



TONIC

@BANKHOUSE



My ideal circumstances would be to live in a housing scheme that depicts and values my culture. A lot of people don't understand what that culture is, but I don't have to define it when I'm with other LGBT+ people because it's just understood.

Vito, 75



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tonicatbankhouse.org**



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@tonichousing

Tonic Housing Association Limited is a Charitable Community Benefit Society registered in England and Wales (No. 8315)

Tonic, Unit 128, China Works, 100 Black Prince Road, London, SE1 7SJ

HELLO, WE'RE TONIC

We're a community-led, not-for-profit organisation, and we're focused on creating vibrant and inclusive urban LGBT+ affirming retirement communities. We want you to have a place to call home, where you can share common experiences, find support within a unique community and live out your life authentically, without doubt or worry.

Tonic@Bankhouse is our very first community, and we're thrilled that you're interested in moving in. We don't say 'community-led' lightly. You'll be at the very heart of what we do and we'll be there to facilitate the events and activities that you want to see, or there just to have a cup of tea with. We were established in 2014 to address the need for specific housing and support provision for older LGBT+ people, as it did not exist in the UK - until now! While providing high-quality accommodation is important for us, our main purpose is creating safe, social spaces where you can have fun, be yourself and have access to appropriate services.

So, let us tell you a bit more about Tonic@Bankhouse...



LIVING AT BANKHOUSE

Bankhouse is a retirement community comprising 84 affordable apartments over 14 floors, located on Albert Embankment in the iconic area of Vauxhall, Lambeth.

Tonic has purchased 19, 1 & 2 bedroom apartments on floors 11-14, with 125 year leases. We are now offering these for sale on a Shared Ownership basis. One Housing owns and manages all the rented apartments. We've worked closely with them to bring our unique LGBT+ affirming offer to Bankhouse.

Care Outlook provides the personal care and support services on-site, including the 24/7 emergency call system.



View from the roof top terrace



What is a retirement community?

Retirement communities combine high-quality housing options for older people with tailored support services. They allow residents to maintain their privacy and independence, with the reassurance of 24-hour on-site staff, communal facilities, and optional personal care and support as needed. Retirement communities may also be referred to as retirement villages, extra care housing, housing-with-care, assisted or independent living.

Bankhouse was designed as a retirement community by architects Foster + Partners and consists of high-quality 1 & 2 bedroom self-contained apartments, with numerous community spaces to meet with other people. It has an on-site restaurant, a bar, a library, a large community lounge overlooking the River Thames, a floating garden and a roof terrace with stunning views of Central London.

COMMUNITY AT BANKHOUSE



We're not just selling properties and saying goodbye, Tonic is involved in Bankhouse for the long term. Moving in is just the beginning and community is central to everything that we do. At Bankhouse, we're co-creating events and activities with residents, based on your own interests, wants and needs, including collaborations with other LGBT+ affirming organisations, arts charities and support providers. As well as scheduled events, we're also be looking at longer-term programmes and services that you can get involved in, building a community that goes way beyond the walls of Bankhouse.

What is LGBT+ affirming?

This means that our approach to services and support is not just "LGBT+ friendly" but genuinely affirming of the lives, histories, needs and desires of lesbian, gay, bisexual, trans, queer, intersex people and other identities in our community. The term does not imply exclusion of those who do not identify as LGBT+, but actively values those who respect and celebrate LGBT+ people.

All staff at Bankhouse have been trained on the Equality Act 2010 and in greater awareness of the lives and histories of older LGBT+ people, specifically in respect of the provision of care and support services. Tonic will continue to arrange appropriate LGBT+ and associated training for all Bankhouse staff in future. Both staff and residents alike are excited to welcome new residents and continue to be a part of the thriving community.



YOUR NEW NEIGHBOURHOOD

Vauxhall is well-known as one of London's historic LGBT+ areas, and it remains just as vibrant to this day. The iconic Royal Vauxhall Tavern is just moments away, so you can enjoy a drag show any day of the week. Just across the river you can pop into Tate Britain for a quiet afternoon wandering around the galleries, or head up to Newport Street Gallery if you're after something a bit more contemporary.

Did you know:

Lambeth has one of the highest percentages of LGBT+ residents in the UK.

