

Sandringham



Pears Court

Retirement Living with Jewish Care

Key Facts

for apartments available
at market rent

1 April 2025 to 31 March 2026



APPROVED
OPERATOR

JEWISH CARE



Contents

03	What to expect from this guide
04	Key Facts summary
08	About Pears Court
10	Eligibility criteria
11	The tenancy agreement
12	Information about costs
13	Costs related to moving into Pears Court
13	Deposit
14	Ongoing costs: Services provided by Jewish Care
15	Inclusive rent
16	Support charge
17	Care
18	Guest suite and parking
19	Dining and catering
20	Additional services
22	Ongoing costs: Services provided by third parties
24	Ending the tenancy
25	Important additional information
26	What are the next steps?

What to expect from this guide

We understand that looking into retirement communities can be overwhelming as there is a lot of information to take in.

At Jewish Care, we want to make this process as easy as possible for you. This guide gives you the key financial and legal information you need to know about Pears Court at Sandringham, one of our Retirement Living communities, to help you make the right decision for you.

If you want to speak to someone to help you, please call us on 020 8922 2200 or email retirementliving@jcare.org

Key Facts summary

1 April 2025 to 31 March 2026

Section	Subsection	Details
1. Property details	Operator	Jewish Care
	Community	Pears Court, Sandringham, Common Road, Stanmore HA7 3FT. Purpose-built in 2020.
	Property type	48 apartments (15 one-bedroom and 33 two-bedrooms).
	Status of unit	All the apartments have previously been occupied.
	Occupancy	Sole or joint occupancy.
	Tenure	Assured Shorthold Tenancy.
	Subletting	Subletting is not permitted.
	Care arrangements	Personal care is available from Jewish Care or external providers.
2. Cost of moving in	Tenancy deposit	One month’s rent. The tenancy deposit is protected by the Deposit Protection Scheme. Varies between individual properties depending on their size and layout: <ul style="list-style-type: none"> • 1-Bedroom: £2,502.04 to £2,638.92 • 2-Bedrooms: £2,880.79 to £2,996.02
	Advance charges	The rent and support charge for the initial month are payable in advance on signing the Tenancy Agreement.
	Other costs	There is no charge for any health or care assessments when applying for a property. Applicants are responsible for their own solicitors’ fees and removals charges.

Section	Subsection	Details
3. Ongoing charges payable to the operator	Inclusive rent	Covers occupation of the property and the costs of providing the facilities and services available to all tenants. Varies between individual properties depending on their size and layout: <ul style="list-style-type: none"> • 1-Bedroom: £2,502.04 to £2,638.92 per month • 2-Bedrooms: £2,880.79 to £2,996.02 per month
	Support charge	Covers the charge for providing three hours per week of personal support and the emergency response: 1-Bedroom: £1,472.33 per month 2-Bedrooms: £1,643.09 per month
	Utilities	Charges for water supply and sewerage are payable through Jewish Care.
	Emergency response	Covered by the support charge.
4. Care charges	Personal care	Jewish Care charges £23.41 per hour for providing personal (domiciliary) care.
	Nursing care	Nursing care is not provided but may be arranged through GPs or a private agency.
5. Ongoing charges payable to third parties	Utilities	Tenant's choice of external provider for electricity (this includes electricity for heating).
	Council tax	Payable to Harrow Council from whom any discounts may be available: <ul style="list-style-type: none"> • 1-Bedroom: Band E • 2-Bedrooms: Band F Visit harrow.gov.uk/council-tax for the latest rates.
	TV licence	See tvlicensing.co.uk for the latest rates.

Section	Subsection	Details
5. Ongoing charges payable to third parties (cont'd)	Telephone	Tenant's choice of external provider.
	Broadband	Tenant's choice of external provider. Free Wi-Fi is available throughout the communal areas of the building.
	Digital TV	Tenant's choice of external provider. There is a communal aerial for Sky.
6. Charges when leaving	Ongoing charges	The notice period is two months during the initial three-year fixed term and then one month. The notice period is one month if a tenant passes away. The rent and support charge remain payable throughout the notice period.
	Redecoration costs	Tenants need to remove any alterations, make good any damage, and redecorate the property as necessary. If Jewish Care undertakes the work, the costs will be deducted from the tenancy deposit (any additional costs will also be payable).
7. Insurance	Arranged by the operator	Buildings insurance, public liability insurance and employers' liability insurance. Covered by the inclusive rent.
	Arranged by tenants	Tenants are strongly advised to take out home contents insurance.
8. Funding of major repairs	Jewish Care undertakes regular asset surveys and funds major repairs as necessary. Tenants contribute to the costs through the inclusive rent. Tenants will not be liable for any surcharges to pay for major building repairs.	
9. Constraints on letting	Tenants must be: a member of the Jewish community, over 60, have the right to rent a property in the UK, and require at least three hours' support per week.	
10. Date	Last updated March 2025.	

