



THE RED HOUSE KEY FACTS (RENTALS)

PROPERTY DETAILS	
Name of relevant bodies:	<p><i>Community Operator:</i> Enterprise Retirement Living Limited (“ERL”)</p> <p><i>Landlord:</i> ERL (Red House Ripon) Limited (“ERLRHRL”)</p> <p><i>Management company:</i> Red House Ripon Management Limited (“RHRML”)</p>
Name of community and when established	The Red House, established in 2017; completed in 2019
Description of property	<i>Type:</i> <input type="checkbox"/> Bedroom <input type="checkbox"/> Cottage/Apartment
	<i>Building:</i> <input type="checkbox"/>
	<i>Plot no:</i> <input type="checkbox"/>
	<i>Postal no:</i> <input type="checkbox"/>
	<i>Floor:</i> <input type="checkbox"/>
	<i>Council Tax band:</i> <input type="checkbox"/> ¹
	For current Council Tax payable, see “Unavoidable Ongoing Living Costs Payable to External Providers” below.
Occupancy	Single or dual occupancy.
Tenure	Assured Non-Shorthold Tenancy.
Rent	£[] per month; £[] per annum.
Sub-letting	Sub-letting is not permitted.
Age restriction	A least one tenant must be over 55.
COST OF MOVING INTO THE PROPERTY	
Holding deposit	A holding deposit of £500 is required to secure a rental property whilst necessary checks are carried out and documentation prepared. If the rental agreement goes ahead, this deposit will be credited against the first month’s rent.

¹ Council Tax bands are C for 1-bedroom properties and D for 2-bedroom properties, with one or two exceptions for the larger properties for which the banding hasn’t yet been confirmed.

	If the transaction falls through, some or all of this deposit may be retained to cover reasonable and evidenced costs, at ERL's discretion.
Tenancy security deposit	A security deposit equivalent to one month's rent is payable to the ERLRHRL before or at the start of the tenancy. This will be held in a Government-approved deposit protection scheme and returned at the end of the tenancy, less permissible deductions, is necessary (eg, for rent arrears, making good any damage, etc).
External advice	Prospective tenants are strongly urged to seek independent financial advice to make sure that renting is the right option for them. Two such advisers will be put forward, or tenants can use another of their choice, and ERL will contribute up to £250 to any fee. Any further advice beyond this will be at the tenants' own cost.
Removal costs	Tenants' choice at own expense, but local company Evans International can provide this service at a competitive rate. Please ask the ERL Sales Team for details.

ONGOING UNAVOIDABLE CHARGES PAYABLE TO ERL OR ERLRHRL WHILE LIVING IN THE RETIREMENT COMMUNITY – NONE

CARE COSTS

Care arrangements sourced from external providers	Domiciliary, personal or nursing care is not included in the rent, but can be arranged via an external agency of the individual's choice.
	The Management Team at The Red House will hold up-to-date details of reputable and appropriately qualified and Care Quality Commission registered local care companies which can be supplied on request. However, tenants are at liberty to source alternative care providers if they wish.
	Care costs vary from provider to provider and depending on the type of care required. Typically, however, care visits can cost between £20 and £30 per hour on weekdays, more at weekends and on bank holidays. Overnight, 24-hour care, respite and live-in services are all available and care companies will quote for these, and their basic services, based on individual requirements.
	Any domiciliary, personal, or nursing care costs are paid direct by the individual to the care provider. If a private "Healthcare Needs Assessment" is required, instead of or as well as the free NHS assessment, the cost of this will be payable by the individual direct to the GP.

	Neither ERL, ERLRHR or RHRML, nor any company or person associated with them or The Red House, receives any incentive or commission from the above, or any other, care service providers.
ONGOING UNAVOIDABLE LIVING COSTS PAYABLE TO EXTERNAL PROVIDERS	
Utility bills	<p>All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs:²</p> <ul style="list-style-type: none"> • Single person usage on combined gas/electric is approx: £800 pa (60% electric, 40% gas)³ • Couples' usage on combined gas/electric is approx: £900 pa (60% electric, 40% gas)³ • Water approx: £400 pa
Council tax	<p>The properties at The Red House fall into different Council Tax bands (see "Property Details" above). The current basic Band D Council Tax is approximately £2,099 per annum with a 25% discount for single occupiers.</p> <p>Council Tax is payable directly to Harrogate Borough Council.</p>
TV, telephone and internet (tenants' choice)	<p>Communal aerials and satellite dishes are provided for each building, but the actual TV, telephone and internet services in individual properties are not included in the rent. These are the responsibility of tenants and are payable directly to the service provider.</p> <p>Free wi-fi is available in the common areas.</p>
TV licence	All tenants are responsible for obtaining their own TV licence. A colour TV licence currently costs £159, but is free for the over-75s who are in receipt of pension credit, but it must be applied for. (For eligible people who are 74, a short-term licence can be obtained for cover until age 75 is reached. Persons who are blind or sight-impaired can claim a 50% discount.)
INSURANCE ARRANGEMENTS	
Responsibility of the community operator	Buildings insurance, homeowners' insurance (for any fixtures and fittings/contents provided by ERL) public liability insurance and employers' liability insurance is the responsibility of and at the cost of the landlord.

² Based on 2021 average rates; since the onset of the surge in energy prices, it is not possible to estimate the cost of gas and electricity for 2022 and beyond.

³ The cost of the annual gas boiler service is included in the rent.

Responsibility of tenants	All tenants are responsible for their own home contents insurance and any other insurances they feel they require.
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Last updated: May 2022

Rent amounts are correct at the date shown but are subject to review from the start of any tenancy and thereafter as detailed in the tenancy agreement.

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support, and representation as appropriate, in connection with a move to a retirement community.

Enterprise Retirement Living Limited (Community Operator)

Registered in England & Wales No: 06525067

ERL (Red House Ripon) Limited (Landlord)

Registered in England & Wales No: 10488787

Red House Ripon Management Limited (Management Company)

Registered in England & Wales No: 10471803

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