You're not short of green space either, with Vauxhall Pleasure Gardens, Pedlar's Park, Vauxhall Park and Old Paradise Gardens all within a short distance too. For groceries and amenities, you'll find a Tesco Express on your doorstep, and a Sainsbury's, a Waitrose, and a chemist all within 0.6 miles of your front door.

As well as two bus stops directly opposite Bankhouse that service 3 major routes, Vauxhall station is less than a 10-minute walk away and serves as a major transport interchange, with the bus station, National Rail and London Underground all in one place. Whether it's popping to Soho via the Victoria Line, or taking a day trip to Brighton from Vauxhall station, you'll never be short of places to explore.



View of Bankhouse from the park



Vauxhall Park



Lambeth Bridge



Tate Britain



The Royal Vauxhall Tavern



Victoria Tower Gardens South

APARTMENTS & FLOORPLANS

Bankhouse has both 1 & 2 bedroom apartments. Most have balconies with either views of the River Thames or the city. All apartments have a spacious open-plan kitchen, dining and living room and underfloor heating and are fully accessible from street level.

Amenities on-site include communal gardens, a community lounge, a restaurant and bar, an overnight guest suite, a laundry room and bike storage. All areas of the building are fully accessible to wheelchair users.



APARTMENT SPECIFICATIONS

Kitchen

- ALNO fitted kitchen with Silstone worktop and upstand
- Stainless steel sink with chrome level monobloc mixer tap
- Integrated stainless steel single electric oven, ceramic hob and concealed cooker hood.
- Integrated fridge freezer and slimline dishwasher

Shower Room

- Walk-in wet room
- Grohe shower fittings
- White sanitary ware with chrome taps
- Level access shower with thermostatic control
- Illuminated mirror with separate shaver socket
- Heated chrome towel rail
- Ceramic wall and floor tiles

Electrical

- Downlighters to all rooms
- TV/satellite point to living room, TV point to bedroom(s)
- Telephone point to living room and bedroom(s)

Safety and security

- Emergency alarm call point to living room, bedroom(s) and shower room
- Smoke and heat detectors
- Video door entry system
- Multi-height spy holes to apartment entrance door

General

- Underfloor heating
- Karndean oak effect flooring to living/dining room and kitchen
- Fitted carpets to bedroom(s) and hallway



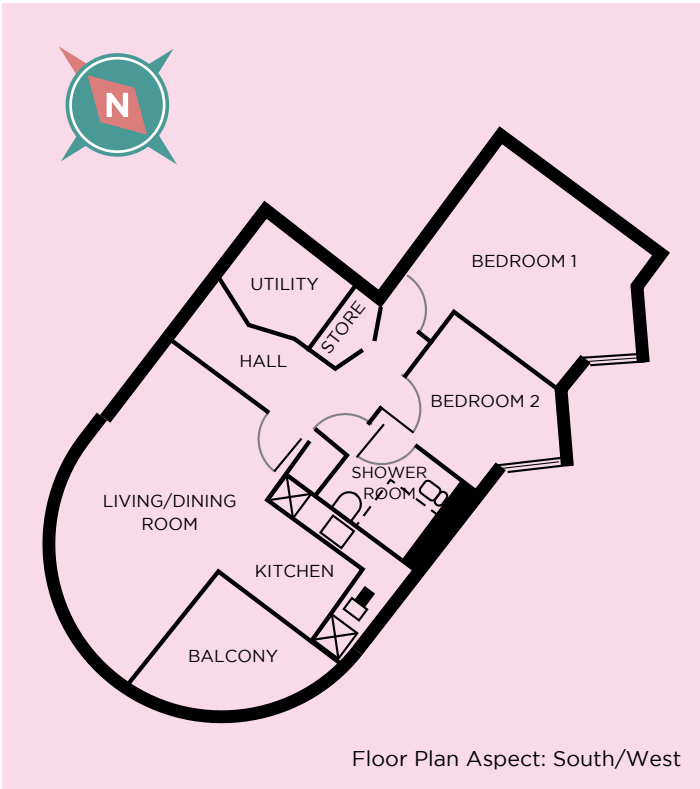
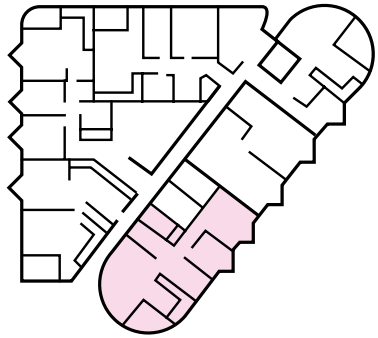
THE SOHO

