

The logo for Premier Guarantee, featuring the word "premier" in a bold, lowercase sans-serif font above the word "guarantee" in a smaller, lowercase sans-serif font, with a registered trademark symbol (®) to the right of "guarantee".

premier
guarantee®

On your site, by your side.

A bright yellow banner with a downward-pointing arrow shape at the bottom, containing the text "Retirement Villages: CASE STUDY".

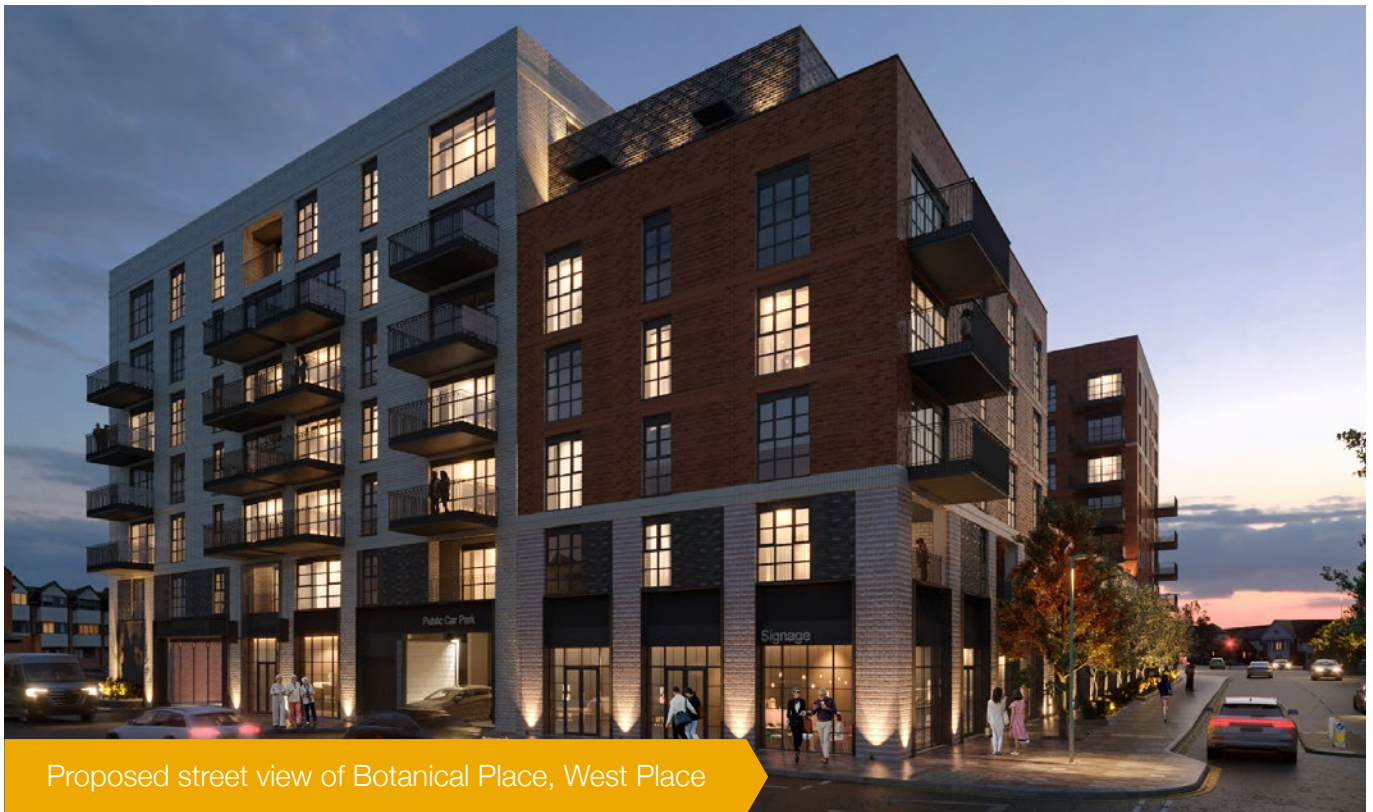
Retirement Villages:
CASE STUDY

A photograph of a dark grey tiled roof with a white-framed window in the gable, set against a blue sky with light clouds. The image is partially framed by yellow banners at the top right and bottom center.

