on hand during the week to take care of the smooth running of the scheme, giving you more time to enjoy life. When you rent a Housing 21 property, you'll pay rent and a service charge for the upkeep of the building and grounds. You'll also be responsible for paying individual utility bills, contents insurance, TV licence and Council Tax.

Free WiFi is provided in the communal lounge, but it is your responsibility to arrange your own broadband supplier and telephone service.

In some cases you might be eligible for support to pay your rent, Council Tax and /or your care charges (where applicable). Your local authority will provide information about this when you contact them.



## Service charges

This covers the lighting, heating, maintenance and cleaning of the communal areas and gardens, external window cleaning, buildings insurance and estate management. It also includes the payment towards the Local Housing Manager and hardware for the emergency call system which is Housing Benefit eligible.

The service charge is variable. We do our best to ensure charges are kept to a minimum so review these annually on 1 April with any surplus or deficit rolled over to the next financial year. We hold an annual meeting with residents to discuss the service charge accounts and answer any questions giving at least 28 days' notice of any adjustment to be made in the following financial year.

More information on your service charge can be found online in the resident information section of our website [www.housing21.org.uk/resident-information](http://www.housing21.org.uk/resident-information)

Our service charge is Housing Benefit eligible.

## Insurance

Housing 21 is responsible for the buildings insurance. Contents insurance is your responsibility and we strongly recommend that you arrange contents insurance for your home.

## Support charge

This charge is made to cover the Local Housing Manager's hardware costs for the emergency call system that are not housing benefit eligible

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The rates for each charge can be found in the Summary of Charges for those renting a property – available from the New Homes Consultant.

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## How to apply

If you would like to find out more about renting a property at Summergate Lodge please contact us.

**0345 608 4021**

Monday - Friday, 9am - 5pm  
Calls charged at local rate

[newhome@housing21.org.uk](mailto:newhome@housing21.org.uk)

# Buying a property

Summergate Lodge has 12 one and two bedroom apartments available for shared ownership for people over the age of 60, or aged 55+ and in receipt of disability benefits.

If you are considering buying a shared ownership, leasehold property, whilst there are not any nomination arrangements in place, priority will be given to those who have a local connection.

Once you have made the decision to buy a property you will need to appoint a solicitor or conveyancer to handle the sale for you. We also encourage you take financial advice and speak to family and friends. We are not able to offer financial advice but can offer advice regarding claiming state benefits.

## Older People's Shared Ownership (OPSO)

Shared ownership for people aged 65 and over, is a purchase option where you can buy a percentage of the full market value of a property, from 25% to a maximum of 75%. The aim is to offer an affordable purchase option, allowing you to sell your current property and either release equity and/or enjoy a mortgage free retirement, whilst protecting investment for you and your loved ones in the future.

Both options mean that you can have a more financially secure retirement.

## Key information for shared ownership:

- Buying a shared ownership property is the same as buying any property on the open market, you will have full and exclusive access to the property you purchase
- Properties are sold leasehold for a term of 999 years

- A service charge is payable by all, regardless of the percentage owned
- A monthly rent will be charged by Housing 21 in respect of the unpurchased portion of the property. Where a 75% purchase is made, no rent is payable on the final unpurchased 25% share. The shared ownership rent is housing benefit eligible
- The owner is responsible for internal repairs to the property. Housing 21 will maintain the building and communal areas

## Things I need to pay for

During the week, the day-to-day running of the scheme is taken care of by the Local Housing Manager, giving you more time to enjoy life.

When you buy a Housing 21 Retirement Living property you will pay rent on the unpurchased portion of the property (if purchasing less than 75%) and a service charge for the upkeep of the building and grounds. You'll also be responsible for paying individual utility bills, contents insurance, TV licence and Council Tax.

Free WiFi is provided in the communal lounge, but it is your responsibility to arrange your own broadband supplier and telephone service.

## Service charge

This covers the lighting, heating, maintenance and cleaning of the communal areas and gardens, external window cleaning, buildings insurance and estate management. It also includes the payment towards the Local Housing Manager and hardware for the emergency call system.

The service charge is variable. We do our best to ensure charges are kept to a minimum so review these annually on 1 April with any surplus or deficit rolled over to the next financial year. We hold an annual meeting with residents to discuss the service charge accounts and answer any questions giving at least 28 days' notice of any adjustment to be made in the following financial year.

The service charge payment includes a contribution to the sinking fund and there is an option to defer this until you eventually sell, to help with living costs during your residency.

More information on your service charge can be found online in the resident information section of our website [www.housing21.org.uk/resident-information](http://www.housing21.org.uk/resident-information)

Our service charge is Housing Benefit eligible.

## Insurance

Housing 21 is responsible for the buildings insurance. Contents insurance is your responsibility and we strongly recommend that you arrange contents insurance for your home.

## Ground rent

There is only a peppercorn charge, payable on request.

## Support charge

This charge is made to cover the Local Housing Manager's hardware costs for the emergency call system that are not housing benefit eligible.

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The rates for each charge can be found in the [Summary of Charges for Leaseholders](#) – available from your New Homes Consultant.

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# Buying a property

## Costs of moving into the property

### Purchase price

The purchase price is set by an independent RICS valuation on initial sale, please refer to our price list. For resale properties this is also determined by an independent RICS valuation which the private vendor obtains and pays for under the terms of the lease.

