



## A checklist to help you choose the right property for you.

### Property Address

Development name:	
Address:	
Postcode:	
Telephone:	

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### Location

- Is the development situated near to your friends or family?
- Is the development within easy reach of day-to-day shops and services (either on foot or by public transport)?
- Are community services such as churches, libraries, pubs, clubs and day centres nearby?
- Is the development on a public transport route?

### The communal areas and services

- Is there a member of staff on site 24 hours a day?
- Are all parts of the development accessible without the need to use stairs?
- Is there an Owners' Lounge and Dining Room and are they pleasant and popular?
- If you didn't wish to cook for yourself, is a waitress-served, three course meal provided each day?
- Is there a well-used hobbies room and a social committee?

- Is there a guest suite and is it nicely decorated and comfortable? Would you be happy to recommend it to friends or relatives if they come to stay?
- Are the gardens well looked after and pleasant?

## **The apartment or bungalow**

### **Look for...**

- Non-slip floors in the kitchen and bathroom.
- Power points at waist height and light switches within easy reach.
- Electrically powered window openers over the kitchen sink.
- Doorways and corridors wide enough for a walking frame or wheelchair.
- Independent heating systems and adequate ventilation in all rooms.
- Easy access baths, showers and WCs.
- Plenty of fitted storage space.
- Car Parking.

### **Listen for...**

- Noise from the residents' lounge, laundry or lift, or the neighbourhood

## **The alarm system**

- Is there a 24-hour emergency call system with pull cords fitted to every room of the development?
- What is the procedure when someone calls for help?

## **General**

- Take time to speak with some of the Owners living at the development. Do they seem happy with their property, the quality of the staff and the services offered?
- Do the other Owners seem like 'your kind of people'?
- What additional facilities are available, such as communal PC with internet access, a laundry, pre-arranged regular visits from healthcare practitioners or hairdressers for example?

- How busy is the calendar of social events? How important is this to you?
- What would happen if you required extra support with daily living in the future?

## Costs

- Is the purchase price of the property you like affordable? Take into account the other costs of moving home, such as solicitors, estate agents and removals.
- Is Ground Rent payable?
- In buying a property at the development is your capital protected for your immediate family or friends to inherit?
- Is there a service charge? How much is it and how often is it payable?
- Is the level of the Service Charge controlled by the Owners themselves and is there a limit on how much or how often the service charge can rise?
- What personal costs would need to be met on an ongoing basis over and above the Service Charge?
- What does the Service Charge cover?
- What would happen if you were unable to remain in your property? Would you still be liable for the service charge? Would you be free to sell the property?

If you have any queries or concerns about financial arrangements to make your chosen property affordable please contact Retirement Security's Service Office. Our staff are specially trained and have wide experience in these matters and are happy to provide advice and assistance at any time without obligation.

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