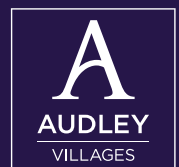




Rent before you buy at Audley Villages

It can only be Audley.





The Audley Way

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love and keep your highly valued independence. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change the lifestyle you're used to when you retire.



The highest levels of service

Audley is one of the fastest growing retirement village developers, with a wide-ranging portfolio of properties across the country. We pride ourselves on being the experts in building and operating luxury retirement villages in the United Kingdom.

Our aim is to ensure that every owner at Audley receives the best service possible.

Years of expertise in designing, building and running our villages has enabled us to provide our customers with high quality apartments, cottages, houses and bungalows, yet we never stop learning.

Throughout the years, we have continuously improved our service by listening carefully to our customers' expectations and needs.

You are at the core of our business. You play the most important part in our development and strategy and we always ensure to use your feedback and comments constructively to make our villages the best places to live.

The Audley Club – Live Well, Stay Well

At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club.

You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service – ensuring you get the most out of your Club membership.

Exclusive access

This membership entitles you to exclusive access to our lounge, library and luxury health and wellness centre, and gives you priority booking at our restaurant, bar and bistro. We have identified eight dimensions of mental health and wellness, and have developed a comprehensive programme to support them. We also recognise you will have your own needs, preferences and goals which we will support you with.

The eight dimensions of wellness include:

Physical
Emotional
Social
Intellectual
Vocational
Spiritual
Financial
Environmental



Living at an Audley village means you will be able to take advantage of many services and benefits all included with the management fee.

These include:

- Onsite Village Manager and Audley Care teams
- Firstline home carers and call line service 24 hours a day, seven days a week
- Audley Club membership including access to onsite fitness studio and classes, sauna and relaxation area, as well as an owner's lounge and library*
- Personal training and nutritional advice available at an additional cost
- Discount on treatments at our hairdressing salons, beauty salons and physiotherapists located in the main house where available
- Guests Suite usage at all Audley Villages at a reduced rate with breakfast included. Also available for friends and family wanting to visit**
- Private dining room available for special events, including personalised menu**
- Room service - food & drink delivery to apartments
- Preferential rates in the restaurant
- An exclusive food & drink menu for owners in the restaurant and bistro
- Social events and activities, including weekly coffee mornings
- Buildings insurance
- External upkeep of your home
- External window cleaning
- Servicing of CCTV, emergency call system, intruder and smoke alarms
- Minibus service – including regular trips to local shops, attractions and theatres
- Night Porter and security service
- Professional garden and ground maintenance
- Access to landscaped grounds and outdoor activities
- Technology support, including a dedicated phone line service
- Financial support services
- Exclusive offers with retailers and local businesses

*Facilities vary per village, please speak to your Audley sales team to learn more about the Audley Club.
**Subject to availability. Advanced booking required.

The Audley customer charter

Audley seeks at all times to comply with the Associated Retirement Community Operators (ARCO) Consumer Code, which sets high standards for the Integrated Retirement Community sector. In addition, Audley has its own commitments to you:

Independent lifestyle

We will do everything we can to ensure that you live an independent lifestyle with the dignity and respect you deserve.

Stress-free living

We will make your life as easy and as straightforward as possible.

Keeping you informed

We will provide you with reliable and relevant information whenever needed.

High standards of service

We provide regular training to our village and care teams to ensure you get the highest possible quality of service.

Listening and feedback

We will ensure to always listen and take your comments into account and to exceed your expectations.

Clarity and honesty

We will always make sure to present you with clear and accurate information.



Breathing new life into neglected sites



Within Audley's ever-increasing portfolio of luxury retirement villages, we have a wide range of building styles, designed to blend harmoniously with the surrounding architecture.

In some cases, buildings are entirely new. In others, there is a mixture of converted historical buildings, and newly constructed properties that are mindfully designed to complement the older properties they surround.

Many of Audley's properties have listed status and generally tend to be located within conservation areas.