Peace of mind for new
later living community

At a glance

- Botanical Place, West Byfleet
- Sustainable, integrated retirement community of 197 later living apartments
- Communal facilities to be enjoyed by the local community as well as residents
- Whole-of-life, net zero carbon development (in construction and operation)



Proposed street view of Botanical Place, West Place

Tell us a little more about Botanical Place

We recognise the population is ageing and the needs of older people are changing: Botanical Place in West Byfleet is our answer to these needs. It is the first of a new generation of sustainable, integrated retirement communities we are creating. Botanical Place will deliver almost 200 later living apartments and a wealth of communal facilities which will be open to the wider community, in addition to our residents. This fully integrated community development will have wide-reaching community benefits across West Byfleet as a whole, not just to those who choose to call it home. Our whole of life, net zero carbon development will offer a new way of living for older generations.

What are likely to be the biggest challenges with Botanical Place?

It is an interesting time in the market at present, politically and economically. Growing our business and the portfolio of communities during tough market conditions is always going to be a challenge, but we are supported by strong supply chain partnerships which will help us prosper.

Why did you choose Premier Guarantee?

Someone's home is often their largest investment, so we wanted to be able to offer reassurance and peace of mind that the property they are buying is built to last. It enables us to uphold everyone involved in the construction process to the highest standards and deliver the very best product we can. This is what our customers expect of us.

What do you expect from a warranty provider?

We sought a warranty which would offer protection for both our new homes and the commercial elements of Botanical Place. Being a longstanding operator in the sector, we have a genuine long-term investment in the communities which we develop and operate. Delivering on quality, longevity and sustainability are at the core of our business, and we see Premier Guarantee as a key partner to support us with our aspirations.

What are the wider challenges facing your sector?

There's a significant gap in age-appropriate housing and accommodation for those looking to get the most out of life post-retirement, particularly as the UK population continues to age. Yet there are huge social and health benefits to community living.

A core part of what we do is providing comprehensive amenities on site. This could range from a gym and fitness suite, shops, a library, or a cinema. Buying a property is an emotional decision so the community elements and social value we provide back to society are very important to us.

Our biggest challenge is communicating this to our audience. As soon as you talk about support and care there's an assumption that you are a care home and that really isn't the case. Communication is the biggest challenge facing our sector at the moment.

**Terry Unitt, Senior Project Manager,
Retirement Villages**

**Learn more at Retirement Villages,
[retirementvillages.co.uk/our-villages/
botanical-place](https://retirementvillages.co.uk/our-villages/botanical-place)**

Our View

It's great to be working with Retirement Villages and we are excited about Botanical Place and future projects. The best later living developments such as Botanical Place combine amenities shared between residents and the local community with much needed accommodation suited for people seeking to downsize or retire. Premier Guarantee's suite of warranty products, including new homes, build-to-rent and commercial cover, give developers the flexibility they seek and residents the peace of mind we all want from later life.

James McGloin, Regional Director (London), Premier Guarantee



Another street view of Botanical Place



View of the courtyard

About Retirement Living Villages

Retirement Villages Group (RVG) is a developer and long-term operator of integrated retirement communities. Established in 1981, RVG developed the first community of its kind in the UK and today the company operates 2,000 self-contained homes from 16 sites across the country.

Their mission is to create great living spaces to support positive, healthy lifestyles for people over 65 who want an active, rewarding

and purposeful life; connected to thriving local communities with personalised support, on-hand when needed.

Acquired by AXA IM Real Assets in 2017, RVG has ambitious plans to deliver over 5,000 new homes across 30 to 40 new sites in the next ten years.

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