

Key facts - Rental

Inspired Villages, Gifford Lea, Rental, 2024-2025

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Tattenhall Care Village LLP Company registration OC395412
	Management company	Gifford Lea Management Ltd Company registration 11444556
	Community	Gifford Lea
	Property type	55 one-bedroom apartments. 112 two-bedroom apartments. (See floor plans and property specification)
	Status of unit	New or Pre-Owned.
	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 Chester 17-19 Boughton Road, Chester, CH3 5A Or any other provider of your choice.
Cost of moving in	Holding deposit	There is no 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 Gifford Lea, the rent can range between £1,510 pcm to £3,470 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 £9,500 per year (£9,500 also for double-occupancy) divided into monthly payments.
	Support charges	One hour per week of light housekeeping for each property is covered by the service charge. If your needs change, and you think you'd benefit from more than an hour, Helping Hands will create a package with you, and charge you directly at an agreed rate.
	Utilities	A monthly bill will be generated based on electricity meter readings from within each apartment. Gifford Lea is an 'all electric' community.
	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 Gifford Lea, council tax bands range between: C (£2,142.82), D (£2,410.68) E (£2,946.38) and F (£3,482.09).
	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	Reasonable refurbishment costs prior to re-let are covered by the rent.
	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 Gifford Lea at the end of the last financial year ended 31st December 2024, was £0. Contributions are received through the Event Fee.
Constraints on letting		Eligible occupiers must: (a) be aged 65 or above; (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: 14 / 04 / 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 Gifford Lea, please contact us:
Telephone: **01829 770 997** or email: sales.giffordlea@inspiredvillages.co.uk

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