For some developers this would be a problem, but Audley embraces the historical and environmental constraints with huge aplomb and creatively restores a host of exceptional properties to provide owners with a genuinely superior selection of penthouses, apartments and cottages.

By identifying glorious, historic and listed buildings in need of renovation, Audley begins to create something very special. Preserving a piece of heritage and breathing new life into a building has forever been a passion for Audley, along with the desire to restore properties, presenting them with a new sense of purpose within a community.

KEY FACTS 2025-26

Audley Nightingale Place Rent Before You Buy



PROPERTY INFORMATION	
Operator	Audley Court Ltd
Landlord	Audley Nightingale Lane Limited
Management Company	Audley Nightingale Place Management Limited
Village Details	3 Nightingale Lane, Clapham, London SW4 9AH - Built in 2020
Property type	94 - one, two and three-bedroom apartments, which are available to rent before you buy
Property Status	New or Pre-rented
Occupancy	Not restricted by the tenancy agreement and lease. Usually sole or dual occupancy. May include a permitted live-in carer if practical
Tenure	Rental - fixed term 12 months contract Purchase - Leasehold - 250 years from 01/05/2020
Subletting	Properties cannot be sublet under the terms of tenancy agreement and lease
Care Arrangements	Audley Care Ltd or owner's choice of external providers

COST OF MOVING IN	
Rental Tenancy Deposit	On satisfactory completion of references, we will require four weeks' rent in advance. The rent is protected under the Tenancy Deposit Scheme, visit www.tenancydepositscheme.com to find out more
Property price	Agreed at time of rental contract. Current indicative price range (subject to change): £799,950 to £2,250,000
Purchase Reservation Fee	Four weeks' rental deposit
Other Costs	Legal and removal costs as per your choice of provider. Stamp Duty Land Tax is payable on purchase completion (see www.gov.uk/stamp-duty-land-tax)

ONGOING CHARGES PAYABLE TO AUDLEY	
Inclusive Rent	Current indicative price range (subject to change): £5,500 - £7,000pcm, depending on property. See sales price list for current prices. Three months rent refunded if purchase completes within 12 months 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
Once property is purchased: Management Fee	Option 1: 1 bed £1,498.57, 2 bed £1,552.47, 3 bed £1,861.24 per month Option 2: 1 bed £870.42, 2 bed £942.95, 3 bed £942.95 per month Options 1-2 correspond to Options 1-2 for the Deferred Management Charge
Once property is purchased: Ground rent	A nominal peppercorn, if demanded
Parking fee	Optional parking spaces available upon application. A limited number of spaces are available at a cost of £2,458.18 per annum
Emergency call support	Covered by the monthly management fee
Termination Notice	One month's notice, following the original 12 month fixed term

PERSONAL CARE CHARGES	
Welfare visit	£18.65
Homecare	£23.04 (30 mins), £26.29 (45 mins), £33.31 (1 hour+)
Housekeeping 1 hour minimum	£21.41
Village companionship 1 hour minimum	£32.75
Sleep nights* 10.00pm - 7.00am	£202.91
Live in care* 24 hours up to 7 nights	Available through a care partner, details available on request
Nursing Care	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.

KEY FACTS 2025-26

Audley Nightingale Place Rent Before You Buy



ONGOING CHARGES PAYABLE TO THIRD PARTIES	
Utilities	Tenants and owners pay suppliers direct for water supply, sewage, electricity and gas
Council tax	Paid direct to the local authority - Band E-G, dependent on property
TV Licence	See www.tvlicensing.co.uk
Telephone and Broadband	Tenant and owner's choice of external provider
Sky or Digital TV	Tenant and owner's 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. If tenants pass away during the fixed term period or thereafter the liability applies for one month. Once purchased all charges remain payable until the property is sold
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. Once purchased, Audley's costs of redecorating the property if not done recently (as required by the lease) will be deductible from the final achieved sale price.
Deferred management charge: purchase	This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater Option 1: 1, 2 or 3 bed: 1.5% per year or part-year to a maximum of 10 years (15%) Option 2: 1, 2 or 3 bed: 2% per year or part-year to a maximum of 10 years (20%) Options 1-2 correspond to Options 1-2 for the Monthly Management Fee
Sales administration fee: purchase	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater

INSURANCE	
Arranged by Audley	Buildings insurance, Public liability insurance, Employers' Liability insurance
Arranged by tenants and owners	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 Management Fee and Deferred Management Charge paid by leaseholders. No additional liability will fall on tenants.	

