

WOODLANDS, PENRITH: KEY FACTS FOR TENANTS

Property details

Section	Details
Name of operator	MHA - Methodist Homes
Name of scheme	WOODLANDS Bridge Lane, Penrith, Cumbria, CA11 8GW
Description	57 Apartments across two buildings. One building built in 1983 containing 28 properties comprising of: 2 x 2 bed & 26 x 1 bed (including 4 flats with a double bedroom). The Second building which was built in 2009, contains: 7 x 1 bedroom and 22 x 2 bedroom apartments. There is a lift in each building.
Status of apartments	Purpose-built in 1983. All Pre-Rented.
Occupancy	For one or two people.
Tenure	Assured (non-shorthold) Tenancy
Nomination arrangements	Members of the public can request an application form and be put on a waiting list for a suitable property. MHA may seek references prior to agreeing the tenancy.
Care provider	Tenants can choose a care agency of their choice. MHA do provide personal care for those who wish to purchase this from the on-site 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 if they move into nursing care or, if they pass away, on their estate.
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	Four weeks rent, service charge and wellbeing charge is payable in advance for the month ahead.
Other costs	<p>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.</p> <p>The incoming tenant is responsible for informing the council tax office of the date they moved in.</p>
Further information	Please see the Residents' Handbook

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Ongoing charges payable to MHA

Section	Details and Cost	
Rent	Rent is payable in advance for the month ahead. 1-bed: £75.17 per week 2-bed: £80.34 per week Flats 27 & 28: £93.07 per week	
Service Charge	The service charge is payable in advance for the month ahead. It 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. MHA does not receive any incentives from suppliers for services paid for through the service charge.	£39.12 per week
Utilities Charge	Tenants pay for their own Heating and Hot Water, and this is payable in advance for the month ahead. Heating charge (Rate 1): £3.60 per week Heating charge (Rate 2): £4.33 per week Heating charge (Rate 3): £4.69 per week Water charge (Rate 1): £2.39 per week Water charge (Rate 2): £2.55 per week Water charge (Rate 3): £2.61 per week	
Ongoing charges payable to MHA continue on the next page .		



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Ongoing charges payable to MHA (continued)

Section	Details	Cost
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>	£53.64 per week
Emergency Response	<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>	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.	£17.74 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 resident's own property. For example: small jobs and repairs	£17.74 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.)	£16.29 per hour
Laundry service	A laundry service is available onsite.	£7.09 per unit
Shopping/escort service	A shopping/escort service is available. For example: for a member of staff to accompany you to appointments, to go shopping etc. if required.	£17.74 per hour

All additional services quoted are the same cost and 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 if not payable to MHA.	N/A
Council tax	It is the Tenants responsibility to arrange payment of Council Tax.	2019/2020 annual charges: Band A: £1,276.28 Band B: £1,488.98
TV licence	It is the Tenants 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.	£154.50 annual charge
Internet & Telephone provider	Free Wifi is provided in communal areas only. Residents are responsible for arranging their own telephone lines and broadband supplier.	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 tenant	Home contents insurance is strongly recommended. Leaseholders 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.

