

Our CHARM (Church's Housing Assistance for the Retired Ministry) rental housing option offers you the opportunity to rent a modest, unfurnished home that we already own.

We let each home within CHARM Rental under an Assured Tenancy Agreement. This means the property is yours to live in as long as you wish.

### Eligibility criteria

#### **To be eligible for one of our rental properties you must:**

- Be (or have previously been) living in a 'tied' house;
- Be in need of affordable retirement housing i.e. are not able to buy a home of your own or a share of a home under our Shared Ownership Scheme; and
- Have a minimum length of stipendiary service by the time you retire. For more information on this, download *Your Guide to Retirement Housing*.

For more details on how to find out whether you are eligible for help from us, please contact us.

Once you have got in touch with us and we have confirmed you are eligible, we will contact you to talk you through how the scheme works.

During this meeting or call, we will help you to identify what's important to you for your home during retirement. We will also help you to consider what you might need in the future, in order to be able to continue to live in your home throughout your retirement.

### Our properties

Our properties are modest and sizes vary depending on location, with inner city properties (particularly London and areas near the M25) being considerably smaller than rural areas.

Our properties are spread across England and Wales.

You will be asked to consider more than one area to move to, in order to increase your chances of finding a suitable property in time for your retirement. The more flexible you can be on location, the more choice you will have.

You will need permission from your Bishop or Archdeacon if you wanted to include the parish you are retiring from as one of your areas.

If after talking with us you decide the scheme is for you, we will regularly send you details of potential available properties. This is through our regular property bulletin. You can then express an interest in properties you are interested in.

Should more than one customer express an interest in the same property, the customer with the most urgent circumstances will view the property first. If after a viewing you think you have found your home, you can reserve it for your retirement.

If you are within 18 months of retiring, we will directly offer you *any* home which becomes available *and* which we believe suits your needs. This is in addition to you receiving our regular property bulletin.

### Getting the property ready

We bring customers' chosen homes up to a good standard before they move in. Where needed, we will decorate, upgrade kitchens and bathrooms. If we need to replace the kitchen and/or bathroom in your property, you will be able to choose from a selection of styles. All properties are let unfurnished.

At the application stage, we will also consider any health, mobility or disability needs you may have. This will help to ensure that should you, or a member of your household, require specific aids and adaptations, this can be incorporated in the work required in preparation for you moving into the property.

### Rent and other expenses

You will pay a monthly rent for your home. Rents are based on the value of the property and are subsidised so that they are more affordable than market rents. Rents are reviewed annually. You will need to pay for moving costs, furnishings and white goods, contents insurance, and on-going utility and Council Tax bills.

### Repairs and maintenance

As the landlord, we undertake much of the maintenance and deal with many of the repairs required for customers' homes. We will though ask you to take responsibility for some tasks e.g. gardening, internal decoration.

Full details of the responsibilities of each party are provided in the *Tenant's Handbook*. You will be given a copy of the handbook at the start of your tenancy.

## Documents

- [Your guide to retirement housing](#)
- [Initial information form](#)
- [CEPB Housing privacy statement](#)

Should you have any queries or concerns, please do not hesitate to contact us by telephone on 020 7898 1824 (open 9am-5pm, Monday to Friday) or use the contact form below:

- Current Start
- Preview
- Complete

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Indicates required field

Name \_\_\_\_\_

Email Address

Subject \_\_\_\_\_

Message

**Preview**

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