CONSTRAINTS	
Letting	Incoming tenants must be over 55. All occupiers need to be 'permitted occupiers' (as detailed in the lease).
Selling	Audley has a right of pre-emption. Incoming owners 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

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.

The landlord may terminate the lease if owners miss any payments or breach any covenants. Audley cannot terminate leases summarily (a Court Order is required) and will always act reasonably before initiating the termination process (for example by seeking through dialogue to resolve any payment problems or breaches of covenant).

Renting before you buy at Audley – a step by step guide

STEP 1

Your first visit

Speak to a member of our friendly sales team to arrange an appointment to see your village(s) of choice

Your first visit is a chance for us to get to know one another. We would love you to come away knowing more about us and we would like to understand more about your current situation and your plans for the future. The purpose of this first visit to understand whether Audley could be the right place for you to call home, now or in the future

On the day, you'll be welcomed by a member of our team who will offer you a tour of the village, its facilities and grounds, as well as taking a look inside an example apartment. If the village is not yet built, we will do our best to take you on this journey digitally

Before your appointment concludes, the associated fees related to life at an Audley village will be clearly explained to you; this includes monthly management fees, deferred management charges, parking costs, selling fees and any other regular outgoings you should be aware of. You will also be invited to ask any questions you may have

To make life a little easier, on your departure, you'll be provided with printed copies of all the information covered during your appointment to take away and consider in your own time. This will include all the aforementioned costs, a village brochure, accompanying lifestyle information and a list of FAQs

STEP 2

Reserving your property

We understand this can be a big decision for many of the people we meet, so we invite you to revisit as many times as you need, to help decide whether or not Audley is right for you

Everyone's journey will be different. However, subsequent visits could be a great chance for you to bring family or friends to give you a second opinion, perhaps stay in one of our experience suites to see what life in one of our apartments could be like - or even join our friendly Owners for a coffee morning (or a happy hour!) to find out how they enjoy living at one of our villages

We also host several events at our villages throughout the year, including Summer Fairs, art demonstrations, murder mystery evenings, fascinating talks from experts in various fields, and much more – you would be very welcome to attend as our guest. This is also a great opportunity to meet the General Manager of the village as well as the wider Operations Team



STEP 3

Customer reservation

Once you have identified the property you wish to rent before you buy, to proceed with your reservation you will be asked to pay a refundable deposit equal to one week's rent and sign a hold agreement form

Our third party partner will complete reference and credit checks

Qualifying Person Form: Every Audley purchaser will be required to meet the relevant Village Care Manager, in order to complete a short health questionnaire. This serves as an important process to ensure an Audley village is an appropriate setting for all those who intend to live with us

We will go through the tenancy agreement with you and you have the opportunity to ask any questions

We will agree a proposed tenancy start date that works for you and us. Please note this must be a minimum of seven days to allow for referencing and care assessments to be approved/returned

Your Sales Consultant will provide details of our trusted partners who can help you with downsizing and removal services where applicable. We find this support can help remove much of the stress from the process of moving home

STEP 4

Tenancy agreements

Pay refundable tenancy deposit equal to four weeks' rent

Sign your tenancy agreement

Viewing of the property so you can sign your inventory and schedule of condition

You will be provided with copies of paperwork for your records

STEP 5

Welcome to Audley

Once we have received confirmation references have been passed and your health assessment has been received, your tenancy start date will be confirmed

The team will compile your tenancy documents for your approval and signature on day of move in and you will receive your keys

