

# Abona Court

## Key Facts for Leaseholders (2020/2021)



### Property Details

<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	ABONA COURT 140 Shirehampton Road, Bristol, Sea Mills, BS9 2DY
<b>Description</b>	21 modern, high-quality one and two-bedroom apartments
<b>Status of apartments</b>	The apartments opened in 2007.
<b>Occupancy</b>	Suitable for single or double occupancy.
<b>Tenure</b>	Leasehold. 125 years from 16th May 2006.
<b>Care provider</b>	Residents can choose a care agency of their choice.

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

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### Charges when leaving or selling 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.

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

#### 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.

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### Cost of moving in to the property

<b>Asking price</b>	Set by the private vendor.
<b>Deposit</b>	Agreed between the parties for a resale.
<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.

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### Ongoing charges payable to MHA

<b>Service Charge</b>	<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>	£50.18 per week
<b>Emergency Response</b>	<p>There is a call system is monitored by an external emergency response service 24hrs per day /365 days per year.</p> <p>The operators can contact nominated family or friends and/or emergency services as required.</p> <p>The scheme manager will also provide support when on duty.</p>	-
<b>Ground Rent</b>	This amount is payable per apartment.	£300.00 – £400.00 per annum

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### Care costs

<b>Nursing Care</b>	MHA does not provide nursing care at this location.	-
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*For further information please contact the **Scheme Manager***

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### Ongoing costs to external bodies

<b>Utility bills</b>	Residents are responsible for having contracts with utility suppliers.	-
<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax.  The Council Tax rate varies depending on the property.	-
<b>TV licence</b>	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
<b>Internet &amp; Telephone provider</b>	It is the Residents responsibility to arrange their own broadband supplier and telephone lines.	-

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### Insurance arrangements

<b>Responsibility of the operator (MHA)</b>	Buildings, Public Liability and Employers' Liability are Included in the service charge.
<b>Responsibility of the owner</b>	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.

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### 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.

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### Restrictions

#### Restrictions on selling the property

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.

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

<b>Date</b>	1 <sup>st</sup> April 2020
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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 document produced in connection with the acquisition of a property.