

KEY FACTS 2026-27

Audley Shiplake Meadows Rental



PROPERTY INFORMATION

Operator	Audley Court Ltd
Landlord	Shiplake Meadows Limited
Management Company	Audley Shiplake Meadows Management Limited
Village Details	Meadow Chase, Lower Shiplake RG9 3DF - Built in 2024
Property type	65 two and three-bedroom apartments, duplexes and cottages which are available to rent
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 - Assured Periodic Tenancy (1 month rolling contract)
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 a deposit equal to one month's rent, plus one month's rent in advance. The deposit is protected under the Tenancy Deposit Scheme, visit www.tenancydepositscheme.com to find out more
Other Costs	Legal and removal costs, if applicable, as per your choice of provider. Stamp Duty Land Tax is payable once the cumulative rent exceeds £125,000

ONGOING CHARGES PAYABLE TO AUDLEY

Inclusive Rent	Current indicative price range (subject to change): £4,175 - £8,500pcm, 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
Parking fee	£200.00 per annum for spaces in the communal car parking areas. Most cottages benefit from private driveways with no additional charge
Emergency call support	Covered by the rent
EV Charging Costs	£0.39 per KWH for the communal car park. Any charging on a cottage driveway will be at the property's electric rate
Air Source Heat Pump maintenance	£120 per annum
Termination Notice	Two months' written notice, see the Tenancy agreement for full details

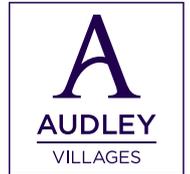
AUDLEY CARE LTD PERSONAL CARE CHARGES

Welfare visit	£18.80
Homecare	£23.90 (30 mins), £26.85 (45 mins), £34.05 (1 hour+)
Housekeeping 1 hour minimum	£22.50
Village companionship 1 hour minimum	£33.10
Sleep nights* 10.00pm - 7.00am	£204.40
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.

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ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities	Tenant's pay suppliers direct for water supply, sewage and electricity, costs dependent on usage
Council tax	Paid direct to the local authority - Bands currently being determined by the Council. Please speak to the sales team for more information
TV Licence	See www.tvlicensing.co.uk
Telephone and Broadband	Tenant's choice of external provider
Sky or Digital TV	Tenant'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
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 Management Fee and Deferred Management Charge 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 detailed 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 2026

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).