The village management team will arrange a handover of your new home

We will stay in touch in the weeks leading up to your completion date to ensure your move is as smooth as possible. This will include meeting the General Manager and Facilities Manager to familiarise yourself with life in the village, as well as how everything works in your new home. During this time, you may also be introduced to existing owners at your village, so you have some familiar faces when you come to move in

Upon arrival, the village team will be ready to offer you a warm welcome. You will be provided with a pack which will contain all the information you should need about your new home, as well as a small gift from us

STEP 6

Customer purchase

Once you have moved into your Audley home you can start the process of selling on your property. We will arrange a complimentary market appraisal report for your property, including valuations from the two most appropriate agents in your area (or choose your own if you prefer). This is an independent and comprehensive report, including research and evidence, to give you a clear idea of what your property is worth in the current market. This gives you an informed starting point for the sale of your property

STEP 7

Solicitor

You must instruct a solicitor to complete the legal conveyancing on your behalf. We can provide details of our panel of solicitors who are familiar with our lease which often helps speed up the process but you are under no obligation to use a panel solicitor, your appointed solicitor will be one of your choosing

A Memorandum of Sale will be sent to all legal representatives and the conveyancing process will commence

It is helpful to inform your solicitor of timescales we will be working towards at the outset. This will also be detailed on the memorandum of sale. At this stage, your solicitor will require funds on account to start working and for things such as Local Authority searches

From here, solicitor will be in open dialogue settling any buyer enquiries before reporting to you with the final contract

Over the course of the conveyancing period, all legal representatives should remain communicative to ensure a timely exchange of contract. Our in house sales progressors will be in regular contact throughout to ensure matters progress smoothly. However, your sales contact remains your primary point of contact

Once all parties are satisfied, contracts will be signed

STEP 8

Exchange of contracts

10% deposit payable on exchange – any deposit money already paid will be deducted from this

A completion date will be agreed

Contracts exchanged with Audley

STEP 9

Completing your purchase

As your completion date approaches, you will need to organise for completion funds to be paid to your solicitor

Lease assignment fee to be paid

On the day of completion, solicitors will conclude the transaction and our solicitor will confirm to us that you are the new owner. We will in turn share the good news with you

Your rental payments will cease and the monthly management fee will begin.



Building Your Property

Standards

Audley employs specialist architects, mechanical engineers, project managers, structural engineers and other specialists to ensure that each one of our developments is individually designed to meet your needs and to fit into its local surroundings. Each Audley village has a character of its own, yet they all have an exceptionally high standard of quality construction and finish in common, as well as beautifully designed grounds and landscaped gardens.

Every care is taken to build apartments and cottages to suit our customers' needs, from the design of the layout to the high specification of the kitchens and bathrooms. We want you to enjoy living within the development and for it to suit all your requirements.

We continually strive to improve your experience and we listen to what our owners tell us, which is why the design and the specification of our apartments and communal areas are constantly evolving.

Local impact

During construction we consider the wellbeing of all those that could be affected and try to minimise the impact of the construction process on our customers and the local community.

Our hoardings are clearly identified and are always properly maintained; our deliveries are made at reasonable hours and consider the local traffic, and we have a strong emphasis on Health & Safety.

During development we make every effort to use environmentally friendly materials and local sub-contractors. We also keep on-site waste to a minimum and segregate as much waste for recycling as is feasible.



Environmentally Sustainable Development

During the first concept design of an Audley village, the design team look for opportunities to incorporate sustainable, low energy and innovative design solutions in order to create communities which surpass carbon targets by a substantial margin.

Audley always proposes that combined heat and power units are used for the communal buildings and that ground source heat pumps are used in the accommodation blocks.

Together with levels of insulation that exceed building regulation requirements, we aim to exceed carbon emission targets by 46% in properties and 17% in the communal buildings. In order to achieve this, Audley is currently using a range of renewable and low carbon technologies across many of its villages.

