

Key facts – Rental Properties

Section	Sub-section	Details
Property details	Operator	Operator: Inspired Villages Landlord: Senior Living (Exeter) Ltd Management company: Millbrook Village Management Ltd (See Village brochure)
	Name of village	Millbrook Village.
	Description of unit	A selection of village apartments are available for rent. (See Floor Plans and Property Specification).
	Status of unit	Pre-owned.
	Occupancy	Sole or Dual occupancy.
	Tenure	Three-year Assured Shorthold Tenancy Agreement which can be renewed by mutual agreement. (See Tenancy Agreement).
	Care provider	Domiciliary care provided by by a third party.
Charges when leaving the property	Other costs	Removal costs, your own legal costs.
	Subletting charges	Subletting is not permitted.
	Redecoration and repairs	Redecoration and repairs are included.
Cost of moving into the property	Other costs	A deposit equivalent of five weeks' rent is payable as a security deposit. Removal costs.
	Wellbeing assessment	No charge. Undertaken prior to moving in.
Ongoing charges payable to the operator	Service charge	From 1st January 2025, the service charge will be £8,743 per year (£9,262 for double-occupancy) divided into quarterly payments.
	Utilities	Utility charges are not included in the inclusive monthly charge.
Care costs	'Core' Care costs	The inclusive monthly charge includes the provision of the emergency response.
	Additional care costs	Personal care is available from external providers under separate agreements at their charge rates.

Ongoing fees payable to third parties (See Service Charge information sheet).	Council tax	Most council tax bands are between D (£2,003) and F (£2,893).
	TV licence	See www.tvlicensing.co.uk for up-to-date costs
	Internet provider and telephone	Residents may choose an internet and telephone provider.
Insurance arrangements (See Service Charge information sheet).	Responsibility of the operator	Buildings insurance, Public Liability insurance, Employers' Liability Insurance all included in Service Charge.
	Responsibility of the owner/tenant	Home contents insurance.
Restrictions on renting the property		Renters must be aged 55 or over.

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 Millbrook, please contact us:
Telephone: **01392 455 800** or email: resales@millbrookvillage.co.uk