

# FIELD COURT: KEY FACTS FOR TENANTS

## Property details

Section	Details
<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	FIELD COURT Hempland Lane, York, North Yorkshire, YO31 1DN
<b>Description</b>	30 flats – eight are for couples, 21 are for single occupation and one double apartment has disabled facilities suitable for a wheelchair user.
<b>Status of apartments</b>	Opened in 1991.
<b>Occupancy</b>	Suitable for single and double occupancy.
<b>Tenure</b>	Assured (non-shorthold) tenancy
<b>Nomination arrangements</b>	Direct nominations.
<b>Care provider</b>	Tenants can choose a care agency of their choice.
<b>Further information</b>	Please see the Residents' Handbook



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

Section	Details
<b>Repair and redecoration costs</b>	Tenants are responsible for repairs to fixtures, fittings and décor which are not due to fair wear and tear. At end of tenancy 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>	MHA do not allow Tenants to sublet their properties.
<b>Further information</b>	Please see the Residents' Handbook

### Cost of moving into the property

Section	Details
<b>Advance payments</b>	Four weeks rent, service charges and wellbeing charges 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>	Rent is payable in advance for the month ahead.  <b>Single occupation:</b> £72.07 per week <b>Double occupation:</b> £76.73 per week <b>Apartment 30:</b> £82.96 per week	
<b>Service Charge</b>	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.  MHA does not receive any incentives from suppliers for services paid for through the service charge. Service Charge is payable in advance for the month ahead.	<b>£42.88 per week</b>
<b>Utilities Charge</b>	Residents pay for their own electrical use within their flats (minus heating and communal usage)	<b>Heating and hot water in flats:</b> 1 person, 1-bed: £7.38 per week 2 person, 1-bed: £9.36 per week
<b>Emergency Response</b>	Tenants can contact Astraline – a 24 hour service for when the scheme manager is off site.	
<b>Further information</b>	Please see the Residents' Handbook	

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### Ongoing costs to external bodies

Section	Details	Cost
<b>Utility bills</b>	It is the Tenants responsibility to have their own contracts with a utilities supplier for electricity.	N/A
<b>Council tax</b>	It is the Tenants responsibility to arrange payment of Council Tax.	Band A: £1,104.86
<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>	£154.50 annual charge
<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. Included in the service charge.
<b>Responsibility of the tenant</b>	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.
<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, 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
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.
Further information	Please see the Residents' Handbook

Date	1 <sup>st</sup> June 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.