These include:

Solar Photovoltaic (PV) technologies

Infrastructure for future electric car charging points

Renewable air source heat pumps

Ground source heat pumps

Water conservation

Combined heat and power

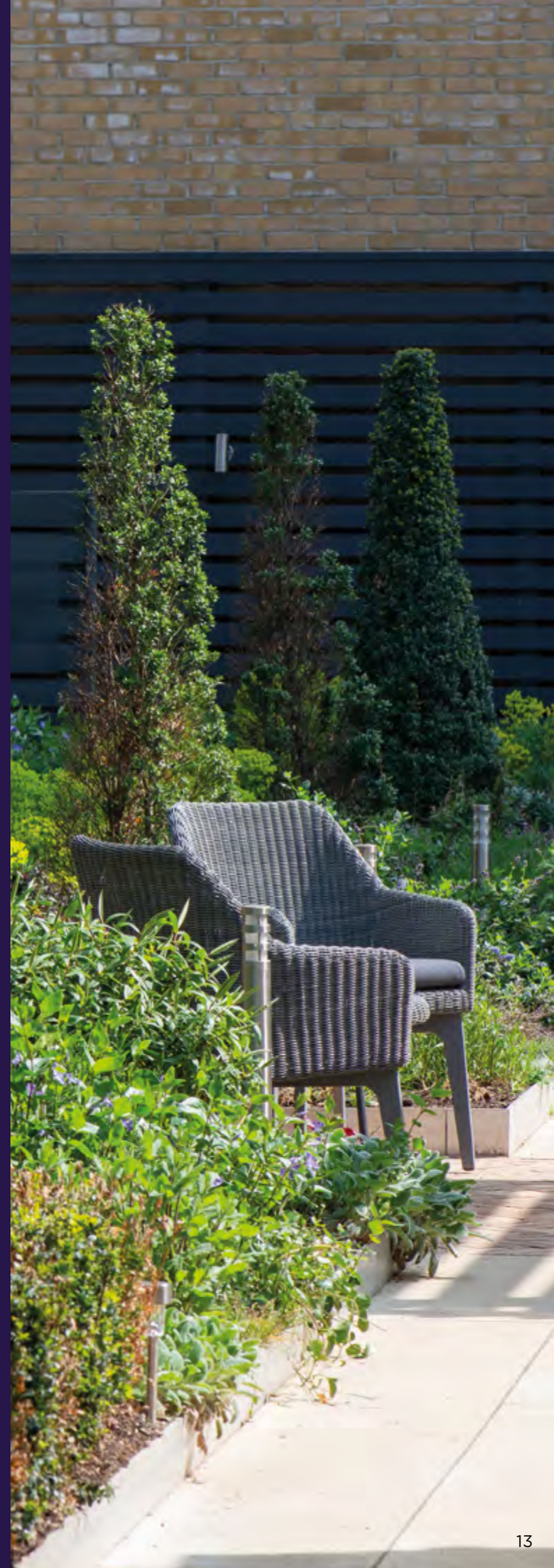
Low energy lighting

Embedded technologies

Solar Thermal technologies

Audley's policy on reduction of waste and pollution

Sustainable urban drainage strategy



Frequently asked questions

Will rental customers be treated any differently to Audley owners?

In short, the answer is no. Simply customers will either choose to purchase a property, rent a property before they purchase or rent a property.

How will Audley address rental customers?

Customers who take a tenancy at Audley will be called Owners and customers who have purchased will continue to be known as Owners. It is very important there isn't a differentiation – all customers must be treated with the same service, standards and professionalism.

What fees are involved in rental?

On satisfactory completion of references, we will require four weeks' rent in advance. If you wish to bring a car, book our care team or have personal training sessions these are additional costs and can be confirmed by the team.

How much is the rental tenancy deposit?

You will pay a refundable tenancy deposit, equal to four weeks' rent, which is protected in the TDS scheme. Rent is collected monthly in advance.

How quickly can I move in after I've paid my deposit?

Subject to a minimum of seven days to be agreed between you and the Audley team, to allow time for referencing and preparation of your tenancy agreement and inventory.

