

# NORAH BELLOT COURT: KEY FACTS FOR TENANTS

## Property details

Section	Details
<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	NORAH BELLOT COURT Vicarage Street, Barnstaple, Devon, EX32 7ES
<b>Description</b>	46 Apartments:  45 x 1-bed 1 x 2-bed  On 3 levels with 2 lifts. Each flat consists of lounge, bedroom, shower room and fitted kitchen. All flats are unfurnished, gas central heating and hot water are provided via a central boiler system.
<b>Status of apartments</b>	Purpose-built in 2000. All units are Social Rented.
<b>Occupancy</b>	36 1-bed flats are for 1 person; 9 of the 1-bed flats and the only 2-bed flat are for two people.
<b>Tenure</b>	Assured (non-shorthold) tenancy.
<b>Nomination arrangements</b>	Local Authority has part nomination rights, MHA hold and administer a substantial waiting list.
<b>Care provider</b>	Tenants can choose a care agency of their choice. MHA provide personal care for those who wish to purchase this from MHA care and support team.
<b>Further information</b>	Please see the Residents' Handbook and the Care Service Guide



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## Charges when leaving, selling or subletting the property

Section	Details
<b>Repair and redecoration costs</b>	Tenants may be charged for any repairs and redecoration that MHA deems necessary to put the property in good order for re-letting. Tenants will have to pay the usual costs associated with moving out of the property.
<b>Other costs</b>	Tenants who give notice are liable for all charges due during the four-week notice period. The same liability will fall on tenants, or their representative, if they move into nursing care or die.
<b>Subletting charges</b>	The property may not be sublet.
<b>Further information</b>	Please see the Residents' Handbook

## Cost of moving into the property

Section	Details
<b>Advance payments</b>	Four weeks rent charge, service charge and wellbeing costs are payable in advance for the month ahead.
<b>Other costs</b>	There is no charge for a care assessment done by MHA. The incoming tenant will be responsible for their own legal costs (if any) and removal costs. The incoming tenant is responsible for informing the utility providers and the council tax office of the date they moved in.
<b>Further information</b>	Please see the Residents' Handbook

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## Ongoing charges payable to MHA

Section	Details and cost	
<b>Rent</b>	<p>The weekly rent is payable in advance for the month ahead.</p> <p><b>1-bed – single occupation:</b> £73.75 per week  <b>1-bed – double occupation:</b> £80.04 per week  <b>2-bed:</b> £100.06 per week</p> <p><b>Apartment 27:</b> £62.80 per week</p>	
<b>Service Charge</b>	<p>The service charge is payable in advance for the month ahead.</p> <p>It covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	£53.22 per week
<b>Utilities Charge</b>	<p>Tenants pay for their own heating and hot water.</p> <p><b>Heating (1 person, 1 bedroom flats):</b> £5.52 per week  <b>Heating (2 person, 1 bedroom flats):</b> £6.94 per week  <b>Heating (2 person, 2 bedroom flats):</b> £7.66 per week</p> <p><b>Water (one person flat):</b> £4.12 per week  <b>Water (two person flat):</b> £4.80 per week</p>	
<b>Wellbeing Charge</b>	<p>The Wellbeing Charge is payable in advance for the month ahead.</p> <p>This includes 24 hour staffing on site, help in an emergency, signposting to other support, advice, befriending and advocacy services and the co-ordination of an activities and events programme.</p>	£64.62 per week
Ongoing charges payable to MHA continue on the <b>next page</b> .		



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## Ongoing charges payable to MHA (continued)

Section	Details	Cost
<b>Emergency response</b>	<p>Emergency response is covered by the <b>Wellbeing charge</b>.</p> <p>This is not a care service but will provide support in a medical emergency and will co-ordinate calls to GP or emergency services.</p> <p>Any other night care will be included in your care plan(s) and form part of your care agreement(s) and will be charged for separately.</p>	Covered by the Wellbeing Charge
<b>Further information</b>	Please see the Residents' Handbook	

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## Care costs

Section	Details	Cost
<b>Personal care charge</b>	This covers the cost of any personal care that is individual to you and provided by MHA. <b>For example:</b> for washing, dressing, medication assistance, etc.	£18.19 per hour
<b>Nursing Care</b>	MHA does not provide nursing care.	N/A
<b>Further information</b>	Please see the Care Services Guide	

## Additional MHA services

Section	Details	Cost
<b>Maintenance service</b>	Maintenance carried out within a residents own property. <b>For example:</b> small jobs and repairs	£26.20 per hour
<b>Domestic Service Charge</b>	This covers the cost of any domestic service that is individual to you and provided by MHA. <b>For example:</b> housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£15.95 per hour
<b>Laundry service</b>	This is available on site.	£6.50 per unit
<b>Escort service</b>	An escort service is available. <b>For example:</b> for a member of staff to accompany you to appointments, to go shopping etc. if required.	£18.19 per hour
<b>Guest room</b>	A guest room is available.	£31.82 per unit

All additional services quoted are the same cost at weekends and Bank holidays.



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## Ongoing costs to external bodies

Section	Details	Cost
<b>Utility bills</b>	It is the Tenants responsibility to arrange contracts with utility suppliers for electricity.	N/A
<b>Council tax</b>	It is the Tenants responsibility to arrange payment of Council Tax.	2019/2010 <b>annual</b> charges: Band A: £1317.73
<b>TV licence</b>	<p>It is the Tenants responsibility to buy their own TV licence.</p> <p>A free licence is available on application to those over 75.</p> <p>If you are blind (severely sight impaired), you are still able to apply for a 50% concession.</p> <p>A concessionary license is available for tenants that are retired, aged between 60 and 75, or disabled.</p>	<p>£154.50 annual charge</p> <p>(£7.50 annual charge – concessionary license)</p>
<b>Internet &amp; Telephone provider</b>	<p>Free Wifi is provided in communal areas only.</p> <p>Tenants are responsible for arranging their own broadband supplier and telephone lines.</p>	N/A
<b>Further information</b>	Please see the Residents' Handbook	

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## Insurance arrangements

Section	Details
<b>Responsibility of the operator (MHA)</b>	Buildings, Public Liability and Employers' Liability Insurance. Included in the service charge.
<b>Responsibility of the tenants</b>	Home contents insurance is strongly recommended. Tenants can select their own provider. There is an option of taking out insurance through MHA. The Manager can provide more information.
<b>Further information</b>	Please see the Residents' Handbook

## Your responsibilities

Section	Details
<b>Access for inspections and maintenance</b>	You will be required to allow MHA reasonable access to carry out any emergency repairs, to service the boiler and to carry out 6 monthly property inspections. MHA will make every effort to agree a convenient time with you for any work carried out.
<b>Access for repairs</b>	MHA retain the right to carry out planned maintenance to your property if required. For example replacing kitchens or bathrooms on a scheme. You do not have the right to refuse such work but the Estates team will give you notice of such work and the scheme manager will make arrangements for you to use communal kitchens and bathrooms during work periods.

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## Restrictions

Section	Details
<b>Restrictions on re-letting the property</b>	Tenants must satisfy the scheme's criteria (including age and support needs). The Manager will assess this prior to letting the property. If an individual has personal care needs this will be assessed prior to letting to ensure these can be met either by MHA or a care agency chosen by the tenant.
<b>Further information</b>	Please see the Residents' Handbook

<b>Date</b>	1 <sup>st</sup> April 2019
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For further information on any items, please contact the **Scheme Manager**.

We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, in connection with a move to an MHA retirement community.

MHA encourage all customers to take independent property valuations, legal and financial advice before signing a lease.

