

Belong Limited

KEY FACTS - PURCHASE 2026-27



**Dunesville Court Apartments
At Belong Birkdale**
Oxford Road
Birkdale
Southport PR8 2JT



1. Property details	
Operator, landlord and manager	Dunesville Court is operated by Belong Limited, a not-for-profit provider of care villages. They will open autumn 2026.
Community	Dunesville Court Apartments, Belong Birkdale, Oxford Road, Birkdale, Southport PR8 2JT.
Property type	30 apartments located over three floors: seventeen of these are one-bedroom and thirteen are two-bedroomed. Apartments are available to rent or buy, or via our shared ownership scheme.
Apartment specification	• Kitchen - fully fitted contemporary units, with a Silestone worktop and Silestone splashback, integrated/built-in oven, hob and cooker hood. • Heating - heating and hot water is provided from a central plant room and there is underfloor heating in all apartments, with each one having its own thermostat. • Bathrooms - white sanitary ware with chrome taps; fully tiled walls in shower area with Porcelanosa tiles; walk-in shower with shower seats. • Electrical - graphite plastic sockets and switches to most areas. Wiring for TV aerial and satellite TV sockets to lounge and bedroom; compatible with Freeview, Freesat+, Sky+ and FM/DAB radio. Telephone sockets to lounge and main bedroom. • White goods – a washer dryer and fridge freezer is included. • Note that aside from the fittings referenced above, all Belong apartments are sold unfurnished.
Status of units	New.
Occupancy	1-2 people in a one-bed, 1-3 people in a two-bed.
Tenure	Leasehold (start of lease 99 years from 2026).
Subletting	Subletting is not permitted.
Nomination arrangements	None; contact the operator (Belong).
Care provider	Care packages can be arranged through the Southport branch of Belong's registered home care service, Belong at Home. Care is offered by Belong at Home, but apartment tenants are free to choose other providers.

2. Cost of moving into the property

Price	Pricing depends on size and location in the building, as well as any features such as balconies, and the range is shown below. Indicative pricing is shown below; these rates will be held until the village opens, at which point they will be reviewed. • 1-bed purchase from £222,000 to £245,000 • 2 bed purchase from £302,000 to £324,000 A member of the Belong team will confirm the cost for available apartments at the time of your enquiry.
Reservation fee	There is a reservation fee of £250. This is deducted from the balance of the purchase price.
Exchange deposit	Belong does not take a deposit.
Other costs	Buyers are responsible for their own legal and removals fees and for any Stamp Duty Land Tax that may be payable.

3. Ongoing charges payable to Belong Ltd

Community fee	There is an ongoing monthly community fee of: • £655.08 per month for a one-bed apartment • £916.66 per month for a two-bed apartment • Additional person fee of £65.18 per calendar month The community fee is payable monthly, until the property is vacated. The fee includes the services listed below and in the Community Fee annex at the end of this Key Facts document.
Ground rent	None.
Utility bills	Gas, electricity and water bills to the apartments are included in the community fee (tenants will not need to pay utility companies separately for these).
Emergency response	A 24-hour emergency response service is included in the community fee.
Daily check	A daily checking service is available on request, covered within the community fee.
Building insurance	Building insurance is included within the community fee.
WiFi	Free wireless broadband - wireless 'hotspot' facilities are available throughout the village.