A two-bed property with a balcony and views of the River Thames

APPROX. INTERNAL FLOOR AREA 755 SQFT / 70.17 SQM

Living/Dining Room	5.00m x 3.56m	16.5" x 11.8"
Kitchen	3.27m x 2.41m	10.9" x 7.1"
Bedroom 1	3.83m x 3.45m	12.7" x 11.4"
Bedroom 2	2.71m x 2.52m	8.11" x 8.3"
Shower Room	2.27m x 2.02m	7.5" x 6.8"

11th Floor - A61
 12th Floor - A67
 13th Floor - A73





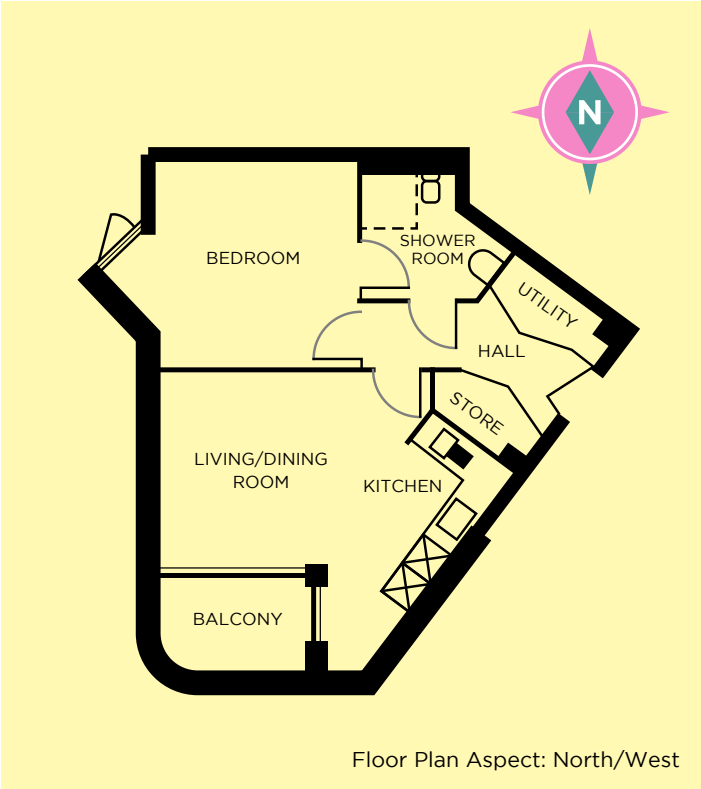
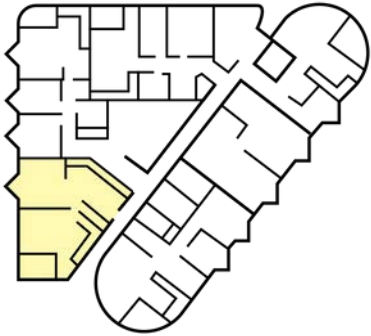
THE CAMDEN

A one-bed property with a balcony and views of the River Thames

APPROX. INTERNAL FLOOR AREA 587 SQFT / 54.53 SQM

Living/Dining Room	4.99m x 3.58m	16'4" x 11'9"
Kitchen		
Bedroom 1	3.82m x 3.70m	12'6" x 12'2"
Shower Room	2.27m x 1.67m	7'5" x 5'6"

