

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Property Details

Name of operator	<p>FREEHOLDER: Paul and Lisa White Ltd, 69 Upper Accommodation Road, Leeds, West Yorkshire, LS9 8LS</p> <p>MANAGEMENT COMPANY: MHA (Methodist Homes)</p>
Name of scheme	<p>ADLINGTON HOUSE Abbey Road, Rhos-on-Sea, Conwy, LL28 4PU</p>
Description	<p>51 Apartments:</p> <p>10 x 1-bed 37 x 2-bed 4 x 3-bed</p> <p>On 4 floors (two lifts), unfurnished, electric heating, fitted kitchen with hob, oven, fridge/freezer)</p>
Status of apartments	<p>Purpose-built in 2009. Pre-Owned.</p>
Occupancy	<p>All 1-bed and 2-bed apartments are for one or two people. The 3-bed apartments are for up to three people.</p>
Tenure	<p>Leasehold – 125 years from and including 1st January 2009</p>
Care provider	<p>Residents can choose a care agency of their choice.</p> <p>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.</p>

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

Adlington House, Rhos-on-Sea

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 Contingency Fund Contribution is 0.25% of the 'open market value' at the point of sale or transfer, for each year or part-year of ownership.

Example: A leaseholder who sells a property owned for 3 years and 6 months for £250,000 and will have to pay calculated as follows:

- $£250,000 \times 0.25\%$ divided by 12 = £52.08 per month of occupation
- Therefore for 3 years and 6 months $£52.08 \times 42$ months = £2187.36
- Contingency Fund Contribution = £2187.36

Communal Facilities fee

An Assignment Fee is payable on sale or transfer of ownership and is capped at 10 years. The Assignment fee is 1.25% of the 'open market value' at the point of sale or transfer, for each year of ownership, any part year is calculated as a full year.

Example: A leaseholder who sells a property owned for 3 years and 6 months for £250,000 and will have to pay calculated as follows:

- $£250,000 \times 1.25\%$ per year of occupation = £3125 per year x 4 years = £12,500
- Assignment Fee payable = £12,500

MHA administration fee for sale

MHA respond to LPE1 Enquiries as the management company. The fee is at least £354 including VAT.

The Landlord will charge a separate fee for the signing and processing of other required document.

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

Adlington House, Rhos-on-Sea

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 to redecorate at least once in every seven years and in the event that the property is being sold back to MHA, the owners may need to redecorate otherwise they may be charged for any repairs and redecoration that MHA deems necessary to put the property in good order for them to re-sell.

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 schemes criteria and only with written approval from The Landlord.

Subleasees may be required to undergo referencing (and pay a fee for this) prior to approval being given by The Landlord.

The owner will need to pay The Landlord's legal fees for the sublet and the Contingency Fund contribution and will remain liable for the Service Charge, Wellbeing and Ground Rent Charges.

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

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Cost of moving in to the property

Asking price	Is set by MHA if the first sale. Otherwise this is determined by the private vendor.
Deposit	A £1000 reservation deposit is payable on reservation of properties owned by MHA, for private sales this is agreed between the parties for a re-sale.
Other costs	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***

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Ongoing charges payable to MHA

<p>Service Charge</p>	<p>The service charge is payable in advance for the month ahead.</p> <p>This 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 only.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	<p>1-bed: £46.14 per week 2-bed: £49.66 per week 3-bed: £52.42 per week</p> <p>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>
<p>Utilities Charge</p>	<p>Water charges are included in the service charge.</p>	<p>-</p>
<p>Wellbeing Charge</p>	<p>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>£56.69 per week (per apartment)</p> <p>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>
<p>Emergency Response</p>	<p>Emergency response is covered by the Wellbeing charge.</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>	<p>-</p>

For further information please see the Residents' Handbook

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Care costs

Personal care charge	<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>For example: for washing, dressing, medication assistance, etc.</p>	£18.15 per hour (Note: This is chargeable in 15 minute intervals.)
Nursing Care	MHA does not provide nursing care at this location.	-

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

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Additional MHA Services

Maintenance service	Maintenance carried out within a residents own property. For example: small jobs and repairs	£18.15 per hour (Note: This is chargeable in 15 minute intervals.)
Domestic service charge	This covers the cost of any domestic service that is individual to you and provided by MHA. For example: for housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£15.95 per hour (Note: This is chargeable in 15 minute intervals.)
Escort service	An escort service is available. For example: for a member of staff to accompany you to appointments, to go shopping etc. if required.	£18.15 per hour (Note: This is chargeable in 15 minute intervals.)
Guest room	A guest room is available.	£32.64 per room

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

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Ongoing costs to external bodies

Utility bills	It is the Residents responsibility to arrange contracts with utility suppliers for electricity.	-
Council tax	It is the Residents responsibility to arrange payment of Council Tax.	-
TV licence	It is the Residents responsibility to buy their own TV licence. A free licence is available on application to those over 75. If you are blind (severely sight impaired), you are still able to apply for a 50% concession.	£157.50 annual charge
Internet & Telephone provider	Free wifi is provided in communal areas only. There is a computer in the library for residents and their relatives to use. Residents are responsible for arranging their own broadband supplier and telephone lines.	-

For further information please see the Residents' Handbook

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Insurance arrangements

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

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

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Understanding the Contingency Fund

What is the Contingency Fund?

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

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

Adlington House, Rhos-on-Sea

Key Facts for Leaseholders (2020/2021)



Restrictions

Restrictions on selling the property

Purchasers must satisfy the scheme's criteria (including age and support needs). 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.

For further information please see the Residents' Handbook

Date	1 st 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.