

BRIDGE COURT: KEY FACTS FOR TENANTS

Property details

Section	Details
Name of operator	MHA - Methodist Homes
Name of scheme	BRIDGE COURT 43 Moat House Lane West, Wolverhampton, WV11 3HE
Description	40 Apartments: 35 x1 bedroom 5 x 2 bedrooms The apartments are arranged on 3 levels with lift and wheelchair access throughout.
Status of apartments	Purpose built in 2005 Pre-Rented.
Occupancy	All apartments have the flexibility to accommodate 1 or 2 people.
Tenure	Assured (non-shorthold) tenancy
Nomination arrangements	Wolverhampton Local Authority has exclusive nomination rights.
Care provider	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.
Further information	Please see the Residents' Handbook and the Care Service Guide



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Charges when leaving, selling or subletting the property

Section	Details
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	MHA do not allow tenants to sublet their properties.
Further information	Please see the Residents' Handbook

Cost of moving into the property

Section	Details
Advance payments	For individuals that have housing benefit there are no upfront costs to pay. Payments are made in arrears. For individuals not in receipt of housing benefit there is a charge: Four weeks rent charge, service charge and wellbeing charge costs 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.
Further information	Please see the Residents' Handbook

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Ongoing charges payable to MHA

Section	Details	Cost
Rent	This is the weekly rental charge, which is payable in advance for the month ahead.	1-bed: £83.69 per week 2-bed: £93.46 per week
Service Charge	<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>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>	£57.65 per week
Utilities Charge	<p>Residents pay for their own heating and their own water.</p> <p>Cost:</p> <p>Heating Charges (1-bed apartments): £4.08 per week Heating Charges (2-bed apartments): £5.44 per week</p> <p>Water Charges (1-bed apartments): £4.22 per week Water Charges (2-bed apartments): £4.69 per week</p>	
Wellbeing Charge	<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>£79.25 per week</p> <p>(This charge is covered by the Local Authority if the Resident is in a funded place, otherwise it is payable to MHA)</p>

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



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Ongoing charges payable to MHA (continued)

Section	Details	Cost
Emergency Response	Emergency response is covered by the Wellbeing charge . This is not a care service but will provide support in a medical emergency and will co-ordinate calls to GP or emergency services. 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.	Covered by the Wellbeing Charge
Further information	Please see the Residents' Handbook	

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Care costs

Section	Details	Cost
Personal care charge	This covers the cost of any personal care that is individual to you and provided by MHA. For example: washing, dressing, medication assistance, etc.	£17.03 per hour
Nursing Care	MHA does not provide nursing care.	N/A
Further information	Please see the Care Services Guide	

Additional MHA services

Section	Details	Cost
Maintenance service	Maintenance carried out within a residents own property. For example: small jobs and repairs	£16.59 per hour
Domestic service charge	This covers the cost of any domestic service that is individual to you and provided by MHA. For example: housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£14.20 per hour
Laundry Service	A laundry service is available.	There is no individual cost for laundry as this is included in the domestic care hourly rate.
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. This service will need to be booked a week in advance.	£17.03 per hour
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
Utility bills	It is the Tenants responsibility to have their own contracts with a utilities supplier.	N/A
Council tax	It is the Tenants responsibility to arrange payment of Council Tax.	Band A: £1,220.14
TV licence	<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
Internet & Telephone provider	<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
Further information	Please see the Residents' Handbook	

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Insurance arrangements

Section	Details
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.
Further information	Please see the Residents' Handbook

Your responsibilities

Section	Details
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.

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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. If an individual has personal care needs then this will be assessed prior to letting to ensure these can be met either by MHA or a care agency chosen by the tenant.
Further information	Please see the Residents' Handbook

Date	1 st 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.

