

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Property Details

<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	FULWOOD COURT 529 Aigburth Road, Liverpool, L19 9DN
<b>Description</b>	33 apartments  13 x one bed 12 x two bed 8 x 2 bed deluxe  On 3 floors (one lift), unfurnished, gas central heating, fitted kitchen with hob, oven, fridge/freezer, dishwasher and washer/dryer.)
<b>Status of apartments</b>	Purpose-built in 2012. All pre-owned
<b>Occupancy</b>	For one or two people
<b>Tenure</b>	Leasehold. 125 years from 1 <sup>st</sup> January 2012
<b>Care provider</b>	Residents can choose a care agency of their choice.  MHA does provide personal care with our onsite team dependent on staffing resources at the time. We will endeavour to meet your needs where possible.

*For further information please see the **Residents' Handbook***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Charges when leaving, selling or subletting the property

#### **Contingency Fund contribution**

A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc. The contribution is 1% of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

#### **For example:**

A leaseholder who sells a property owned for five years for £250,000, will have to pay £12,500 calculated as follows:

- 1% of £250,000 = £2,500
- 5 years x £2,500 = £12,500
- Contingency Fund Contribution = £12,500

#### **MHA administration fee for sale**

Covers the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. The fee is at least £499 inc VAT.

*Charges when leaving, selling or subletting the property continue on the next page.*

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Charges when leaving, selling or subletting the property (continued)

#### Other costs

The owner (or the owner's estate) will remain liable for all charges due until the re-sale process has been fully completed.

This includes service charges, wellbeing charges and ground rent charges as applicable.

Owners will have to pay the usual costs associated with any property sale.

#### Subletting charges

Properties may be sublet in accordance with terms of the lease only to an approved occupier who satisfies the scheme's criteria and with written approval from MHA.

Subleases may be required to undergo referencing (and pay a fee for this) prior to approval being given by MHA. The owner will need to pay MHA's legal fees for the sublet and the Contingency Fund contribution and will remain liable for the Inclusive charges.

*For further information please see the **Residents' Handbook***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Cost of moving in to the property

<b>Asking price</b>	Set by MHA on sale of a bought-back property or otherwise by the private vendor.
<b>Deposit</b>	A reservation fee of £1,000 is payable if purchased from MHA. Agreed between the parties for a private sale.
<b>Other costs</b>	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs.

*For further information please see the **Residents' Handbook***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Ongoing charges payable to MHA

<b>Service Charge</b>	<p>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. It includes the costs of heating, lighting and water for the communal areas and water, hot water, heating and electricity in the apartment.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p> <p>This charge changes annually in April.</p>	<p>1-bed: £115.92 per week 2-bed: £121.94 per week 2-bed deluxe: £124.37 per week</p> <p><b>(Note:</b> Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</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 and the co-ordination of an activities and events programme.</p>	<p>£80.25 per week (per apartment)</p> <p><b>(Note:</b> Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>

*Ongoing charges payable to MHA continue on the next page.*

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Ongoing charges payable to MHA (continued)

<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>	-
<b>Ground Rent</b>	<p>The first Review Date is 1<sup>st</sup> April 2022 which is then reviewed on this date every fifth year thereafter.</p>	<p>1-bed: £333.90 per annum 2-bed: £445.20 per annum</p>

*For further information please see the Residents' Handbook*

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Care costs

<b>Personal care charge</b>	<p>This covers the cost of any personal care that is individual to you and provided by MHA.</p> <p>This will depend on staffing resources at the time. We will endeavour to meet your needs whenever possible.</p> <p><b>For example:</b> for washing, dressing, medication assistance, etc.</p>	<p>£18.53 per hour</p> <p><b>(Note:</b> This is chargeable in 15 minute intervals.)</p>
<b>Nursing Care</b>	<p>MHA does not provide nursing care at this location.</p>	-

*For further information please contact the **Scheme Manager***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Additional MHA Services

<b>Maintenance service</b>	Maintenance carried out within a residents own property. <b>For example:</b> small jobs and repairs	£18.53 per hour <b>(Note:</b> This is chargeable in 15 minute intervals.)
<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> for housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£15.09 per hour <b>(Note:</b> This is chargeable in 15 minute intervals.)
<b>Laundry service</b>	A laundry service is available for washing.	£6.13 per load
<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.	£18.53 per hour <b>(Note:</b> This is chargeable in 15 minute intervals.)
<b>Meal Plans</b>	For further information, please contact the Scheme Manager.	

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



# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Ongoing costs to external bodies

<b>Utility bills</b>	It is the Residents responsibility to arrange contracts with utility suppliers for electricity.	
<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax.	-
<b>TV licence</b>	<p>It is the Residents 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>	£157.50 annual charge
<b>Internet &amp; Telephone provider</b>	<p>Free Wi-Fi is provided in communal areas only.</p> <p>Residents are responsible for arranging their own broadband supplier and telephone lines.</p>	-

*For further information please see the **Residents' Handbook***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Insurance arrangements

<b>Responsibility of the operator (MHA)</b>	Communal Buildings Insurance, Public Liability and Employers' Liability are included in the service charge.
<b>Responsibility of the owner</b>	Home contents insurance is strongly recommended. Leaseholders can select their own provider. There is an option of taking insurance out through MHA. The Manager can provide more information.

*For further information please see the **Residents' Handbook***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Understanding the Contingency Fund

**What is the Contingency Fund?**

This is funded from deferred fees (see above) and covers spending for the repair or renewal of communal areas, roofs lifts, etc., identified from stock condition surveys.

The lease provides for leaseholders to cover any shortfall in the funds available for repairs through the service charge but it is MHA's policy to cover the shortfall itself.

*For further information please see the **Residents' Handbook***

# Fulwood Court

## Key Facts for Leaseholders (2020/2021)



### Restrictions

#### Restrictions on selling the property

Purchasers must satisfy the scheme's criteria (including age and support needs), and the Manager will assess this prior to purchase.

If an individual has personal care needs this will be assessed prior to purchase to ensure these can be met either by MHA or a care agency chosen by the purchaser.

MHA has an option to do so if it wishes and that if it does so it will 'buy back the property at 95% of the open market value as determined by an independent valuer.

*For further information please see the Residents' Handbook*

<b>Date</b>	1 <sup>st</sup> April 2020
-------------	----------------------------

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 document produced in connection with the acquisition of a property.