

# All these services are covered by your fees

Building insurance for your home	External window cleaning
External upkeep of your home	Audley Club membership
Professional garden and ground maintenance	Preferential rates for food and beverages
Regular clearing of roadways and footpaths	Full servicing of the guest suite, bookable at an advantageous price
Servicing of lifts	Free inter-property telephone calls
Servicing of CCTV, emergency call system, intruder and smoke alarms	Onsite Village Manager
Night Porter and security service	Minibus service
Firstline homecarers and call line service 24 hours a day, seven days a week	Social events and activities organised by the General Manager
Rubbish removal on Monday, Wednesday and Fridays	Fees associated with managing and operating Audley Court Ltd

We also offer additional goods and services at each Audley village should you wish to use them. These vary from village to village and include things such as bar and bistro, drinks, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of these additional services, when used, is added to your monthly invoice.

**What isn't included in your fees**

Because the house you live in is owned by you, you are responsible for the water and energy bills associated with your home as well as the council tax, television licence and home contents insurance.

To find out more about specific costs in your Audley village, please contact the sales team.

Services and facilities offered and mentioned are as of 2025 and may change in the future. Please refer to your lease for more information.

Please note the parking charge is £200 per year, revised annually. Parking spaces for cottages are not chargeable.

AUDLEY SHIPLAKE MEADOWS  
Meadow Chase, Lower Shiplake,  
Henley-on-Thames RG9 3DF

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For more information, please speak to the sales team.

www.audleyvillages.co.uk

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# Audley Shiplake Meadows

OUR COSTS EXPLAINED  
FROM MARCH 2025



*It can only be Audley.*



# Making finances simple and stress-free

### Two types of payment to make life easier

Our fees ensure that all the costs of running an Audley village are met. This includes ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds as well as fees associated with managing and operating Audley Court Ltd. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary, for instance, resurfacing roadways and pathways or re-roofing properties

To relieve you of these concerns, we need to collect 2 types of fee to ensure we have sufficient funds to cover all the ongoing costs of running the village and the expense of any major works required.

### The Audley Your Choice Scheme

We understand that everyone's financial situation and preferences are different. That's why The Audley Your Choice Scheme has been introduced - to give you a choice of how much you pay and when.

Option 1: A monthly fee of £1,073\* per month and deferred management charge of 2% per year, or part-year.

Option 2: A monthly fee of £742\* per month and deferred management charge of 3% per year, or part-year.

Option 3: A monthly fee of £575\* per month and deferred management charge of 4% per year, or part-year.

### A monthly payment

Audley owners have our firm undertaking that their monthly management fee will increase only once a year, on 1st March, based upon the previous December retail price index % figure supplied by the ONS or in line with the Relevant Annual Earnings index\*\*, whichever is the highest. Following exchange of contracts the option selected will be set until the lease is reassigned and cannot be changed.

So you can be secure in the knowledge that there are no large unexpected price rises lying in wait for you. There is regular dialogue with owners about the services offered as part of the monthly management charge. We give owners at least a month's notice of the RPI percentage increase for the following year. If we were unable to provide a service covered by the charge we would make alternative arrangements.

\*Prices from 1st March 2025

\*\*The Relevant Annual Earnings index is represented by the annual percentage increase (if any) in median annual gross pay for care assistants and home carers (SOC 6135) and senior care workers (SOC 6136) as set out in Table 14.7a of the Annual Survey of Hours and Earnings (ASHE) as published by the Office of National Statistics (or any successor publishing body) in the preceding year.

### Our deferred management charge

As well as the monthly management fee, a deferred management charge is payable from the sale of your home, or change of occupier. This, together with the monthly management fee, ensures that everyone who lives in an Audley village can do so knowing there will always be sufficient funds to carry out any works, maintain the continued high standard of the village and ensure that each property has the ability to increase its value within the housing market.

Following many years of experience, we consider that the Audley lease and the deferred management charge is the most cost effective and efficient method to cover expenditure and, over a long term, this may work out at lower cumulative costs than some people may pay for upkeep and major works on their own family home.

		OPTION 1		OPTION 2		OPTION 3	
Year of Sale	Property Value £	DMC%	Fee £	DMC%	Fee £	DMC%	Fee £
Year 1	£900,000	2%	£18,000	3%	£27,000	4%	£36,000
Year 2	£900,000	4%	£36,000	6%	£54,000	8%	£72,000
Year 3	£900,000	6%	£54,000	9%	£81,000	12%	£108,000
Year 4	£900,000	8%	£72,000	12%	£108,000	16%	£144,000
Year 5	£900,000	10%	£90,000	15%	£135,000	20%	£180,000
Year 6	£900,000	12%	£108,000	18%	£162,000	24%	£216,000
Year 7	£900,000	14%	£126,000	21%	£189,000	28%	£252,000
Year 8	£900,000	16%	£144,000	24%	£216,000	28%	£252,000
Year 9	£900,000	18%	£162,000	27%	£243,000	28%	£252,000
Year 10	£900,000	20%	£180,000	28%	£252,000	28%	£252,000
Year 11	£900,000	22%	£198,000	28%	£252,000	28%	£252,000
Year 12	£900,000	24%	£216,000	28%	£252,000	28%	£252,000
Year 13	£900,000	26%	£234,000	28%	£252,000	28%	£252,000
Year 14	£900,000	28%	£252,000	28%	£252,000	28%	£252,000

**Option 1:** In the example below, the deferred management charge equates to a 2% increase per year, up to a maximum of 28% (14 years).

**Option 2:** In the example below, the deferred management charge equates to a 3% increase per year, up to a maximum of 28% (10 years).

**Option 3:** In the example below, the deferred management charge equates to a 4% increase per year, up to a maximum of 28% (7 years).

### How much will you pay?

You don't pay anything until you sell your property. You contribute a 2% of the final achieved sales price or open market value, whichever is greater, per year or part-year of occupation before receiving the proceeds.

The table below shows what the total payment would be if you sold at any given time.

The illustration below is indicative only and not a forecast. Prices may go up or down and vary between properties. Bespoke illustrations can be provided for any property value and any period.

Please refer to your lease for further details or speak to the sales team.

## RESELLING

### The best possible price with the least amount of stress

When you come to sell your home, our staff will ensure every effort is made to complete the sale as quickly and as efficiently as possible. On all resales Audley will charge a sales administration fee of 1% of the final achieved sales price or open market value (VAT applicable) whichever is greater. This covers the costs that Audley incurs in administering sales and explaining the Audley retirement living concept to prospective buyers.

### How do you sell?

There are two options to be able to sell your property.

You can instruct a traditional estate agent. Any fees charged by the agent would be negotiated by yourself or your representative.

Alternatively you can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley and the retirement living concept.Our sales agency fee will be 2% of the final achieved sales price or open market value (VAT applicable) whichever is greater.

At any point during the sales process, should you wish to switch from us to an agent, that is entirely your prerogative and choice which we will respect. Please note that the sales administration fee will remain payable in these circumstances, as this covers the costs that we incur in all resales.

### The services we provide for the additional sales agency fee will include:

Receiving and validating enquiries from prospective purchasers

Arranging appointments to view

Conduct comprehensive viewings of your property as well as a tour of our facilities

Detailed explanation of our services and offerings including facilities and associated activities

Full explanation of the homecare care services available

Assessments of prospective purchasers health & well-being

Agreement and provision of appropriate homecare packages – where applicable

Full explanation of the terms of the lease

Instruction to our solicitors to answer purchasers solicitors questions

Progression of the sales from reservation to completion

Assistance from our staff with regards to packing, removals, utility transfers etc.