Please note: The charges stated here are correct at the date shown. These charges may change each year or at other intervals over the period of your residence.

We encourage you to discuss your housing options with people you trust. It is also a good idea to seek independent legal, financial, and benefits advice. You should also seek any other appropriate advice, support, and representation in connection with a move to an integrated retirement community.

About Pears Court

Pears Court was purpose-built in 2020. It sits on the border between Stanmore and Hertfordshire.

Forming part of the Sandringham campus, Pears Court belongs to a unique community that also houses a care home, assisted living facility and a community centre.

The site is owned and managed by Jewish Care. The services are run by our dedicated staff with the help of volunteers, who all work hard to deliver quality support and care whilst maintaining a special community.

Our registered manager is Carol Rowcliffe.

There are 48 one and two-bed apartments for rent, made up of 15 one-bed and 33 two-bed apartments. All the apartments have previously been occupied.

Each apartment is fitted with the following key features:

- a modern kitchen with an electric oven, induction hob, extractor fan, fridge freezer, dishwasher and washer dryer
- a stylish bathroom with a wash basin, toilet, walk-in shower and heated towel rail
- a private balcony
- several safety features including a smoke detector, heat detector and entry phone system
- double glazing
- telephone and satellite television points. These are FTTP (the fastest type of fibre optic available, which may mean you need adaptors for your appliances)
- an electric heater in each room with a low surface temperature

The remaining areas of the apartment are unfurnished, meaning you can bring your own much-loved furniture or acquire new pieces.

Please refer to page 22 of the Pears Court brochure for example floor plans.

Eligibility criteria

If you wish to rent an apartment at Pears Court, you need to meet our eligibility requirements:

- you are a member of the Jewish community,
- you are over the age of 60,
- you have the right to rent a property in the UK,
- you are able to meet the ongoing costs for at least three years,
- and you require a minimum of three hours' support per week (see page 12 for information about what qualifies as support).

The tenancy agreement

Our Retirement Living apartments are let on an assured shorthold tenancy basis, with sole or joint occupancy. This means that you can rent an apartment on your own or with a partner for a minimum fixed term period of three years, giving you security of tenure. After the fixed term period, your tenancy agreement will automatically renew going forward.

All tenants sign a tenancy agreement, which is a legally binding contract between the tenant (you) and the landlord (Jewish Care). The agreement is based on current legal requirements and tells you what we must do as your landlord and what your responsibilities are.

The tenancy agreement contains information such as:

- Your name and the address of the property being let,
- the date the tenancy begins and duration of the fixed term,
- the amount of rent payable, how often and when it should be paid, and when it can be reviewed,

- a code of conduct for tenants and visitors (tenants are responsible for the behaviour of their visitors),
- the services and facilities we will provide,
- other information including the prohibition of sub-letting apartments and passing on tenancies,
- and when and under what circumstances the tenancy can be terminated.

Jewish Care can terminate a tenancy if payments are missed or if any of the tenancy's conditions are breached. However, we cannot do this summarily (a court order is required) and we will always act reasonably before initiating the termination process (for example, first seeking through dialogue to resolve any payment issues or other breaches).

For full terms and conditions please see our tenancy agreement at **[jewishcare.org/tenancy-agreement](https://www.jewishcare.org/tenancy-agreement)**

Right to rent

We are required by law to carry out checks to confirm that you have the right to rent in the UK. We will ask you to complete a form and provide documentation when you make your application.

Visit [**jewishcare.org/right-to-rent**](https://www.jewishcare.org/right-to-rent) for more information.

You can also see information provided by the UK government at [**gov.uk/check-tenant-right-to-rent-documents**](https://www.gov.uk/check-tenant-right-to-rent-documents)

Information about costs

We understand that the decision to move to a Retirement Living community requires a lot of financial consideration. Whether you currently live at Pears Court or you're thinking about applying, we are here to help if you have any questions about the costs outlined in this booklet. You can call our Admissions Team on 020 8922 2200 or email retirementliving@jcare.org. Please note we do not offer financial advice.

We review our fees annually and will always give at least one months' notice in writing before any changes to the rent, support charge or any other Jewish Care charges are made.

You can represent your views about the charges and services at regular tenants' meetings.

Guarantor

We ask all applicants to provide a guarantor. A guarantor is someone who would be willing to pay your rent and other expenses if you were unable to. This would usually be someone you know well such as a family member or close friend.