13th Floor - A74





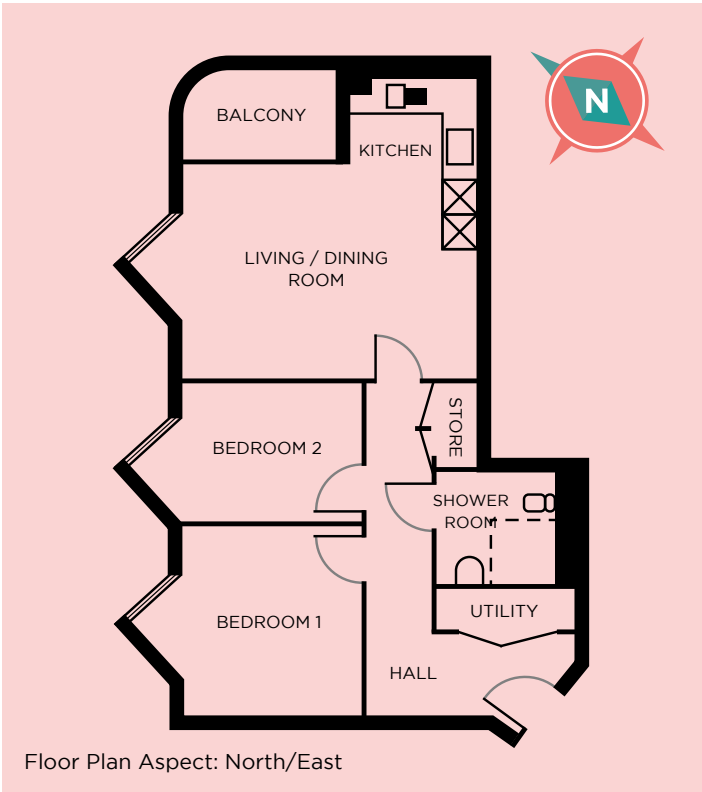
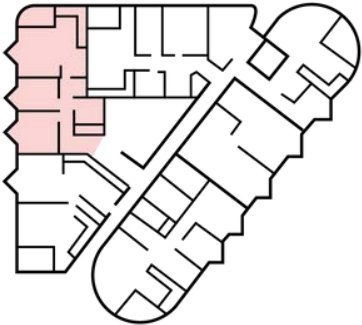
THE DALSTON

A two-bed property with a balcony and views of South London

APPROX. INTERNAL FLOOR AREA 760 SQFT / 70.59 SQM

Living/Dining Room	5.42m x 3.98m	17'9" x 13'1"
/Kitchen		
Bedroom 1	3.51m x 3.26m	11'6" x 10'8"
Bedroom 2	3.26m x 2.59m	10'8" x 8'6"
Shower Room	2.27m x 2.02m	7.5" x 6.8"

- 11th Floor - A63
- 12th Floor - A69
- 13th Floor - A75
- 14th Floor - A81





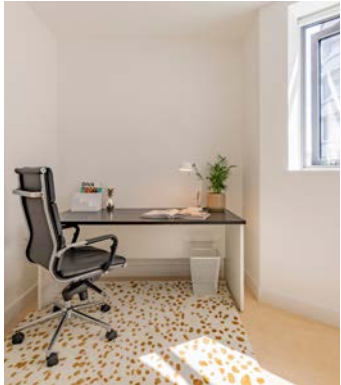
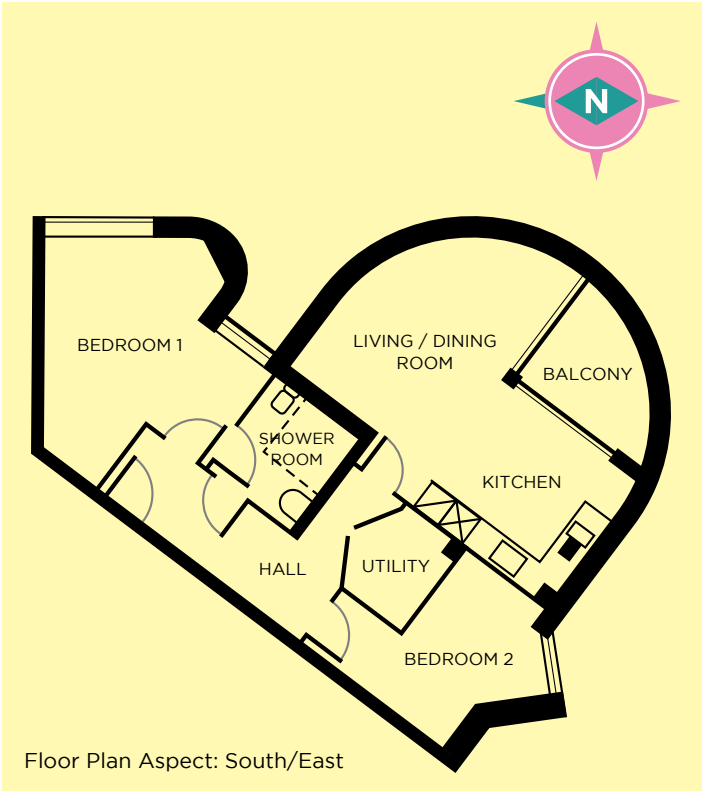
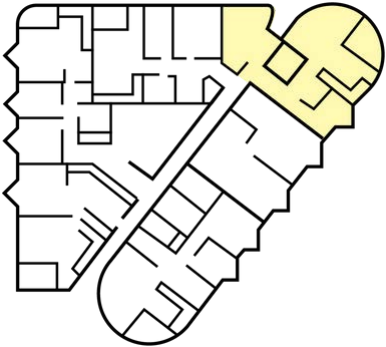
THE VAUXHALL

