

Janeva Court

Key Facts for Tenants (2021/2022)



Property Details

Operator	MHA - Methodist Homes
Landlord	MHA - Methodist Homes
Scheme	JANEVA COURT Liskeard Road, Saltash, Cornwall, PL12 4FD
Description	23 Apartments.
Status of apartments	Opened in 2007. Pre-rented.
Occupancy	Suitable for one or two people.
Tenure	Assured (non-shorthold) tenancy
Nomination Arrangements	There are no nomination arrangements in place with the local authority. MHA may seek references prior to agreeing the tenancy.

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Charges when leaving, selling or subletting the property

Repair and redecoration costs	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.
Other costs	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.
Subletting charges	Tenants can't sublet their properties at Janeva Court.

Cost of moving in to the property

Advance payments	Four weeks rent and service charges are payable in advance for the month ahead.
Other costs	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.

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Ongoing charges payable to MHA

Rent The weekly rent is payable in advance for the month ahead.

This will be advised at the time of availability.

Service Charge **£36.01 per week** (per apartment)

This is payable in advance for the month ahead.

This covers communal cleaning and maintenance, external window cleaning, water and sewerage, heating, lighting for the communal areas, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas.

MHA does not receive any incentives from suppliers for services paid for through the service charge.

Utilities Charge Tenants are responsible for their own utilities.

Emergency Response There is a call system is monitored by an external emergency response service 24hrs per day /365 days per year.

The operators can contact nominated family or friends and/or emergency services as required.

Care costs

Personal care MHA does not provide personal care at Janeva Court.

Nursing care MHA does not provide nursing care at Janeva Court.

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Ongoing costs to external bodies

Utility bills	It is the Tenants responsibility to arrange contracts with utility suppliers.
Council tax	It is the Tenants responsibility to arrange payment of Council Tax.
TV licence	<p>£159.00 annual charge</p> <p>It is the Tenants responsibility to buy their own TV licence.</p> <p>A free licence is available by application to those over 75, who are also in receipt of pension credit.</p> <p>If you are blind (severely sight impaired), you are eligible to apply for a 50% concession.</p> <p>For further information, please visit www.tvlicensing.co.uk.</p>
Internet & Telephone provider	<p>There is free MHA Wi-Fi in the entrance hall, guest apartment and communal lounge.</p> <p>Residents are also able to arrange for internet provision in their flats at their cost.</p>

Insurance arrangements

Responsibility of the operator (MHA)	Buildings, Public Liability and Employers' Liability. Included in the service charge.
Responsibility of the tenant	Home contents insurance is strongly recommended. Tenants can select their own provider. There is an option of taking insurance out through MHA. The Manager can provide more information.

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Your Responsibilities

Access for inspections and maintenance 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.

Access for repairs 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.

Restrictions

Restrictions on re-letting the property 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 then this will be assessed prior to letting to ensure these can be met by a care agency chosen by the tenant.

The information in this document is correct as of **1st April 2021**.

The information in this document does not in any way form part of a contract or warranty.

For further information on any items detailed in this Key Facts document, please contact the **Housing Manager** or consult the **Residents Handbook**.

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 document produced in connection with the acquisition of a property.