

YOUR GUIDE TO RENTING



Churchill
Sales & Lettings
Retirement Property Specialists

Enjoy the benefits of a retirement living lifestyle with the flexibility of renting

Making the decision to move to a retirement apartment should not be a rushed and stressful process.

By taking the option to rent an apartment you can experience all the benefits of retirement living but with the peace of mind that in choosing to rent rather than buy, you have the flexibility to consider all options, whilst only committing to an initial six or twelve month Assured Shorthold Tenancy.

Our aim is to take the weight off your shoulders whilst you decide what is best for you.



Why rent through Churchill Sales & Lettings?



We only sell and let retirement properties, making us experts in our industry.



Our Landlords offer Assured Shorthold Tenancy agreements, giving you flexibility to consider alternative options, once the initial term has lapsed.



Our team of specialists understand the retirement market.



We have an extensive database of retirement properties across the country which may suit your needs.



Every viewing will be personally accompanied by the Lodge or Development Manager. They will inform you of the finer details regarding safety, security, the lifestyle on offer and will be on hand to answer any questions you may have.



As a Tenant, you will receive all the benefits of owning a Churchill retirement apartment, without the responsibility of paying the Service Charges (the Landlord pays this).



Like apartment Owners, you can benefit from using Guest Suites at all Churchill developments throughout the country.



We will guide and support you through the process from enquiry to moving in.



We produce stunning property brochures, with detailed floor plan layouts and photographs of the individual apartment as well as the communal areas, such as the Owners' Lounge and Gardens.



The process explained

1. Register your interest with us

Simply call us on 0800 077 8717 and we will register your details on our database. Alternatively, have a look at our website which lists all available properties or call us if you have any further queries.

2. Arrange a viewing

If there is a property you would like to see, give us a call or send us an email with your preferred date and time and we will arrange this for you. In most cases, viewings are conducted by the Lodge or Development Manager of that development, who we feel is the best person to give you an overview of the facilities and lifestyle on offer.

3. Deciding to go ahead

Once you have seen an apartment that you would like to proceed with, we will ask you to pay a Holding Deposit equivalent to one week's rent, to secure the property. This will go towards your first month's rent, subject to contract.

Please note - this will be withheld if you:

- Withdraw from the Tenancy Application
- If you or any relevant person (including any Guarantors) fail referencing, Right to Rent checks or provide false or misleading information
- Fail to sign the Tenancy Agreement (and or Deed or Guarantee) within 14 working days of receipt.

4. Referencing

We will ask you to provide Proof of ID and will also conduct a Right to Rent check. We then refer you to an independent referencing company who will conduct the necessary credit checks, look at affordability and validate your eligibility. Finally, you will be required to have an appointment with the Lodge or Development Manager to ascertain that you can live independently.

5. Tenancy Agreement, Initial Payment and Inventory

Once the referencing process is complete and you have passed, with the Landlord's acceptance, we will draw up the Tenancy Agreement and agree a start date. At this point we will arrange for an independent Inventory Clerk to attend and compile a detailed report of the apartment. We will also send you your first month's statement for you to pay before the tenancy commences.

6. Move in Day!

Upon completion of all the above and at an agreed date and time, you will meet the Lodge or Development Manager who will welcome you to the development and hand over your set of keys.

FAQs

All answers are correct in accordance with the current legislation as of June 2023

Q What are my upfront costs?

- A
- Holding Deposit to secure the property (deducted from the first month's rent - subject to contract) equivalent to one week's rent
 - One month's rent in advance
 - Security deposit (Equivalent to five weeks maximum rent or six weeks if the annual rent exceeds £50,000)

Q Can I bring my pet(s)?

- A We regularly see the positive impact pet ownership has on the health and well-being of our Owners, which is why, unlike some other retirement developments, our residents are usually welcome to bring well-behaved pets with them when they move in. **However, you would need permission and approval from the Management Company and the Landlord.**

Q What bills will I be responsible for?

- A The benefit of being a Tenant is that the Landlord pays the Service Charges and Ground Rent. However, you will still be responsible for the following:
- Monthly Rental Payment
 - Council Tax
 - Electricity/Gas (however we recommend you confirm this with us before committing to a Tenancy as some developments differ)
 - Personal bills such as telephone, broadband, contents insurance, TV Licence and/or subscription

Q Can I make changes to the apartment?

- A Should you wish to make any alterations to the apartment, you must get written approval from the Landlord and/or Management Company first. This can be from something as small as a picture hook or additional grab rail, through to redecoration or flooring changes. Usually, any alteration request approved will have to be removed at the end of the Tenancy and any damage caused as a result must be made good.

Q Do I need consent or permission before I move into my apartment?

- A Yes. You will be required to attend an appointment with the Lodge Manager so that they can ascertain if you are able to live safely and independently, either with or without carers. They will also guide you around all of the communal facilities highlighting various key points such as the door/video entry system, fire drill policy, the emergency call system and instructions for the day of your move.

Q What notice do I have to give to vacate the property?

- A The Tenancy Agreement will typically be for a period of 6 or 12 months, unless another timeframe has been previously agreed. You will be required to give a minimum of 2 months' written notice, in-line with your Tenancy agreement.

Please speak to a member of our team for guidance relating to this and your Tenancy Agreement/proposed Tenancy Agreement.

Q What happens if I can no longer live independently?

- A Our Tenancy Agreements run for a minimum of 6 months. If you find you can no longer live independently after that period or wish to vacate the property for any other reason, then you will be able to do so provided you give the required 2 months' notice in line with your tenancy agreement.

Q Will I be treated any differently to other residents?

- A No. Our aim is to ensure Tenants and apartment Owners be treated equally. The only difference may be that Owners attend annual budget meetings. Since the Landlord pays the service charges, the outcome of these meetings will be of no benefit to you as a Tenant.



For more information and advice, please call
Churchill Sales & Lettings on freephone

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