A two-bed property with a balcony and views of Vauxhall and South London

APPROX. INTERNAL FLOOR AREA 770 SQFT / 71.58 SQM

Living/Dining Room	4.69m x 3.53m	15'5" x 11'7"
Kitchen	3.35m x 3.02m	11'0" x 9'11"
Bedroom 1	3.54m x 3.01m	11'7" x 9'11"
Bedroom 2	3.35m x 1.95m	11'0" x 6'5"
Shower Room	2.27m x 2.02m	7'5" x 6'8"

- 11th Floor - A65
- 12th Floor - A71
- 13th Floor - A77
- 14th Floor - A83





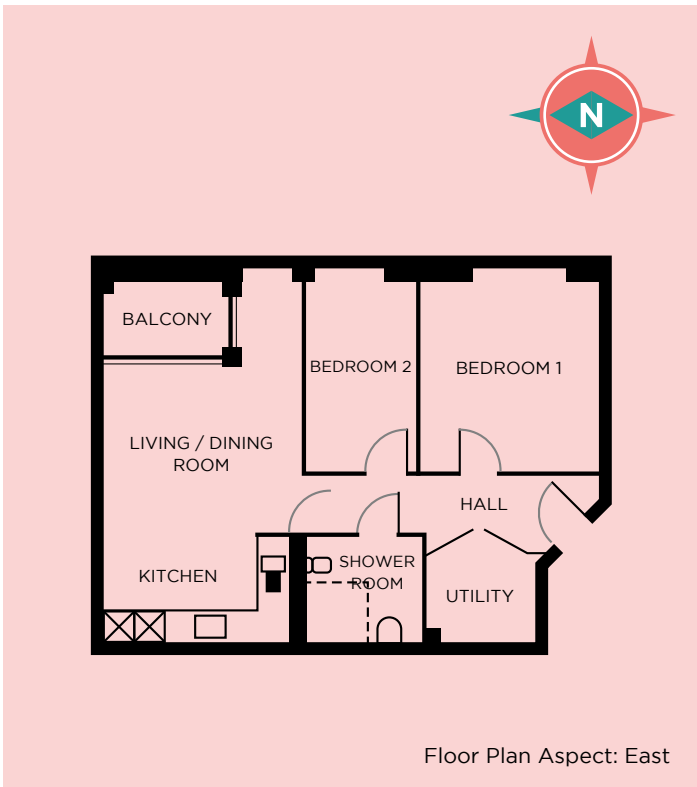
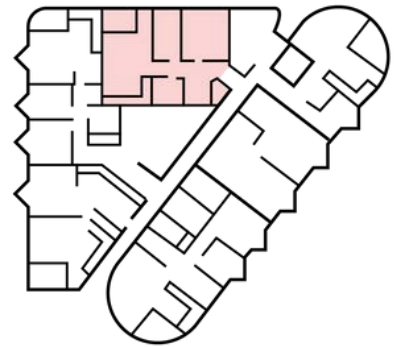
THE BRIXTON