4. Care packages			
Charges for home care services	Care packages for personal living support can be arranged through Belong at Home Southport or from alternative providers (discretionary charges apply).		
	Where Belong at Home provides this service, the minimum visit is 30 minutes and current rates are:		
	• £25.75 – 30 minutes • £32.63 – 45 minutes • £39.50 – 60 minutes		
	Weekend costs (Sat & Sun) £26.25 – 30 minutes £33.38 – 45 minutes £40.50 – 60 mins. Charges are subject to a needs assessment and confirmed in writing.		
	Belong at Home provides a range of services including companionship and support to go out to appointments, events or activities where this is needed.		
Fee levels are reviewed annually and any changes applied from 1 st April, with 28 days’ written notice of any change.			
Charges for nursing care	Nursing care is not provided to apartment tenants by Belong or Belong at Home.		
5. Lifestyle packages			
Charges for additional services such as meals and housekeeping	Belong Birkdale will offer two lifestyle packages as detailed below.		
		Silver	Gold
	Main meals provided by The Bistro per day (either in The Bistro or apartment)	1	3
	Weekly clean (30 minutes)	✓	✓
	Laundry (bedding, including changing beds)	✓	✓
	Daily housekeeping and bed-making (15 mins)	X	✓
	Apartment breakfast and basics stock-up	X	✓
	Personal laundry and towels (weekly)	X	✓
	Monthly hairdressing or weekly wash and blow-dry	X	✓
	Pricing per week	£200	£600
	Additional person rate per week	£100	£200

6. Charges payable to Belong for additional discretionary services	
Activities / day care	Apartment customers who need more support to join in with activities can do so by taking advantage of our Experience Days service, which is a facilitated programme for small groups, typically taking place from 10am – 4pm. The cost of this service is £96.00 per day.
Exercise service	Belong provides an award-winning exercise service with state-of-the-art equipment and personalised programmes that have a proven track record in improving strength, balance, mobility and overall wellbeing for older people. Additional charges apply for this service; details are available from the village's exercise specialist.
Therapy treatments	Therapy treatments may be provided by third parties in the village, in which case additional charges would apply for this service.
Internal cleaning	Additional charges apply for this service; details are available from reception.
Hair salon	Discretionary charges apply. Apartment customers are eligible for a 15% discount.
The Bistro	Discretionary charges apply. Apartment customers are eligible for a 15% discount.
Handyman service	Additional charges apply for this service; details are available from reception.
Laundry service	Additional charges apply for this service; details are available from reception.
7. Additional charges payable to third parties	
Council tax	Council tax is payable to Sefton Borough Council. The Council Tax Band is pending confirmation.
TV licence	See www.tvlicensing.co.uk
Phone	Apartment tenants pay their chosen service provider.
Broadband connection	Apartment tenants pay their chosen service provider.
Digital TV	There are no communal aerial or satellite dishes. Apartment tenants pay their chosen service provider.

8. Charges payable when leaving the property

Capital payments (after any deductions)

For those who do opt to purchase, the 'Buy Back' scheme guarantees that we'll repurchase your apartment from you as soon as you are ready (subject to a notice period).

The amount you receive will be the price that you originally paid, minus the Deferred Management Fee and any arrears owing to Belong.

The Deferred Management Fee allows part of the cost of village living to be paid when the apartment is sold, helping to reduce your regular costs and leaving you with more of your money to enjoy during your time in Belong. The fee helps us maintain and renew the buildings, communal spaces and village environment so that Belong remains a high-quality place to live.

Belong takes full responsibility for significant future maintenance and refurbishment of the village so tenants are not faced with unexpected individual bills for major works. The deferred management charge is based on how long you have lived in your apartment.

It is calculated as follows:

- 15% of the original purchase price if you have lived in your apartment for up to two years
- 17.5% of the original purchase price if you have lived in your apartment for more than two years but less than three years
- 20% of the original purchase price if you have lived in your apartment for three years or more

As an example, the table below shows what you would receive at the end of your tenure if you bought an apartment costing £222,000. It shows different amounts depending on how long you own the apartment.

Year of Ownership	Property Cost	Buyback Price	Deferred Management Charge	Buyback Price less Deferred Management Charge
1 st /2 nd	£222,000	£222,000	£33,300	£188,700
3 rd	£222,000	£222,000	£38,850	£183,150
4 th Onward	£222,000	£222,000	£44,400	£177,600

Similarly, the table below shows what you would receive if you purchased an apartment costing £324,000.

