



BEAUMONT VILLAGE  
BROCHURE

# BEAUMONT Village

ALDERSHOT, HAMPSHIRE



IMAGINE ... WAKING UP TO THE MORNING SUN IN YOUR OWN HOME, SET IN SUPERBLY LANDSCAPED SURROUNDINGS WITH OUTSTANDING HERITAGE.

A leisurely stroll around the beautiful grounds or morning coffee served in the lounge and leisurely conversation with other villagers. Or maybe a shopping trip to nearby Farnham, a round of golf or a walk in the country.

A wholesome or light lunch in the dining room, a lazy afternoon in the beautifully kept, award-winning grounds, a game of Scrabble or Bridge in the well-equipped library followed by tea and biscuits.

Everything you need, for everything you want to do, including care and support if you need it. A relaxing, worry-free environment that's conducive to what you want and what you need out of life.

TAKE A LOOK AT BEAUMONT VILLAGE ...

Telephone: 01252 346700

Web: [www.beaumontvillage.co.uk](http://www.beaumontvillage.co.uk)

Email: [enquiries@beaumontvillage.co.uk](mailto:enquiries@beaumontvillage.co.uk)

Facebook: [www.facebook.com/BeaumontVillage](http://www.facebook.com/BeaumontVillage)

Beaumont Village, Alexandra Road, Aldershot, Hampshire GU11 1BB





### OWNERSHIP

One and two bedroom homes with a 125 year lease are available (2006). A small number have a garden and conservatories. Residents would be responsible for the maintenance charge (utilities included, a small number of properties have their own gas supply which the resident is responsible for), ground rent and council tax.

Residents would be responsible to sell their property, although Beaumont Village can be requested to assist in this process.

Rental properties are provided on a short-hold tenancy for a fixed term of 6 or 12 months. A two-month notice is required prior to the renewal date if the tenancy is terminated.

The tenancy can only be terminated at the end of the current tenancy agreement. This is then extended annually.

To secure a rental, one month's rent in advance is to be paid. There is also one month's deposit which is held in a tenancy deposit scheme.

At the end of the tenancy the tenant/s are responsible to leave the flat as it was found.

Shorter respite/ holiday periods available, please enquire directly for availability.

### RENT TO BUY

On a select number of property's it may be possible to operate a 'rent-to-buy' scheme, which enables you to move in immediately on a rental agreement, and continue with the purchase through the tenancy term.

This enables some (if they choose) to make the move to their new apartment before the sale is completed, and has proved very helpful for many owners as it can alleviate the stress in an otherwise stressful situation. It means that the purchaser decides when they want to move, rather than waiting for the sale to complete.



### TENANTS

The monthly rent cost is as per individual tenancy agreement - £1400 - £1425 pcm  
Plus, service charge.

### OWNERS

Owners pay a ground rent of £5 per month in addition to the weekly Service Charge and other costs.

### ALL RESIDENTS

#### Service Charge for 2023:

##### Flats with own boilers

Service charge 1 bed flat with no heating and hot water £552.41 a month

Service charge 2 bed flat with no heating and hot water £556.70 a month

##### Flats with heating and hot water supplied by Karis Homes

Service Charge 1 bed flat with heating and hot water £611.91 a month

Service Charge 2 bed flat with heating and hot water £621.10 a month

The utilities are covered in the service charge the above rates are in respect to flats with and without their own boilers.

Please note materials not covered by warranty purchased through the Handy Man will be charged at cost.

**Council Tax** is variable within Beaumont Village and residents' responsibility.

Please visit <https://www.gov.uk> to check your council tax band for your individual council tax band or contact Rushmoor Borough Council directly. **TV licence is residents' responsibility.**

### INVOICING

**Karis Homes Limited (Beaumont Village)** invoice monthly for rent, service charge, ground rent, maintenance and guest room bookings.

**Beaumont Care (Aldershot) Ltd** will invoice for care & support, meal/food, housekeeping, and other variable support charges.

**Care and support** – Should you need and care and support it is your choice to decide which care agency you use. Beaumont Care (Aldershot) Ltd is an onsite care agency which is on site 24 hours a day, 7 days a week, please contact the office should you require more information or to discuss your needs.

You will receive two separate invoices for **Karis Homes Limited (Beaumont Village)** and **Beaumont Care (Aldershot) Ltd (care and support)**.



## BEAUMONT VILLAGE - OTHER SERVICES AVAILABLE

### CARE AND SERVICE RATES, PROVIDED BY THE IN-HOUSE CARE AGENCY

7AM - 10PM	MONDAY - FRIDAY	SATURDAY AND SUNDAY	BANK HOLIDAYS
1 Hour	£26.50	£29.80	£45.98
45 Minutes	£22.80	£26.20	£39.00
30 Minutes	£20.40	£23.30	£34.20
15 Minutes	£12.90	£14.30	£19.70
15 Minutes ad-hoc*	£16.00	£17.00	£21.00

10PM - 7AM	MONDAY - FRIDAY	SATURDAY AND SUNDAY	BANK HOLIDAYS
1 Hour	£27.80	£31.25	£47.30
45 Minutes	£23.90	£27.45	£41.26
30 Minutes	£21.35	£24.40	£36.53
15 Minutes	£13.50	£15.00	£22.42
15 Minutes ad-hoc*	£16.70	£17.80	£27.98

\*Ad-hoc calls are unplanned calls and will be charged extra to your contracted hours.

