



Renting at Audley Shiplake Meadows

It can only be Audley.





Welcome to 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 lounge 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 rental fee.

These include:

Building insurance for your home

External upkeep of your home

Professional garden and ground maintenance

Regular clearing of roadways and footpaths

Servicing of lifts

Servicing of CCTV, emergency call system, intruder and smoke alarms

Night Porter and security service

Firstline homecarers and call line service 24 hours a day, seven days a week

Rubbish removal on Monday, Wednesday and Fridays

External window cleaning

Audley Club membership*

Preferential rates for food and beverages

Full servicing of the guest suite, bookable at an advantageous price**

Free inter-property telephone calls

Onsite Village Manager

Minibus service

Social events and activities organised by the General Manager

Fees associated with managing and operating Audley Court Ltd



*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 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	£17.90
Homecare	£22.76 (30 mins), £25.57 (45 mins), £32.45 (1 hour+)
Housekeeping 1 hour minimum	£21.41
Village companionship 1 hour minimum	£31.53
Sleep nights* 10.00pm – 7.00am	£194.67
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 2026-27

Audley Shiplake Meadows Rental

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).

Renting 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 is 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 rent, parking costs 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

Revisit

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, to proceed with your reservation you will be asked to complete a referencing application form

Our third party partner will complete reference and credit checks

Qualifying Person Form: Every Audley tenant 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 draft tenancy agreement with you and you have the opportunity to ask any questions

We will agree a proposed tenancy start date that works for all parties. Please note this must be a minimum of seven days to allow for referencing and care assessments to be approved/returned. At this point you will be asked to pay your first month's rent up front and your tenancy deposit (equal to one month's rent) in time for the commencement of your new tenancy

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

Final preparation

Once we have received confirmation that 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

Viewing of the property with the village team. At this stage you will sign your inventory and schedule of condition

You will be provided with copies of paperwork for your records

You will also be supplied a Standing Order Form which allows you to set up your rental payments directly with your own bank and a direct debit mandate to cover any other monthly costs that you accrue while living at Audley, for example food and beverage

We will stay in touch in the weeks leading up to your move in 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

STEP 5

Moving day

Sign your tenancy agreement

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

All that's left is for you to enjoy your home





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.

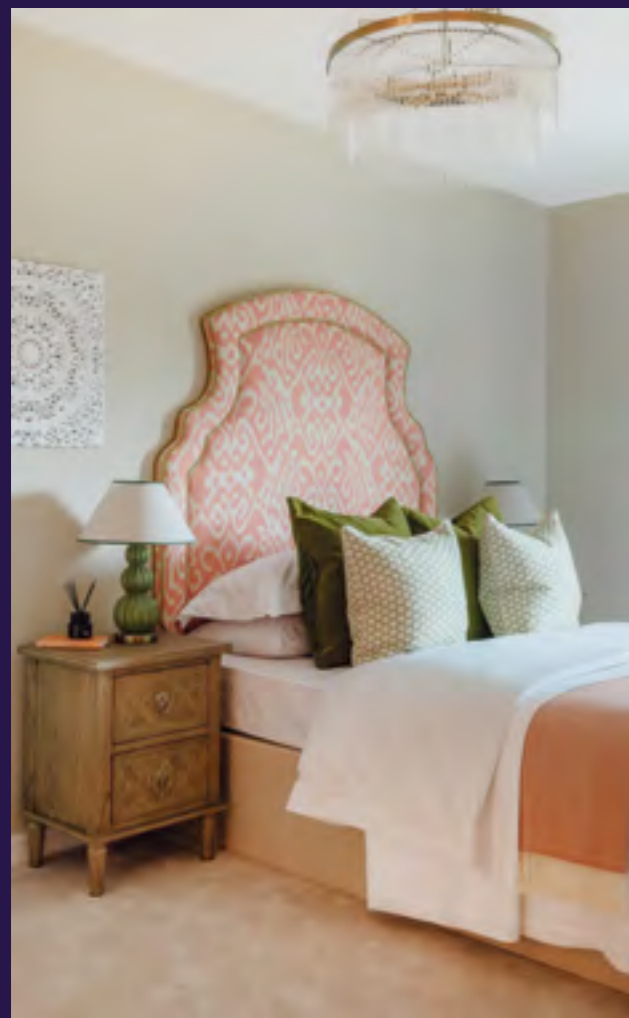
We continually strive to improve your experience and we listen to what our owners tell us, which is why the design and the specification of our apartments and communal areas are constantly evolving.

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 one month's 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 one month's rent, which is protected in the TDS scheme. Rent is collected monthly in advance.

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 £200.00 per annum, renewed annually and subject to RPI increases. Cottages have their own private driveways and there is no additional charge for this.

Is the tenancy deposit refundable?

When the tenant moves out a check out inventory will be conducted. A claim for reasonable costs may be made from the Tenant's deposit for excessive or unreasonable damage to the property.

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.

What's the minimum stay?

12 month minimum term on an assured tenancy agreement.

What do I need to pay before I move in?

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

Can I choose to pay my rent in advance?

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

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.

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, which would need to be corrected for a future tenant. If you wish to paint the property, it must be returned to a similar, neutral colour at the end of the tenancy - this can be agreed with the Village Operations Team.

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 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.

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.

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.



RENTING AT AUDLEY VILLAGES

For more information,
please speak to the
sales team.

www.audleyvillages.co.uk/renting

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