A two-bed property with balcony and city views across South London

APPROX. INTERNAL FLOOR AREA 682 SQFT / 63.32 SQM

Living/Dining Room /Kitchen	5.54m x 3.96m	18'2" x 13'0"
Bedroom 1	3.80m x 3.50m	12'6" x 11'6"
Bedroom 2	3.80m x 2.17m	12'6" x 7'1"
Shower Room	2.27m x 2.02m	7'5" x 6'8"

11th Floor - A64
12th Floor - A70
13th Floor - A76





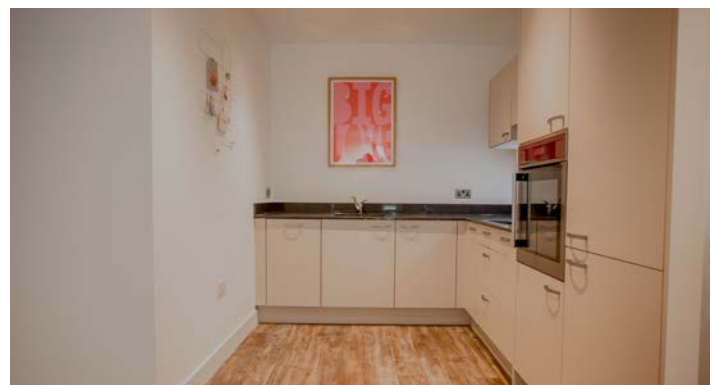
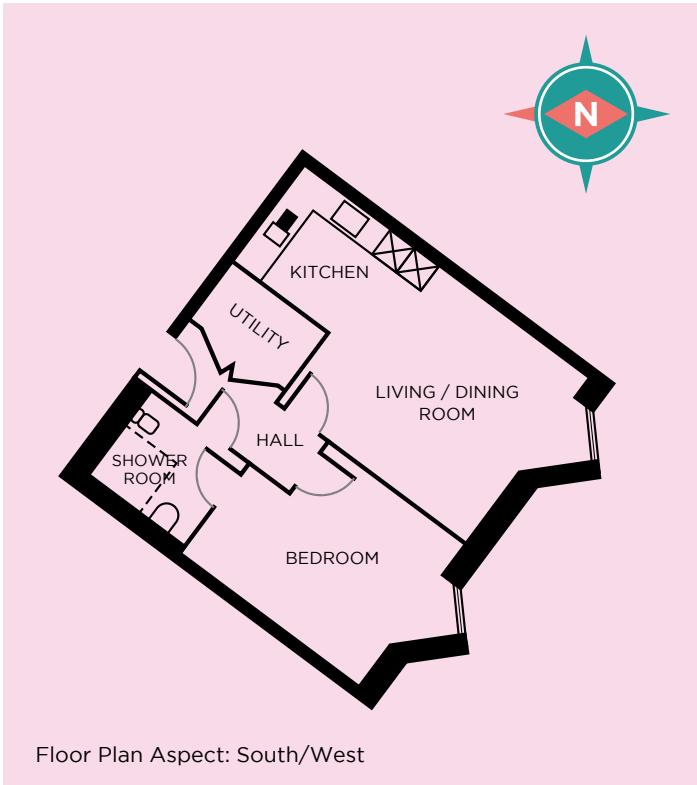
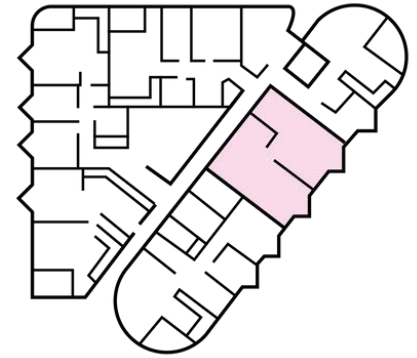
THE HAMPSTEAD

A one-bed property with views of Albert Embankment

APPROX. INTERNAL FLOOR AREA 598 SQFT / 55.52 SQM

Living/Dining Room	4.49m x 4.07m	14'9" x 13'4"
Kitchen	2.37m x 2.29m	7'9" x 7'6"
Bedroom 1	4.36m x 3.47m	14'4" x 11'5"
Shower Room	2.27m x 2.02m	7'5" x 6'8"

- 11th Floor - A66
- 12th Floor - A72
- 13th Floor - A78
- 14th Floor - A84



SHARED OWNERSHIP

Shared Ownership gives the opportunity to buy a share in a new home in the heart of the city, making it more affordable.