See [**jewishcare.org/guarantee-form**](https://www.jewishcare.org/guarantee-form) for more information.

Costs related to moving into Pears Court

We do not charge fees for applications, assessments or administration.

We request that tenants arrange their own removal services and meet the related costs.

Tenancy deposit

Once the letting has been agreed, we will ask you for a deposit before you sign the tenancy agreement. We do not ask for a holding deposit.

This deposit is equivalent to one months' rent.

Tenancy deposit 1 April 2025 to 31 March 2026	
1 Bedroom From £2,502.04 to £2,638.92	2 Bedroom From £2,880.79 to £2,996.02

The deposit helps us to cover any damages and excessive wear and tear to the apartment. It also covers any unpaid fees or other instances where our terms and conditions have not been met. It is held throughout the term of the tenancy and will be protected by the government-approved Deposit Protection Scheme (DPS).

The deposit will be returned to you in full after the tenancy has ended, unless there are outstanding reasonable deductions to be made for any sums owed to Jewish Care (for example, arrears of charges and the costs of redecoration, repairs or of any works to rectify any damage to the property). If the charges exceed the value of the deposit, the additional costs will also need to be paid.

Ongoing costs: Services provided by Jewish Care

The main ongoing costs for services provided by Jewish Care are the rent and support charge. You also have the option of purchasing additional care at your disposal. This section outlines these key costs.

Total monthly charge

This is the sum of the rent and the support charge and does not include any care you wish to purchase.

Total charge per calendar month (rent plus support charge) 1 April 2025 to 31 March 2026	
1 Bedroom From £3,974.36 to £4,111.24	2 Bedroom From £4,523.88 to £4,639.10

All charges are due from the date you sign the Tenancy Agreement, which may be different from your date of occupation.

Cost breakdown: Inclusive Rent

We are careful to keep the rental cost in line with comparable schemes and properties in the area. The rental cost for each apartment is based on its size and layout (which is variable).

Rent per calendar month 1 April 2025 to 31 March 2026	
1 Bedroom From £2,502.04 to £2,638.92	2 Bedroom From £2,880.79 to £2,996.02

The inclusive rent is payable in advance and covers the following:

- occupation of an apartment,
- use of communal areas and any shared facilities, e.g. shared garden area,
- maintenance of the building and communal areas,
- maintenance of fixtures and fittings provided by Jewish Care,
- major work and cyclical building refurbishments,
- a proportion of Jewish Care’s corporate management services (HR, audit, legal, etc.) relative to the running of the Retirement Living service,
- grounds maintenance, external window cleaning and refuse management,
- concierge service (see page 16 for more information),
- and buildings insurance, public liability insurance and employers’ liability insurance. The policies and certificates for these are available on request.

Rent policy

Our rent policy provides that the rent is a fixed charge that increases on 1st April each year in line with RPI. We give advance notice by the end of February.

Jewish Care will manage any significant failure to provide a service covered by the inclusive rent. No part of the inclusive rent is held in trust.

Cost breakdown: Support Charge

Having a support charge means you can benefit from the safety and security of on-site staff 24-hours a day, every day, who can respond quickly in the event of an emergency. Each apartment is equipped with a personal alarm system that links up to the staff on-site.

The support charge also enables us to provide you with three hours per week of individual, personalised support. This will be discussed and times agreed with you during your assessment and is flexible to your changing needs over time. Please note that essential personal care and medication may take priority over other support.

The support you choose to benefit from might include:

- assistance with shopping
- preparing meals
- light housework and laundry
- assistance with paperwork (paying bills, writing letters, etc.)
- advocating on your behalf
- arranging appointments and transport
- advice and support when caring for a loved one
- accompanying you to social engagements and appointments
- companionship

We understand that you may only need limited support and that many of these do not apply to you. We will always make sure your support is bespoke to your needs and preferences.

Support charge per calendar month 1 April 2025 to 31 March 2026	
1 Bedroom £1,472.33	2 Bedroom £1,643.09

The support charge does not cover the provision of care services such as personal care or medication support, however you can purchase care from us separately at an additional cost (see Care section on page 13). For the full terms and conditions please see our Support Contract at jewishcare.org/support-contract

Care

In addition to your three hours of support each week, you have the comfort of knowing that additional, flexible care packages are available to you from on-site staff. This could include help with your personal care and support with your medication. We work with you to develop a care package that is tailor-made to support your health, wellbeing and independence, and it can be adapted as your needs change over time. We are committed to delivering high standards of care and support that meet your expectations.

