

Key facts – Rental

Inspired Villages, Austin Heath, Rental, 2024-2025

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Warwick Gates LLP Company registration OC394604
	Management company	Austin Heath Management Ltd Company registration 11444508
	Community	Austin Heath
	Property type	43 one-bedroom apartments. 123 two-bedroom apartments. (See floor plans and property specification)
	Status of unit	New / Re-let.
	Occupancy	Sole or dual-occupancy.
	Tenure	Three-year Assured Shorthold Tenancy Agreement renewable by agreement. The Agreement provides for the appointment of a Guarantor in certain situations. (See Tenancy Agreement).
	Subletting	Subletting is not permitted.
	Care arrangements	Domiciliary care is available from Helping Hands Warwick Arden Quarter, Alcester Road, Stratford-upon-avon, CV37 6PP Or any other provider of your choice.
Cost of moving in	Holding deposit	There is a holding deposit for rental properties.
	Tenancy deposit	A tenancy deposit equal to 5 weeks' rent prior to the start date. The tenancy deposit will be lodged with the Tenancy Deposit Protection Scheme, administered by The Dispute Service Ltd. Further details of the scheme can be found at www.tenancydepositscheme.com
	Other costs	Removal costs, your own legal costs.

Ongoing charges payable to the operator	Rent	At Austin Heath, the rent can range between £1,500 pcm to £4,060 pcm, depending on the property. The rent will increase annually in line with the Consumer Price Index + 1%.
	Service charge	From 1st January 2025, the service charge will be £8,571 per year (£8,571 also for double-occupancy) divided into monthly payments.
	Support charges	If your needs change, and you think you'd benefit from more support, Helping Hands can create a care package with you, and charge you directly at an agreed rate.
	Utilities	A monthly bill will be generated based on electricity and hot water meter readings from within each apartment.
	Emergency response	Covered by the service charge.
Care charges (See Provision of Care insert)	Personal care	Personal care is available from the provider under separate agreements at their charge rates.
	Nursing care	Nursing care is not provided but may be arranged through GPs and District Nurses.
Ongoing fees payable to third parties	Utility bills	Water supply and sewerage, for which residents will have their own contract with a supplier.
	Council tax	At Austin Heath, council tax bands range between: C (£1,845), D (£2,072) E (£2,532) and F (£2,992).
	TV licence	See www.tvlicensing.co.uk
	Telephone	Each property benefits from a pre-installed telephone system that can be used for internal calls between properties and the clubhouse services. These internal calls are free of charge. External calls are recharged monthly at cost. To make an external call, simply dial '9' for an outside line.
	Internet	Complimentary internet access is available throughout the village to a speed of 3mbs. This enables residents to not just use the tablet provided but to use all other computers and gadgets that require an internet connection for standard internet browsing. Should you require a dedicated high-speed internet connection for streaming services, you can subscribe to a service of your choice.
	Digital TV	All properties have access to a digital satellite signal through a communal system and residents can subscribe to a provider of their own choice.

Charges when leaving, selling or subletting	Ongoing charges	Rent, and service charges remain payable to the operator during the notice period of two months (see Key Terms of the Assured Shorthold Tenancy Agreement insert).
	Redecoration costs	Refurbishment costs prior to re-let are covered by the Landlord.
	Subletting charges	Subletting is not permitted.
Insurance	Arranged by the operator	Included in the service charge; Buildings, Public Liability Employers' Liability, and / or Professional Indemnity Insurance.
	Arranged by the residents	Residents are strongly advised to take out Home Contents insurance.
Funding of major repairs		The size of the Sinking Fund for Austin Heath at the end of the last financial year ended 31st December 2022, was £0. Contributions are received through the Event Fee.
Constraints on letting		Eligible occupiers must: (a) be aged 65 or above, unless you have a valid health concern; (b) be capable of managing their personal affairs or able to provide sufficient care for themselves at their own cost; and (c) occupy the property as their principal home.
Date		Last revised: 30 / 05 / 2025

Please note: Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.

We have taken every care to ensure the accuracy of this leaflet, but you will need to refer to the legal documentation which, when made available, will cover in detail the rights and obligations of the parties, together with the commercial terms that will apply to our contracts.

For more information on any aspect of Austin Heath, please contact us:

Telephone: **01926 334 201** or email: **sales.austinheath@inspiredvillages.co.uk**

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Registered in England and Wales. Company Number: OC394604