How long can I rent for before the purchase should happen?

The purchase should be made within 12 months of the rental agreement commencing.

What do I need to pay before I move in?

Your first months' rent and your tenancy deposit are paid in advance.

Can I choose to pay my rent in advance?

All rent is paid four weeks' in advance. If you'd like to pay for a longer term in advance this is possible, please discuss this with the Audley team.

Are there any other fees?

If you would like to bring a car, then a car parking fee will apply, on an annual basis – the current rate is £2,458.18 per annum, renewed annually and subject to RPI increases.

What date are rental payments due?

Recurring monthly payments based on the Tenancy start date. If you wish to change the rent due date to a day different from the start date, you can pay the additional amount pro-rata – this should be discussed with the Audley Team prior to commencement of the tenancy agreement.

When is the purchase price agreed?

We will agree the purchase price of your apartment with you before you sign the rental agreement.

Will I need to bring furniture?

Yes, all our properties are unfurnished so you can make your property feel like home. Apartments are carpeted and include a washer/dryer machine and integrated kitchen appliances – fridge/freezer, oven, hob, dishwasher. Furniture can be rented by you via 'Room Service by Cort', please ask the team for more information.

Can I make changes to the property?

Whilst you are welcome to furnish the property to your taste, we ask that you do not make any permanent changes to walls or flooring until you are the owner of the property.

Are utilities included in my rent?

All utilities will be billed separately. You are responsible for paying your own utility bills, council tax and television licence fee as well as arranging your contents and personal belongings insurance.

Will my home be looked after if I am away?

All properties are fitted with a smoke alarm linked to the central monitoring system. Some also have an intruder alarm, plus we have closed-circuit television cameras around the village. If you wish, we can also inspect your home while you are away.

How much notice do I need to give to end my rental agreement?

One month's notice, following the original 12 month fixed term.

What happens if I pass away?

If there are two people named on the tenancy agreement then responsibility for the rent is handed to the named person. Should the tenancy agreement be in one name, the liability applies for one month.

Do I have to complete a Health & Wellbeing assessment?

Yes, this is a mandatory requirement for all permitted occupiers as we need to know that we are able to provide care and support if and when it may be required. The appropriate assessment should be completed allowing a minimum of seven days before the tenancy start date to allow for the care assessment to be reviewed. We need to make sure that our care team are able to provide the support required. If ongoing care is required, please discuss this with the Audley team who will arrange a meeting with the wellbeing team.

What care and health & wellness services are included?

Emergency care via the call system is included, any additional wellbeing appointments are chargeable as per the Key Facts referenced in previous pages.

What assistance can Audley offer with downsizing and removals?

We are able to recommend our trusted partners – Senior Move Partnership and Bishops Move which would be at a cost to you.

Can I bring my pet(s)?

Yes, all well behaved pets are welcome as long as they do not cause problems with other owners, though we do ask that you let us know before you move in. There is no fee to bring a pet.

Can I smoke in my apartment?

No you are not able to smoke in your apartment until the purchase is complete.

Who can live with me in my rented apartment?

Those who are stated on the tenancy agreement as permitted occupiers. Any visitors have a maximum stay of 30 days. Should a professional live-in carer provide 24-hour support, we would require confirmation from the agency that they are employed to provide full time care.

As an owner do I get a discount in the restaurant?

Yes, when you move into your Audley apartment you automatically join the Audley Club which entitles you to 15% off in the restaurant.

Can I use the Audley Club facilities?

You will receive a complimentary membership to our club and its facilities. You will also have access to the owners' library and owners' lounge.

Can I stay at other Audley villages?

Yes, you can book the guest suite at any Audley village, subject to availability. You will also benefit from the Audley owner rate.



RENT BEFORE YOU BUY AT AUDLEY VILLAGES

For more information,
please speak to the
sales team.

www.audleyvillages.co.uk/rentbeforeyoubuy

Audley Court Ltd, Registered
in England and Wales Company
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