You can purchase care and support in units of 15, 30, 45 minutes or an hour to suit your needs and it can be flexible to your schedule.

The charge for care is £23.41 per hour, with no increase on weekends and bank holidays.

We do not provide nursing care, so if you require this you should arrange this through your GP or through a private agency.

You are free to purchase additional care and support from other providers, or to continue with your pre-existing purchased care arrangements if you wish. For the full terms and conditions please see our Care Contract at jewishcare.org/care-contract

Our care is regulated

The Care Quality Commission (CQC) monitor, inspect and regulate our care services on an ongoing basis to help us make sure we provide a good quality service. They publish their findings, including a rating to help people choose their care. You can read the CQC's full report at jewishcare.org/pears-court

Guest suite

You can choose to have guests to visit whenever you wish. Your visitors can stay in your apartment or they can make use of our dedicated guest suite.

The suite costs £81.66 per night and we ask that you pre-book.

You can find the booking form and the full terms and conditions at **jewishcare.org/guest-suite**

Please note the guest suite does not come with any meals provided, however your visitors have the option to purchase meals separately from our on-site café and restaurant (see page 15 for more information).

Parking

There are a limited number of privately allocated parking spaces for people who live at Pears Court. These are in high demand and are offered on a first come, first served basis. If there are no spaces available you can join the waiting list.

An allocated parking space costs £78 per month.

There is also some free visitor parking for your guests.

Dining and catering

You have the choice of cooking and eating at home in your own apartment, our on-site eatery, or ordering in catering if you are hosting a group of visitors.

Café and restaurant

The Adrian Gordon Café is based at The Ronson Family Community Centre, which is also located on the Sandringham campus.

The café serves hot and cold supervised kosher lunches.
Opening times: 10am-4pm every day (closed during Shabbat)

Menus and prices are available in advance and you can discuss meal options with the chefs.

Catering

You can book catering for birthdays and events from The Adrian Gordon Café. The cost of this will be agreed at the time of booking.

Shabbat meals

We host a Shabbat meal for tenants on the second Friday of each month. We advertise the cost of this at the time of booking.

Additional services

We offer several additional services to help you in various ways at Pears Court.

Handyperson service

Our handyperson service is on-hand to help you with those odd-jobs around the house. From changing lightbulbs to moving furniture or putting up curtains, you can get the job done knowing that the handyperson is a vetted Jewish Care employee. If you wish to install bathroom adaptations, including grab rails, you will need to appoint an external contractor.

The handyperson service costs £28.97 per hour.

Concierge

We offer a concierge service included in your rent to help you live comfortably at Pears Court. The concierge can help with receiving your parcels and dealing with deliveries, booking your private transport, welcoming your guests, and assisting you with small tasks and errands.

This service runs 9am–5pm Monday to Friday (with early closing for Shabbat on Friday at 2pm October to March).

Photocopying

You can use our photocopying facilities free of charge.

Mobility scooter park

If you choose to hire or purchase a mobility scooter you can park it in our dedicated mobility scooter park free of charge. Please note mobility scooters are not available through Jewish Care.

Laundry

You have your own washer dryer in your apartment, however if you want to do more than one load or a larger load of washing there are additional laundry facilities on-site that you can use free of charge.

The Ronson Family Community Centre

Our community centre is a hub for the people who live at Sandringham, as well as the wider community. We offer a programme of events and activities during the day, evenings and weekends such as:

- a shop selling kosher food, gifts, and household items
- multifunctional spaces housing Synagogue services on Shabbat and high holy days, as well as a range of activities during the week
- health, wellbeing and beauty services

There is an exercise studio offering classes, a salon offering hairdresser and beauty treatments, and private rooms offering therapeutic services (such as chiropody).

To find out membership and entry prices, please contact the Centre on 020 8958 8199.

Lunch is paid for separately – see page 15 for more information.

Additional health and wellbeing services are available and paid for separately - prices are advertised in advance.

Ongoing costs:

Services provided by third parties

There are of course other costs associated with living at a property which are outlined in this section. The following services are not provided by Jewish Care and we ask that you arrange these upon the start of the tenancy.

Council tax

You should arrange this with Harrow Council.

1-Bedroom: Band E

2-Bedroom: Band F

You may be eligible for a council tax discount or exemption.

For the most up-to-date rates, visit their website

harrow.gov.uk/council-tax

Contents insurance

We strongly advise that you arrange contents insurance for your belongings.

Utilities

These include electricity, landline and broadband. You should arrange these services directly with the suppliers. Individual utilities are payable to their respective companies.

External water metering is not possible due to environmental standards, so your water bill comes via Jewish Care in conjunction with Synapses.