You may purchase up to a 75% share in a Bankhouse apartment, with the remaining 25% share that is owned by Tonic being rent-free. If you are purchasing less than a 75% share, a subsidised rent will be payable. For example: if a 60% share is purchased, rent is payable on the 15% share but rent-free on the 25% share. All our properties are sold on a long leasehold basis.

Tonic will always own a minimum 25% share which we will hold as a community asset, enabling us to manage future sales and ensure we continue as an LGBT+ affirming community.

There are many aspects to consider whilst deciding to buy at Bankhouse, including affordability. When you arrange to visit Bankhouse, we will provide you with a clear and detailed breakdown of the costs of living at Tonic@Bankhouse, and will help you calculate how Shared Ownership best works for you.

Please note, all apartments are sold unfurnished and images are for illustrative purposes only.



To buy a Shared Ownership apartment at Bankhouse you must:

- Be aged 55 or over
- Be able to purchase a 25% share of a property at a minimum
- Have a household income of less than £90,000 per year
- Be unable to purchase a property suitable to meet your needs on the open market (for example a full-price retirement community property in central London).
- Sell your existing property (if applicable) to complete a purchase at Bankhouse and to make this your main residence.

ON-SITE SERVICES AT BANKHOUSE



Bankhouse has 24-hour on-site staff and each apartment has a discreet emergency Tunstall call system built-in, so you will have the reassurance of help on hand, should you need it.

Care Outlook offer a range of optional personal care and support service packages that can be purchased as and when you might need them. A menu of services is available, and we will be happy to arrange a chat with the Care Team to discuss your requirements.



The on-site restaurant offers daily meals for residents and their guests at a very affordable price. Meals can either be purchased when you choose to visit the restaurant, or a more regular arrangement can be set up to suit your requirements with special dietary options available.

MAKING THE MOVE

The Tonic team will be available to provide reassurance and assistance in helping you move home and settle into Bankhouse.

We know that moving home can be both exciting and stressful, so we are here as an extra pair of hands to support you and make sure everything goes smoothly. We will discuss your requirements with you when you arrange to visit us to see Bankhouse, and we will be in regular contact with you throughout the moving process. We will be on site when you move in, and we will be sure to show you how everything works in your new home.



CHARGES INFORMATION

Along with the purchase price of a Shared Ownership apartment at Bankhouse and rent (if you buy less than a 75% share), Service Charges and Management Fees are also payable for living at Bankhouse.

The Service Charges cover the cost of maintaining the communal areas, buildings insurance and everyday maintenance, and are charged at cost, based on an annual assessment. Details of the current year's Service Charge and breakdown of the services covered are available in our sales pack.

The Management Fee covers One Housing's costs, that are not service chargeable. Details of the Management Fee are available in our sales pack.

Service Charges and Management Fees will be payable to Tonic, who will pass these on to One Housing who provide the services.

Optional personal care and support service packages are available at an additional charge from Care Outlook. Details of these are available in our sales pack.

TONIC AND ARCO

In May 2022, we received our ARCO (Associated Retirement Community Operators Limited) Approved Operator status.



Tonic@Bankhouse is our first retirement community and as an Approved Operator, we aim to comply with the ARCO Consumer Code, which sets standards for the retirement community sector. It helps ensure that we provide a trusted, fair and high-quality service to those living in, and considering moving to, our retirement community. For more details please visit: arcouk.org/arco-consumer-code.

THANK YOU

Thank you to the following organisations who supported Tonic by donating, discounting or loaning items for our marketing suites:

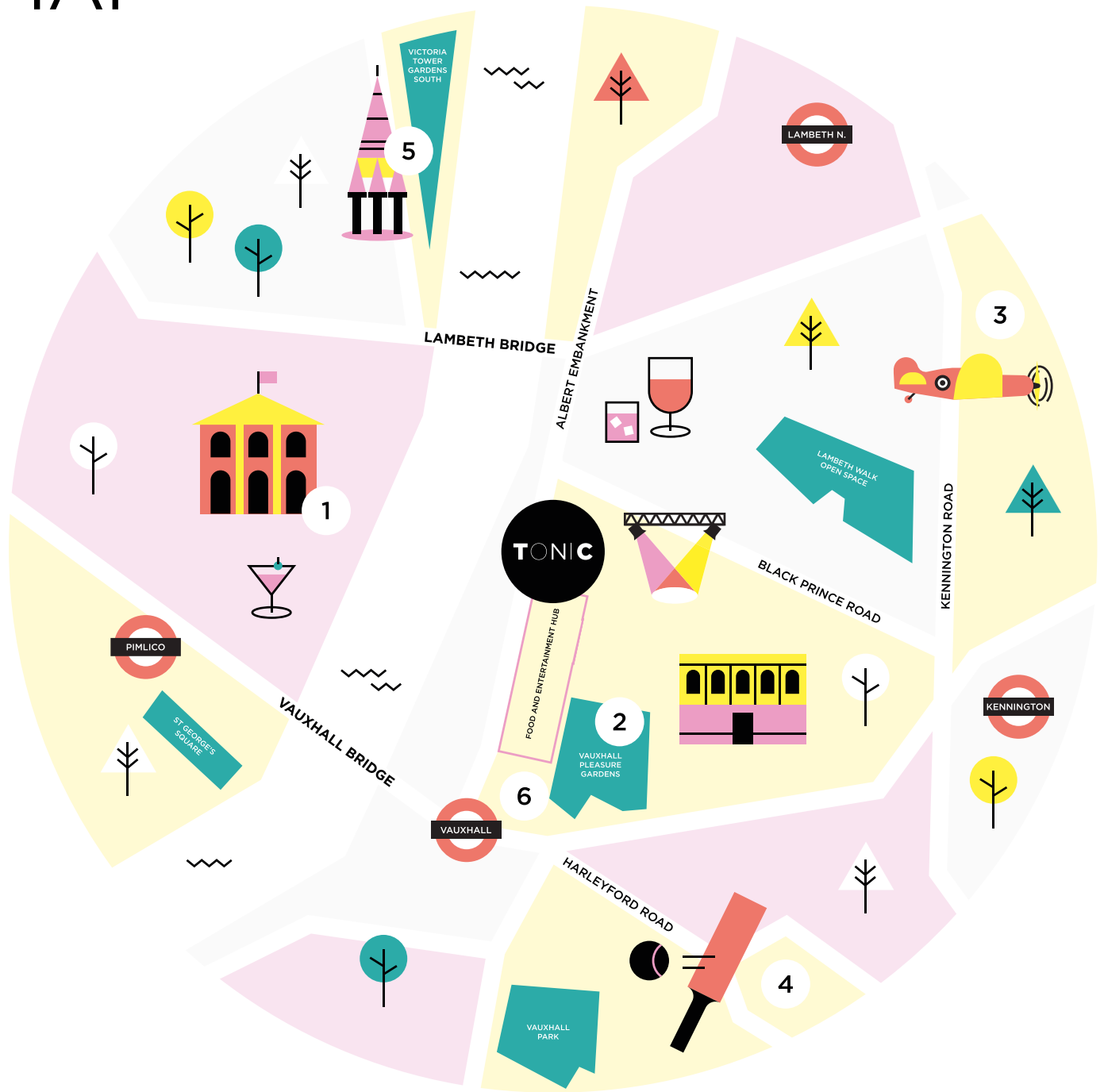
tate.org.uk

grind.co.uk

eastendprints.co.uk

divamag.co.uk

LOCATION MAP



Walking distance from Tonic@Bankhouse

1. TATE BRITAIN - 15 mins
2. VAUXHALL PLEASURE GARDENS - 8 mins
3. IMPERIAL WAR MUSEUM - 15 mins
4. KIA OVAL - 15 mins
5. VICTORIA TOWER GARDENS SOUTH - 9 mins
6. ROYAL VAUXHALL TAVERN - 9 mins

Walking distance from transport

- VAUXHALL STATION - 10 mins
- LAMBETH NORTH STATION - 18 mins
- KENNINGTON STATION - 17 mins
- PIMLICO - 20 mins
- SALAMANCA STREET BUS STOP
(OPPOSITE BANKHOUSE) - Routes 77, 344
and 360

**THIS IS
HOW WE
LIVE OUR
LIVES OUT**

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