



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

Email: enquiries@beaumontvillage.co.uk

Facebook: www.facebook.com/BeaumontVillage

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





Ownership:

- Properties: One and two-bedroom homes with a 125-year lease (starting from 2006).
- Gardens and Conservatories: A small number of homes include a garden or conservatory.
- Maintenance: Residents are responsible for the maintenance charge (utilities included, but a small number of properties have their own gas supply, which the resident must manage).
- Ground Rent & Council Tax: Residents must pay these fees.
- Selling the Property: The resident is responsible for selling their property, though Beaumont Village can assist in this process if needed.

Rental Properties:

- Tenancy Type: Short-hold tenancy agreements with fixed terms of 6 or 12 months.
- Notice Period: Two months' notice is required before the tenancy renewal date if the tenant decides to terminate the agreement. The tenancy can only be terminated at the end of the current term.
- Rent & Deposit: To secure a rental, tenants need to pay one month's rent in advance, plus a one-month deposit, which is held in a tenancy deposit scheme.
- Property Condition: Tenants must leave the flat in the condition it was found at the end of the tenancy.
- Respite/Holiday Rentals: Shorter stays are available—please inquire directly for availability.

Rent-to-Buy Option:

- Availability: This option is available for a select number of properties.
- How It Works: Residents can move in immediately on a rental agreement and continue purchasing the property throughout the tenancy. This can help reduce the stress of waiting for the sale to complete, as the purchaser can decide when they want to move in.
- Benefits: It offers a flexible solution for people who want to secure their new home before the purchase process is finished.

Tenants:

Monthly rent: £1450- £1500 depending on the individual tenancy agreement)
Additional service charge.

Owners:

Ground rent: £5 per month, in addition to the weekly service charge and other costs.

Service Charge (2025):

Flats with own boilers:

1-bed flat (no heating and hot water): £705.34 per month

2-bed flat (no heating and hot water): £710.80 per month

Flats with heating and hot water supplied by Karis Homes:

1-bed flat (with heating and hot water): £781.30 per month

2-bed flat (with heating and hot water): £793.00 per month

Utilities (heating and hot water) are included in the service charge.

Other Charges:

Materials purchased through the Handy Man (not covered by warranty) will be charged at cost.

Council Tax is the resident's responsibility and varies by property. Residents can check their council tax band on [gov.uk](https://www.gov.uk) or contact Rushmoor Borough Council directly.

TV Licence: Also the resident's responsibility.

Invoicing:

Karis Homes Limited (Beaumont Village): Monthly invoices for rent, service charge, ground rent, maintenance, and guest room bookings.

Beaumont Care (Aldershot) Ltd: Monthly invoices for care & support, meal/food, housekeeping, and other variable support charges.

Care & Support:

Residents have the choice to select their own care agency. Beaumont Care (Aldershot) Ltd is available 24/7 on-site, and any care or support needs can be discussed directly with the office.



Care Services

Our in-house care agency, Beaumont Care (Aldershot) Ltd, is dedicated to delivering exceptional care with a compassionate ethos. We focus on keeping residents safe, happy, and independent. Available 24/7, our team offers personalised support tailored to each resident's needs, ensuring peace of mind for both residents and their families. For more information or to discuss your care requirements, please contact our manager.

Housekeeping Services

- Cleaning: £19 per hour
- Deep Clean: £22 per hour
- Laundry: £15 per load
- Ironing: £7.50 per load
- Bed Change: £13 per change

We have two guest rooms available at £60.00 per night, with breakfast offered for £4.55. Bookings can be made through the Main Office during working hours.

Guests are welcome to join for meals with 24 hours' notice, charged at the same rates as residents. We kindly ask for 24 hours' cancellation notice.

Recycling and Charitable Contributions

Beaumont Village staff and residents recycle items like newspapers, foil, stamps, batteries, and hearing aids. Proceeds benefit charities such as Frimley Park Air Ambulance, local scout groups, Phyllis Tuckwell Hospice, and Macmillan Cancer Support.

