



RENTAL OPPORTUNITIES

Retirement has never promised so much

Independence and personal space; variety and companionship; support and security; health and wellbeing — all the ingredients are here, with you at the heart of everything we do.

Buying an apartment in your retirement isn't the only option for you.

Living in a retirement village should always have flexible options. So, in addition to purchase, we offer our apartments for rent, because that may suit you better and may allow you to move into your new home in a quick and simple manner.

Retirement Renting is getting more popular as a way to benefit from everything independent retirement living offers. Depending on your circumstances, there may be no protracted sales chains, stamp duty costs or legal fees, and we take care of everything else, so that you can enjoy the life you deserve.

And should you change your mind and decide to buy a property, we give you an option to buy an apartment within the first 18 months of the Assured Tenancy.

Lifetime tenancies

A selection of our one- and two-bedroom properties are available with a lifetime tenancy, giving you the flexibility to choose the tenure that suits you and your retirement, and allowing you to control your money and move with the minimum of fuss.

Known as an Assured Non-Shorthold Tenancy, these agreements entitle you to stay in your new home for life, without the concern of being turned out, providing you with security and peace of mind. If you decide to move, you can do so, as the agreement is on a rolling monthly basis after the first 12 months.

The friendly staff take care of the daily maintenance of the property, and you also benefit from all the other services and communal facilities enjoyed by Leaseholders.

By renting, you benefit at no extra cost (except where stated) from:

- Buildings and property insurance
- No ground rent
- Parking¹
- General maintenance (eg, kitchen appliance repairs)
- Building maintenance and repairs (eg, plumbing)
- Refuse collection
- Servicing, maintaining, recalibrating and replacing, when necessary, the district heating system²

¹ Non-allocated.

² If applicable.

- Servicing, maintaining and replacement of boilers
- Garden and grounds' maintenance
- Operation and maintenance of external lighting
- Upkeep of estate roads and pathways
- Servicing of CCTV, call systems, fire alarms and lifts
- Door-entry control and emergency call systems to all properties
- Electric gates accessed by fob entry
- 24-hour staffing
- Window cleaning (exterior)
- Heating, lighting, maintenance and cleaning of all communal areas
- 1.5 hours of domestic assistance per week to use however you like
- Events calendar (with a wide range of interest groups and clubs)
- General Manager, Duty Managers and administration staffing
- Chefs and catering staff
- Assistance with arranging personal or domiciliary care, if required³
- Daily concierge service
- Use of the communal facilities, which include restaurant and bar,⁴ library, lounge, craft/hobbies room, gym, beauty salon, landscaped gardens and raised flower/vegetable beds, guest suite⁵

Let's explore the possibilities together

Are you ready to live the retirement you imagined? Call us today for a conversation on: The Red House in Ripon – 01765 647312; Mount Battenhall in Worcester – 01905 347121.

1. Speak with our sales team at our village who will give you access to an Independent Financial Advisor (IFA).
2. The IFA can advise you on all the financial options available to you in funding your move and confirm that renting is an appropriate option for you. You'll be asked to provide identification documentation that complies with the latest Government's *Right To Rent* regulations and anti-money laundering requirements. Your Sales Consultant will talk you through these. You'll also need 3 months' worth of bank statements.
3. Choose your new home from our selection of rental properties.
4. Standard checks will be carried out as regulated by the Assured Tenancy Agreement. A moving date can be agreed and the Sales Consultant can provide advice for the move itself and introduce you to a *Moving Made Easy* company.
5. Agree and sign your Assured Tenancy Agreement and move into your apartment.

³ The cost of any such additional care is not covered in the rent; these arrangements are subject to additional fees and separate agreements between the individual and the service provider.

⁴ Other charges apply to food and drink.

⁵ A reasonable charge is made for use of the guest suite.