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Ryfields Retirement Village. The Extracare Charitable Trust has pioneered the concept of the Retirement Villages in the philosophy of providing older people with a home within an independent, safe, secure and vibrant community.

In partnership with Warrington Borough Council, Arena Housing Association and Extracare Charitable Trust, Ryfields Retirement Village was developed. It was the first of its kind in the North West, offering a better way of life for older people in Warrington and surrounding areas.

There is increasing evidence to show that staying active, both mentally and physically can reverse the ageing process. That is why great emphasis is placed on providing a range of amenities and activities (including craft and painting classes, woodwork, gardening, IT facilities with internet access, indoor bowls, darts, trips to local or national events)

What's There?

There are 243 properties in total. 226 apartments and 17 bungalows. 70 homes are for share or outright ownership, and 93 properties for rental, with 80 places available for people with care needs.

On site facilities?

- Health Suite
- Hairdressing Salon
- Restaurant
- Jacuzzi and Steam Room
- Licensed Bar & Coffee Bar
- Craft and Hobby Room
- Village Hall
- Shop
- IT Suite
- Laundry

All interest groups will make a nominal attendance charge to cover the cost of providing materials and any other related costs. There is lots to get involved with i.e. trips out and about, short breaks, etc...

The Cost?

The principle behind the development of the Village is that it is affordable to all. Properties are available to buy and to rent. We make an inclusive rental, service, and support charge which is eligible for support from housing benefit.

Residents also pay an amenity charge which covers the cost of fuel, lighting and water costs.

lighting and water costs.

The total charges are :-

- for a one bed rental property- £123.86
- for a 2 bed rental - 137.30

Open Market Value of the properties is approx £99,500 for a one bed apartment or bungalow and £125/130,000 for a two bed apartment or bungalow.

We are currently operating a waiting list for both rental and purchase properties. If you have a property to sell the rental properties would not normally be an option.

Security?

- Boundary wall and fencing around site
- CCTV cameras in operation Internally and Externally
- Swipe card locks and fob door entry system

For further information, please contact **Lydia Thwaites** on **01925 582088**, Ryfields Village Reception on **01925 582000**, or email lthwaites@arena-housing.com

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