Our community is committed to sustainability and supporting meaningful causes while creating a comfortable and caring environment for all.



FULL MEAL PACKAGE

Meal Services

We cater to all dietary requirements and are happy to discuss meal choices to ensure your satisfaction. We also host Supper Evenings, where residents can invite friends and family to join them for dinner.

- Breakfast: £4.55
- Lunch: Main £7, Dessert £4 (Total: £11)
- Tea: £4.50
- Full Meal Package: £19 per day

Our home-cooked meals are prepared to a high standard using fresh, healthy ingredients. Vegetarian and special diets are catered for. Meals are served in the Dining Room or directly in residents' homes.

Guests can join meals with 24 hours' notice, charged at the same rates, and we ask for 24 hours' cancellation notice.

Meals are available 7 days a week (includes breakfast, lunch, and tea).



Included services and Activities for All Residents:

- Scooter Storage: Dedicated storage for mobility scooters (additional cost applies).
- Hobbies Area: Open 24/7, providing space for residents to enjoy hobbies such as chess, Scrabble, card games, gardening, art and design, and more.
- Communal Lounges & Dining Room: Comfortable relaxation and dining areas, including a coffee corner.
- Handyman Services: Small maintenance requests can be submitted via Maintenance Request Forms (additional cost applies).
- Mini-Bus Service: Available for scheduled trips, with timings displayed on the Main Notice Board.
- Communion & Songs of Praise: Religious services for residents.
- Exercise Class: Weekly fitness sessions to promote health and wellbeing.
- 24-Hour Emergency Support: Provided by Beaumont Care (Aldershot) Ltd.
- Weekly Coffee Morning: A regular social gathering for residents to connect.
- In-House Library: A quiet space with a selection of books available for borrowing.
- Indoor Skittles: Weekly skittles games for fun and recreation.
- Postal Service: Handling incoming and outgoing mail for residents.
- Weekly Activity Calendar: Delivered directly to your door, detailing the upcoming week's activities and entertainment.

Village Facilities & Optional Services:

- Private Function Rooms: Rooms available for private events.
- Guest Rooms: Available for visitors. -extra cost
- Newspaper & Milk Delivery: Regular delivery services for newspapers and milk.
- Sky Television: Available for residents.
- Healthcare Services: Includes care as and when you need it, bespoke to you. -extra cost
- general practitioners, consultants, physiotherapy, optician, audiologist, chiropody,
- Hair salon services (hairdresser can visit residents in their homes).
- Sales: Clothing, shoe, and tabletop sales organised for residents.

This extensive range of services and facilities aims to support the well-being and convenience of all residents, making it a comfortable and engaging community to live in.



BEAUMONT VILLAGE - SERVICE CHARGE BREAKDOWN

THE SERVICE CHARGE COVERS:

- Site Manager & Administrator: Oversee operations and assist with tasks.
- Emergency On-Call Service: Immediate response to emergency calls 24/7 by qualified carers.
- Village Vehicle: Minibus trips provided.
- Buildings Insurance: Coverage for the buildings.
- Lighting, Heating, & Hot Water: Provided for communal areas and flats (some flats have their own boilers).
- Sinking Fund: For major repairs and maintenance.
- Communal Areas & General Maintenance: Upkeep and cleanliness of shared spaces and facilities.
- Professional Fees & Contingency Fund: For unforeseen expenses and services.
- Handy Man Services: Available for minor repairs.
- External Elevations & Communal Painting: Maintenance and refurbishment of building exteriors and communal areas.
- Telephone & Internet Systems: Maintenance of communication systems.
- TV Aerial & Lifts: Maintenance of shared TV and lift systems.
- Electrical & Fire Systems: Maintenance of electrical, gate, CCTV, and fire safety equipment.
- Electric gates
- Heating and Lighting in Communal Areas: Maintenance of heating and lighting systems for shared spaces.
- External & Communal Window Cleaning: Regular cleaning of windows in communal and external areas.



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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