

# Key Facts

RENTALS

THE RED  
HOUSE

LIVE WITH Freedom

## Property details

Name of relevant bodies:	<p><i>Operator:</i> Enterprise Retirement Living Limited (“ERL”) <i>Landlord:</i> ERL (Red House Ripon) Limited (“ERLRHRL”) <i>Management company:</i> Red House Ripon Management Limited (“RHRML”)</p>
Community	The Red House, established in 2017; completed in 2019.
Description of property	59 properties: 20 1-bed apartments, 31 2-bed apartments and 8 2-bed cottages.
Property Type	A mix of new and pre-let properties.
Occupancy	Single or dual occupancy.
Tenure	Assured Non-Shorthold Tenancy.
Sub-letting	Sub-letting is not permitted.
Care provider	ERL does not offer personal care services. These are available from local providers.

## Cost of moving into the property

Holding deposit	<p>A holding deposit of £500 is required to secure a rental property whilst necessary checks are carried out and documentation prepared. If the rental agreement goes ahead, this deposit will be credited against the first month’s rent.</p> <p>If the transaction falls through, some or all of this deposit may be retained to cover reasonable and evidenced costs, at ERL’s discretion.</p>
Tenancy deposit	A deposit equivalent to one month’s rent is payable to the ERLRHRL before or at the start of the tenancy. This will be held in a Government-approved deposit protection scheme and returned at the end of the tenancy, less permissible deductions, as necessary (eg, for rent arrears, making good any damage, etc).
Other costs	Prospective tenants are strongly urged to seek independent financial advice to make sure that renting is the right option for them. Two such advisers will be put forward, or tenants can use another of their choice, and ERL will contribute up to £250 to any fee. Any further advice beyond this will be at the tenants’ own cost. Renters are responsible for their own legal and removals costs.

For more information contact 01765 647312 or visit [RedHouseRipon.co.uk](http://RedHouseRipon.co.uk)

## Ongoing unavoidable charges payable to ERL or ERLRHRL while living in the retirement community

Rent	Varies between properties. Range: £2,500 to £3,500 per month; £27,600 to £42,000 per annum. See Price List - Rentals. Rent increases annually on 01 January. The revised rent will not reduce. Any increase will be capped by the percentage change in the Consumer Price Index over the preceding year.
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Emergency response	24-hour staffing is covered by the rent.
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## Care costs

Personal Care and Nursing Care	Personal care is available from external providers. RHRML can provide details of local companies. Any domiciliary, personal, or nursing care costs are paid direct by the individual to the care provider. If a private "Healthcare Needs Assessment" is required, instead of or as well as the free NHS assessment, the cost of this will be payable by the individual direct to the GP.
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	Neither ERL, ERLRHRL or RHRML, nor any company or person associated with them or Mount Battenhall, receives any incentive or commission from the above, or any other, care service providers.
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## Ongoing unavoidable living costs payable to external providers

Utilities	All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs: <sup>1</sup>
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- Combined electric/gas<sup>2</sup> – £150 pm - £165 pm
- Water – £40 – £50 pm

Council tax	The properties at The Red House fall into different bands. The current charges (2026/27) are:
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- Band C – £2,212.26 pa
- Band D – £2,488.80 pa
- Band E – £3,041.88 pa

There is a 25% discount for single occupancy.

Council Tax is payable directly to Harrogate Borough Council.

TV Licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> .
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Telephone	Resident's choice of external provider.
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<sup>1</sup> Based on average rates at the end of 2023.

<sup>2</sup> The cost of the annual gas boiler service is included in the rent.

Internet	Free Wi-Fi is available in the common areas. For individual properties, resident's choice of external provider.
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Digital TV	Communal aerials and satellite dishes are provided for each building. Resident's choice of external provider.
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### Charges payable when leaving the property

Ongoing charges	Renters remain liable for all ongoing charges during the notice period, any arrears of charges, and legal and removals costs.
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Redecoration costs	Renters must clean and repaint the property and replace the carpets (unless otherwise agreed). These costs will be capped at £3,000. Renters may also be liable for the costs of any repairs.
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Notice period	After the initial 12-month period, unless otherwise agreed, renters may give 28 days' notice if they wish to move out. The same period applies in the event of death.
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### Insurance

Arranged by the operator	Buildings insurance, homeowners' insurance (for any fixtures and fittings/contents provided by ERL) public liability insurance and employers' liability insurance is the responsibility of and at the cost of the landlord.
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Arranged by residents	All tenants are responsible for their own home contents insurance and any other insurances they feel they require.
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If a property is unoccupied	ERL (Red House Ripon) Limited are obliged by their insurance commitments that all properties, if left unoccupied for over 7 days, must undergo an internal inspection, on a weekly basis by a RHRML representative. Further details can be obtained from the sales team upon request.
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### Constraints on letting

Restrictions	At least one tenant must be over 55.
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Date	Last updated 13 April 2026.
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Rent amounts are correct at the date shown but are subject to review from the start of any tenancy and thereafter as detailed in the tenancy agreement.

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 an integrated retirement community