### HOUSEKEEPING

Housekeeping: (minimum 1 hour)	£17.50 per
Deep clean: (minimum 1 hour)	£19.00 per hour

### LAUNDRY

Laundry-wash, dry, iron & returned the next day:	£14.50 per load
Ironing	£6.95
Bed Change	£12.30 per change

### BED AND BREAKFAST

We have two Guest rooms available, at the cost of £50.00 for a double room and £40.00 for a single room per person and breakfast can be provided for £4.55, bookable through the Main Office during working hours.

Guests are welcome to dine giving 24 hours' notice and charged at the same amount. We ask for 24 hours cancellation notice.

### RECYCLING

Beaumont Village staff and Residents' actively recycle as many items as possible, such as newspapers, aluminium foil, used stamps, batteries and hearing aids as well as many other items!

The collections go towards charities such as Frimley Park Air Ambulance, local scouts groups, Phyllis Tuckwell Hospice, Macmillan Cancer and many more.



### FULL MEAL PACKAGE

The food we serve is home cooked and prepared to a very high standard; tempting meals are prepared daily using fresh, healthy ingredients. Vegetarian or special diets are catered for.

Meals served in the Dining Room or within the resident's homes.

Guests are welcome to dine giving 24 hours' notice and charged at the same amount.

We require 24 hours cancellation notice.

**7 days a week: (Includes: breakfast, lunch and tea) £19.00 per day**

OR - WITH 24 HOURS' NOTICE, WE CAN PROVIDE SEPARATE COURSES

<b>Breakfast:</b>	<b>£4.55</b>
<b>Lunch - with dessert:</b>	<b>£11.00</b>
<b>Lunch - without dessert:</b>	<b>£7.00</b>
<b>Tea:</b>	<b>£4.50</b>

We can cater for any dietary requirements and are willing to discuss your meal choices/preferences to ensure your fulfilment!

We also hold 'Supper Evenings' where Residents can invite friends and family to join them for dinner.



## BEAUMONT VILLAGE - OTHER SERVICES

### OTHER SERVICES AVAILABLE INCLUDED IN SERVICE CHARGE

All residents will have access to:

On site manager.  
Scooter store  
Hobbies area  
Communal facilities lounges, dining room, coffee area.  
Activities.  
Handy Man - services requested on Maintenance Request Forms.  
Mini-bus - Allocated times and trips that are available are listed on the Main Notice Board.  
Management of care/support needs.  
Communion and Songs of Praise.  
Exercise Class  
Seamless 24 hour emergency support - provided by the Beaumont Care (Aldershot) Ltd  
Weekly Coffee morning.  
External Window Cleaning.  
Tea & Coffee - a 'help yourself' system from the Served, but to be enjoyed in the communal areas only.

### VILLAGE FACILITIES AND OPTIONAL SERVICES

Coffee Mornings.  
Rooms available for Private Functions.  
Guest Room/s available.  
Four Passenger Lifts throughout the Village.  
Hobbies area, available 24 hours.  
Mini Bus for Trips.  
In-House Library  
Indoor Skittles, weekly.  
Postal Service.  
Newspaper & Milk Delivery.  
Sky Television.  
Exercise Classes, weekly.  
Activities, include Chess, Scrabble, Card Games, Gardening and Art & Design and many, many more.  
General Practitioners and consultants .  
Hair Salon - Hairdresser can visit residents in their own home if required.  
Chiropody.  
Physiotherapy.  
Optician.  
Audiologist.  
Clothing, Shoe & Table top sales.





## BEAUMONT VILLAGE - SERVICE CHARGE BREAKDOWN

Please ask for a breakdown of costs for the service charge available from the annual general meeting, held at the beginning of each year, if you decide to stay at Beaumont.

### THE SERVICE CHARGE COVERS:

- A site manager.
- Buildings Insurance.
- Emergency 'on-call'.
- Response required to all emergency calls made from flat owners at all times throughout the week.
- The provision of a village vehicle.
- Provision of lighting, central heating and hot water to communal areas.
- Sinking fund for major repairs.
- Up-keep of the communal areas.
- Communal Cleaning.
- General Maintenance.
- Professional Fees.
- Contingency.
- Handy man.
- Up-keep of the external elevations of the buildings.
- Communal Painting, Decorating, Repairs and Renewals.



### ALSO THE FOLLOWING MAINTENANCE CONTRACTS:

- Telephone System.
- TV Aerial System (communal areas only).
- Lifts.
- Electrical contract including the gate to the site and CCTV cameras.
- Maintenance of fire alarm and associated fire equipment.
- Heating and lighting connected in communal areas and pipes.
- External and communal areas window cleaner.

Thank you for your interest, we hope we have been able to answer your questions in this brochure, however do not hesitate to contact us for further information.

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