

# KEY FACTS 2025-26

## Audley Cooper's Hill Rental



### PROPERTY INFORMATION

<b>Operator</b>	Audley Court Ltd
<b>Landlord</b>	Audley Cooper's Hill Limited
<b>Management Company</b>	Audley Cooper's Hill Management Limited
<b>Village Details</b>	Cooper's Hill Lane, Englefield Green, Surrey TW20 0LJ - Built in 2019
<b>Property type</b>	128 two bedroom apartments, of which 10 are available to rent
<b>Property Status</b>	New or Pre-rented
<b>Occupancy</b>	Not restricted by the tenancy agreement. Usually sole or dual occupancy. May include a permitted live-in carer if practical
<b>Tenure</b>	Rental - 12 month minimum term. The tenancy is renewable after the minimum term of 12 months and then changes to a monthly rolling contract
<b>Subletting</b>	Properties cannot be sublet under the terms of tenancy agreement
<b>Care Arrangements</b>	Audley Care Ltd or owner's choice of external providers

### COST OF MOVING IN

<b>Holding Deposit</b>	Equal to one week's rent. This reserves the property. Refundable minus any costs incurred
<b>Tenancy Deposit</b>	On satisfactory completion of references, we will require four weeks' rent in advance. The rent is protected under the Tenancy Deposit Scheme, visit <a href="http://www.tenancydepositscheme.com">www.tenancydepositscheme.com</a> to find out more.
<b>Other Costs</b>	Legal and removal costs as per your choice of provider. Stamp Duty Land Tax is payable once the cumulative rent exceeds £125,000

### ONGOING CHARGES PAYABLE TO AUDLEY

<b>Inclusive Rent</b>	Current indicative price range (subject to change): £6,000 - £7,000pcm, depending on property. See sales price list for current prices.  The Inclusive Rent, payable monthly in advance, includes the fee for occupying the property ('rent' in the narrow sense) and the fee for the services provided (monthly Management Fee). The Rent increases on each anniversary of the Term Start Date (each being a "Review Date"). On each Review Date, the Rent will increase by the same percentage increase in the "All Items" index figure of the Index of Retail Prices (the "Index") for the 12 month period ending with the month preceding the relevant Review Date
<b>Parking fee</b>	Optional parking spaces available upon application. A limited number of spaces are available at a cost of £628.06 per annum
<b>Emergency call support</b>	Covered by the monthly management fee
<b>Termination Notice</b>	One month's notice, following the original 12 month fixed term

### PERSONAL CARE CHARGES

<b>Welfare visit</b>	£17.90
<b>Homecare</b>	£22.76 (30 mins), £25.57 (45 mins), £32.45 (1 hour+)
<b>Housekeeping 1 hour minimum</b>	£21.41
<b>Village companionship 1 hour minimum</b>	£31.53
<b>Sleep nights* 10.00pm - 7.00am</b>	£194.67
<b>Live in care* 24 hours up to 7 nights</b>	Available through a care partner, details available on request
<b>Nursing Care</b>	Nursing care is not provided but may be arranged through GPs and District Nurses

Additional charges apply for care services provided at night, at weekends and on bank holidays. \*Two-bedroom home required.

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### ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities	Tenants' pay suppliers direct for water supply, sewage, electricity and gas
Council tax	Paid direct to the local authority - Band F
TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
Telephone and Broadband	Tenants' choice of external provider
Sky or Digital TV	Tenants' choice of external provider

### CHARGES WHEN LEAVING

Ongoing Charges	Tenants are liable for the inclusive rent and (if applicable) parking fees for the full fixed term period and thereafter during the notice period of one month. If tenants pass away during the fixed term period or thereafter the liability applies for one month
Redecoration costs	The tenant should keep the interior of the property in good decorative condition. At the end of the tenancy it should be painted and decorated in accordance with best practice, and as outlined in the tenancy agreement. If this is not adhered to Audley has the right to deduct the cost of such works from the Tenancy Deposit

### INSURANCE

Arranged by Audley	Buildings insurance, Public liability insurance, Employers' Liability insurance
Arranged by tenants	Home contents insurance

### FUNDING OF MAJOR REPAIRS

The cost of capital works to repair and maintain the continued high standard of the village is covered by receipts from the inclusive rent and the monthly and deferred charges paid by leaseholders. No additional liability will fall on tenants.

### CONSTRAINTS ON LETTING

Incoming tenants must be over 55. All occupiers need to be 'permitted occupiers' (as defined in the lease).

Audley Court Ltd,  
Registered in  
England and Wales

Company number  
05160167

65 High Street, Egham,  
Surrey TW20 9EY

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

DATE: 01 March 2025

Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence. For further information on Audley charges, please see **Our Costs Explained** and **Audley Care Price list**.

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 Audley villages.