### Deposit

A reservation fee of £750 is payable on initial purchases. Up to £750 may be retained to cover our administration and abortive legal costs in the event that the reservation is cancelled or expires.

### Other costs

You will need to appoint a solicitor to act for you in the purchase of the property and you will be responsible for any stamp duty and removal costs. An engrossment fee of £60 will be charged. An engrossment fee is a fee charged by a solicitor for producing a fair copy of a legal document, such as a lease or conveyance, for signature by the parties.

### Charges when selling the property

#### End of Lease administration fees\*

An administration fee is charged in association with the tasks we need to undertake to sell your home. This includes:

1. Support and guidance during the selling process
2. Management of all administration procedures including the preparation of the Vendors Pack which includes service charge accounts, fire risk assessment, building insurance and other key information
3. Obtaining the RICS valuation

4. If outside the nomination period we will liaise with the vendor and Estate Agent to ensure property information is correct
5. Arranging and conducting prospective buyer's interview with scheme manager
6. Responding to reasonable enquiries about the property and the sale process
7. Managing vendor's and buyer's solicitor enquiries about the property and the lease and liaise with Housing 21 solicitors
8. Confirming service charge balance and approving completion

#### Nomination fee\*

Charged if we nominate a buyer within 56 days of notice to sell. If we do not, you are able to sell privately via an Estate Agent and the fee will not apply. The nomination fee covers:

1. Receiving notice of assignment
2. Finding a buyer from our waiting list
3. Contacting prospective purchasers to confirm their interest and their ability to complete the purchase
4. Arranging viewings, dealing with all enquiries and negotiating sale
5. Regular updates to vendor and buyer
6. Our disbursements

The nomination services will cease after the nomination period ends.

The vendor is required to pay the cost of Housing 21's solicitor's fee for acting in the transfer.

#### Valuation fee – by negotiation with supplier of choice

Upon resale of a property a RICS valuation is required to be supplied to Housing 21. The property is not able to be sold for a price over the valuation.

\*Reviewed annually in line with the RPI.



## Restrictions

### On resale

Written notification of the intended sale must be given to Housing 21. Housing 21 have a right to find a purchaser within 56 days, after this time the property can be placed on the open market at no more than the valuation price.

Purchasers must be over 65 and be approved by the Local Housing Manager.

### Subletting

Subletting is not permitted.

## What is the sinking fund?

The cost of maintaining the building is shared between all properties. The sinking fund is a reserve fund that is used to offset the cost of major repairs or replacements in the future. Examples include the roof, windows, doors, driveways and paths. Having a sinking fund protects against large unexpected bills and may be attractive to new purchasers when resold. A sinking fund contribution is included in the service charge and this element can be deferred until resale. The sinking fund is reviewed annually via a stock condition report on the building.

## Comments, compliments and complaints

If you have a concern or complaint, we have systems and procedures in place. More information is available at [www.housing21.org.uk/about-us/contact-us](http://www.housing21.org.uk/about-us/contact-us)

## How to apply

If you would like to find out more about buying a property at Summergate Lodge please contact us.

**02380 982 339**

Monday - Friday, 9am - 5pm

Calls charged at local rate

[info.newdevelopments@housing21.org.uk](mailto:info.newdevelopments@housing21.org.uk)

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The particulars within this brochure are set out as a general outline for guidance only. This brochure does not in any way form part of a contract or warranty. Photography and images are representative only and all measurements are approximate. Kitchen layouts are indicative only.

We understand that moving can be a challenge and we are here to help. We have a range of assistance options to support your move.

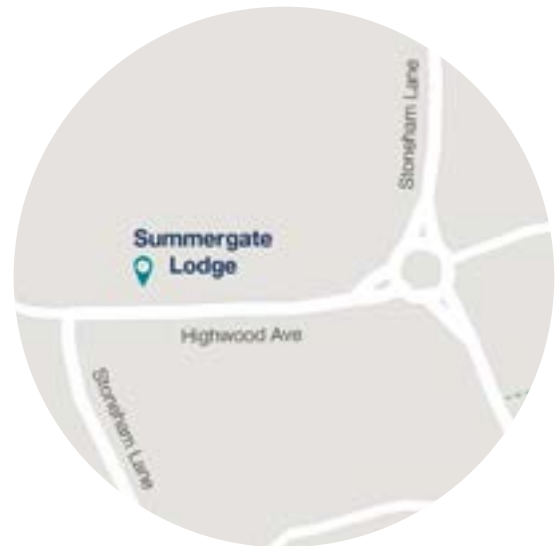
For further information please contact us.

0345 608 4021

Monday - Friday, 9am - 5pm

Calls charged at local rate

[newhome@housing21.org.uk](mailto:newhome@housing21.org.uk)



Summergate Lodge was developed in partnership with Homes England, Eastleigh Borough Council and Highwood Homes

# Housing 21

Tricorn House | 51-53 Hagley Road | Birmingham B16 8TP

0370 192 4000

[housing21.org.uk](http://housing21.org.uk)    

Housing 21 is a leading, not for profit provider of Retirement Housing and Extra Care for older people of modest means.

This brochure can be provided in a different format, such as large print, Braille or another language. Please contact [communications@housing21.org.uk](mailto:communications@housing21.org.uk)

Regulated by the Social Housing Regulator Reg. No. L0055  
Community Benefit Society FCA Reg. No. 16791R



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