

Retirement Living at Cavendish Court

Retirement living is all about enjoying a fulfilling life, with time for new experiences, meeting new people and doing the things you want to do.

- Unload the burdensome aspects of owning a property – continuing maintenance, looking after a garden, window cleaning – to a professional management company.
- Take comfort from knowing that you continue to live independently, but that there is always support and help if you need it.
- Choose the terms of how you live. You have the privacy of your own apartment, but the freedom to socialise and make new friends if you want to.

'Full Service' Retirement Living

As the name implies, 'full service' developments aim to offer homeowners the highest levels of security and living convenience.

Security

Security is at the heart of the design brief on every Court. Owners will naturally want to feel at ease in their apartment and around the Court. Equally, families want to be assured that their relatives are not only secure, but that help is always on hand should the need arise.

- There is an alarm call system in every apartment, as well as in lifts and communal areas. Pull the cord, and you will soon be speaking to someone you know, any time day or night. He or she will then either reassure you about your concerns or call for outside help.
- There are external CCTV cameras at strategic points around the Court building. Staff can keep a watchful eye on the comings and goings around the Court grounds and car park.
- Electronic entrance gates can be opened by keypad or 'zapper'. The owners and their family can open the ground floor doors by a key or using the door alarm to call the Duty Manager



Living Convenience

The theme of 'living convenience' is an integral part of the services and facilities that the Court offers. Built-in design features in apartments, and throughout the Court, enable owners to continue to live independently within their own apartments:

- Lifts to every level within the Court
- Sockets and switches located at convenient heights
- Lever taps throughout for ease of use

The service charge pays for services that everyone benefits from – insurance, gardening and maintenance. More importantly, it pays for the staff time that is at the heart and soul of Court living.

- There is a Manager and a team of Duty Managers who provide 24-hour cover on the Court. You will find them either in the office or going about their business around the Court. One of the team 'sleeps over' in the staff bed-sit and is available for any overnight emergency calls.
- Your service charge includes 1½ hours of Housekeepers time. You can use this domestic help for whatever purpose suits you - cleaning your apartment, ironing or shopping.



However, the Court provides other services as well:

- A well-appointed dining room offers a 3-course lunch served every day of the year. Sunday lunch (usually a roast) is especially popular. Owners are welcome to bring family and friends to lunch. Alternatively, a tray lunch can be delivered to your apartment
- An on-site laundry, with the option of ironing, is also available.
- A guest suite can also be booked for the use of family and friends.
- Although 1½ hours of housekeeping time is included within your monthly service charge, further time can be 'bought' as and when you need it.

Although these services are available to all, not everyone will choose to use them to the same degree. Therefore, please note that there is a charge, over and above the service charge, for these optional services. However, they are only designed to be operated 'at cost'. Each year owners decide, at their annual budget meeting, the charges for these services for the year. Current charges can be found on one of the other information sheets in this brochure.



Court Social

Cavendish Court has a comfortable lounge where owners can sit in comfort either simply to read the papers or to enjoy a cup of tea or coffee with others. There is a small 'hobbies room' where like-minded individuals meet to play cards, bridge, scrabble or try to find that elusive piece of jigsaw that is invariably on the go, and a quiet reading area with a selection of books.

Court staff organise weekly activities such as Coffee Mornings, Quiz Nights and regular in-house entertainment such as film nights, Fish and Chip Suppers, Burns Night suppers, St George's Day tea and Mothering Sunday lunch. Active social groups include play reading, book reading, keep fit, knit and natter and a choir. Bridge players are most welcome.

Boring, but important... Court 'governance' (or having your say)

When you buy your property at Cavendish Court, you become a member of Cavendish Court (Cambourne) Management Company Limited. This entitles you to vote at Annual General and other meetings at which decisions about the Court may be taken.

Cavendish Court (Cambourne) Management Company Limited has appointed Kingsdale UK Limited ("Kingsdale") to provide management services to the Court. An elected Board of directors regularly meet representatives of Kingsdale to discuss and take decisions on issues that affect the Court.

All owners are invited to attend two General Meetings during the year. One is the Annual General Meeting, discussed above, and the other is the Budget Meeting at which the service charge and charges for 'other services' are approved by members.

Owners should be reassured that their views on how they want the Court to be run are fully represented in the decision making process.

Please note that the information above is for descriptive purposes only and is not intended to replace the detail contained in either the Lease or the Memorandum and Articles of Association of Cavendish Court (Cambourne) Management Company Limited.

Kingsdale are members of the Association of Retirement Housing Managers and abide by its Code of Practice.

You can find further information about Kingsdale and its activities by logging onto our website at www.kingsdale.co.uk.