Year of Ownership	Property Cost	Buyback Price	Deferred Management Charge	Buyback Price less Deferred Management Charge
1 st /2 nd	£324,000	£324,000	£48,600	£275,400
3 rd	£324,000	£324,000	£56,700	£267,300
4 th Onward	£324,000	£324,000	£64,800	£259,200

Repairs or redecoration costs	There are no charges for repairs or redecoration on moving out as these are covered within the deferred management charge.
Administration fees	There is no sale administration fee. However, purchasers are responsible for their own legal fees.
Ongoing charges	The community fee remains payable in full until the property is vacated and available for resale or rental.
9. Insurance arrangements	
Arranged by the operator	Buildings insurance and Public Liability insurance is included in the monthly community fee.
Arranged by the owner/tenant	Home contents insurance: tenants are encouraged to arrange their own home contents insurance. This is not covered by the Community Fee.
10. Constraints on selling	
Age criteria	Residents must be aged 55 or over, in line with local authority planning consents for the building.
Health criteria	Belong will carry out a care assessment to ascertain the suitability of the apartment setting for tenants and that they are able to live independently within the Belong village.
Resale	Properties cannot be resold on the open market. Instead, Belong will 'Buy Back' apartments for the price that the tenant paid on purchase, minus the deferred management charge and any arrears.
11. Other information	
Charges	Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.
Further advice	We encourage you to discuss your housing options with your family and friends, and to seek independent legal and financial/benefits advice, support and representation as appropriate, in connection with a move to a retirement community.
Date	Last updated August 2026.

Annex to Key Facts – Community Fee	
What service does the Community Fee cover?	The charge covers: • Building maintenance • Building insurance • Cleaning and maintenance of communal areas • Water • Gas • Electricity • 24-hour emergency response service • Contribution to the reserve fund for future major repairs • Daily check (on request) • A contribution to Belong's management costs
Is the charge 'fixed' or 'variable'?	The charge is 'variable' in that it changes every year according to changes in actual costs only. Any increase in the Community Fee is capped at 3% above the Retail Price Index figure for November.
When does the Community Fee change and with how much notice?	The Community Fee changes on 1 April every year. Tenants receive at least 28 days' written notice of the new charge.
What happens if Belong is unable to provide a service covered by the Community Fee?	We would manage any significant failure to provide a service to minimise disruption to tenants (e.g. by making alternative arrangements).
Is any of the Community Fee payable before moving in?	The Community Fee is payable monthly in advance.
Is any part of the Community Fee held in trust?	The Community Fee fund is held on behalf of the tenants; Belong does not use it for any other purpose.
When are tenants informed about the Community Fee budget and accounts?	Tenants receive the Community Fee Accounts for the previous financial year in September. In March, tenants receive a draft Budget for the financial year starting in the following April.
Can tenants influence the Community Fee and the services offered?	We hold regular tenants' meetings which provide an opportunity for tenants to provide feedback and ideas in relation to services and raise questions in relation to the community fee. However, the setting of the community fee is cost-driven to ensure sustainability of Belong services and is part of the budget-setting of the organisation.
How do we manage any annual surplus or deficit on the Community Fee account?	Any deficit on the account ('underpayment') is covered by Belong and is not recharged to tenants. Any surplus ('overpayment') is not refunded to tenants but applied to the Reserve Fund to contribute towards future repairs at the village.
Are the latest itemised charge budget and accounts available?	Copies of the current annual budget are available on request.

Annex to Key Facts – The Reserve Fund

What is the Reserve Fund?	The Reserve Fund is a contingency or reserve fund used to offset the cost of major repairs or replacements in the future, such as lifts, roofs, windows, doors, driveways, paths, heating systems, and fencing. Contributions to the costs of major repairs, replacements and improvements within the community are collected through the Community Fee payable by tenants. Initially, the reserve fund is therefore zero, but it builds over time.
What processes are in place to assess future capital expenditure needs?	Professional surveyors carry out regular site inspections for Belong to determine future capital investment needs. A rolling capital investment programme is in place to ensure that the properties are always safe and maintained in good condition.
Will tenants be liable for further charges if the Fund is unable to cover the full costs of major capital works?	If there is any unforeseen need for capital investment and it cannot be met from the Reserve Fund, Belong would cover the costs and seek to recover these through future increases in the Community Fee.