Free WiFi is available throughout the communal areas of the building.

TV

You should arrange your own TV licence. For more information see **[tvlicensing.co.uk](https://www.tvlicensing.co.uk)**

Facilities are installed to receive satellite television in each apartment. You should arrange your services directly with the provider. There is a communal aerial for Sky and any faults should be communicated to Sky directly (see **[sky.com](https://www.sky.com)**). However, if you don't use Sky and you are experiencing issues, please speak to a member of staff. Our Property Services department can contact our aerial contractor.

The TV and phone points require FTTP connections (the fastest type of fibre optic available). This may mean you need adaptors for your appliances.

Ending the tenancy

We hope that you are happy with living at Pears Court and that our services can meet your needs. However, we appreciate that circumstances can change, and you may choose to end your tenancy.

If you wish to leave Pears Court during the initial three-year fixed term period, you will need to give two months' notice. If you wish to leave Pears Court after the initial three-year fixed term period, you will need to give one months' notice. During the notice period all the normal charges are payable, including the rent and support charges. We do not charge any administration fees associated with moving out of Pears Court.

In the sad event of a tenant passing away, one months' notice must be given by the next of kin or the executor of their will.

In either event, the apartment must be cleared and the keys handed back to us at the end of the tenancy. If outstanding charges and any arrears exceed the value of the deposit the additional costs will also need to be paid.

Returning the apartment to its original condition

Tenants are responsible for leaving their apartment in its original condition at the end of the tenancy (except for fair wear and tear). This means removing any alterations to the property, such as fitted furniture, and repair any damage caused by the removal. For example, shower screens, grab rails, curtain poles and pictures on the walls should be removed and the resulting holes in the walls repaired. We offer a repairs and maintenance service to help with carrying out any necessary work at a cost to be agreed at time of booking, however you also have the choice of appointing your own tradespeople.

Important additional information

If your financial circumstances change

The initial minimum term of the tenancy agreement is three years. You must be able to pay the full rent and support charges for this period.

If your financial situation changes after this time and you become eligible for Housing Benefit, you'll need to let us know at least six months in advance. You'll also need to apply for Housing Benefit once you're eligible.

At that stage, we'll talk with you about moving to a different type of tenancy, if appropriate. Please speak to your Housing Officer if you'd like to discuss this.

Management structure

The day to day management of Pears Court is overseen by the Registered Manager, Team Managers, an Administrator, and other support staff. This includes the management of the building, running social activities and events and supporting tenants. Staff at Amélie House (Jewish Care's head office) also support the management of the service.

Major repairs

Jewish Care undertakes regular asset surveys and funds major repairs as necessary. Tenants contribute to the costs through the inclusive rent. Tenants will not be liable for any surcharges to pay for major building repairs.

Nomination arrangements

There are no local authority nomination arrangements at Pears Court. If you are interested in renting an apartment, please apply directly to Jewish Care.

Affordable Housing scheme

Jewish Care offers some apartments at Pears Court with more affordable rents. To qualify, your sole income must be derived from state benefits and you must have less than £16,000 in savings. Please call the Admissions Team on 020 8922 2200 if you think you may be eligible and would like to know more.

What are the next steps?

Seek independent advice

You should now have a good overview of the key financial and legal information associated with living at Pears Court.

It is important that you discuss the details of this booklet, as well as your wider housing options, with a person you trust. We strongly recommend that you seek independent legal and financial / benefits advice, support and representation in connection with your move to a retirement community.

Age UK provides free independent advice about money, care and housing for people aged over 55.

0800 678 1602
ageuk.org.uk

Citizens Advice Bureau provides free, confidential and impartial advice on a range of issues including housing, law and rights, money, and more.

0800 144 8848
citizensadvice.org.uk

Get in touch

Our Admissions Team is here to support you with your next steps.

Please contact us if you want to:

- Ask a question
- Explore your options
- Look around Pears Court
- Make an application

They will have a conversation with you to check that this is the best route to meet your needs and to see if there is anything else we can support you with.

Call us on 020 8922 2200

Email us at retirementliving@jcare.org

www.jewishcare.org

Pears Court, Sandringham
Common Road, Stanmore HA7 3FT



We have registered our Retirement Living developments at Selig Court, Wohl Court and Pears Court with the Associated Retirement Community Operators (ARCO). As an 'Approved Operator' we aim to comply with the high standards set by the ARCO Consumer Code. For more information see www.arcouk.org



Jewish Care – a company limited by guarantee. Registered in England & Wales Number 2447900.

Registered Address: Amélie House, Maurice and Vivienne Wohl Campus, 221 Golders Green Road, London NW11 9DQ.

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