

KIRK CLOSE: KEY FACTS FOR LEASEHOLDERS

Property details

Section	Details
Name of operator	MHA - Methodist Homes
Name of scheme	KIRK CLOSE Ripley, Derbyshire
Description	4 two-bedroom bungalows. All have a lounge/dining room, fitted kitchen and level access shower room.
Status of apartments	The apartments opened in 2004.
Occupancy	Suitable for double occupancy.
Tenure	Leasehold. 125 years from 1 st April 2004.
Care provider	Residents can choose a care agency of their choice.
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
MHA Administration Fee for Sale	Includes the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. This is covered by the administration fee payable by the seller upon sale and underletting or transfer of the lease. There is a 1% (flat) administration fee upon sale.
Other costs	The owner (or the owner's estate) will remain liable for all charges due until the sale has been completed. This includes service 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 scheme's criteria and only with written approval from MHA. Subletees 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.
Further information	For further details please see the Residents' Handbook

Cost of moving in to the property

Section	Details
Asking price	Set by the private vendor.
Deposit	Agreed between the parties for a resale.
Other costs	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs.
Further information	Please see the Residents' Handbook



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Ongoing charges payable to MHA

Section	Details	Cost
Service Charge	<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.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	£7.99 per week
Utilities charge	Residents are responsible for their own utilities.	N/A
Further information	Please see the Residents' Handbook	



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Care costs

Section	Details	Cost
Nursing Care	MHA does not provide nursing care.	N/A
Further information	Please see the Care Services Guide	



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Ongoing costs to external bodies

Section	Details	Cost
Utility bills	Residents are responsible for their own utilities.	N/A
Council tax	It is the Residents responsibility to arrange payment of Council Tax.	TBC
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 Wi-Fi is provided in communal areas only.</p> <p>Residents 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 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.
Further information	Please see the Residents' Handbook

Restrictions

Section	Details
Restrictions on selling the property	<p>Purchasers must satisfy the scheme's criteria (including age and care 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 that these can be met, either by MHA or a care agency chosen by the purchaser.</p> <p>MHA has an option to buy back the property if we choose to. If we do buy back the property, we will do so at 95% of the open market value as determined by an independent valuer.</p>
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.

