

# THE HAWTHORNS: KEY FACTS FOR TENANTS

## Property details

Section	Details
<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	THE HAWTHORNS Naylor Crescent off Netherpool Road, Ellesmere Port, CH66 1TW
<b>Description</b>	<p>41 Apartments:</p> <p>34 x 1 bed flats suitable for a single person 6 x 1 bed flats suitable for couples 1 x two bed flat</p> <p>These are accommodated on ground and first floors and include bedroom, large fitted wardrobe, lounge, kitchen, flat access shower room, and store. Heat and hot water are provided from a central gas boiler room.</p> <p>All kitchens in flats are provided with fitted cupboards. No white goods are supplied</p>
<b>Status of apartments</b>	The Hawthorns was constructed in 1997. Pre-Rented.
<b>Occupancy</b>	34 flats are suitable for single persons and 7 flats for couples
<b>Tenure</b>	Assured (non-shorthold) tenancy
<b>Nomination arrangements</b>	The Hawthorns accepts referrals from Cheshire West and Chester Council as well as direct applicants. All are subject to an assessment to ensure needs can be met and any risks can be managed by the service.
<b>Care provider</b>	Tenants can choose a care agency of their choice. MHA can provide personal care for those who wish to purchase this from MHA care and support team
<b>Further information</b>	Please see the Residents' Handbook and the Care Service Guide



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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>1 person, 1-bed: £78.70 per week</b> <b>2 person, 1-bed: £84.06 per week</b> <b>2 person, 2-bed: £93.97 per week</b>	
<b>Service Charge</b>	Service Charge is payable in advance for the month ahead.  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.  MHA does not receive any incentives from suppliers for services paid for through the service charge.	<b>£42.34 per week</b>
<b>Utilities Charge</b>	Tenants pay for their own heating and hot water in addition to the service charge.  <b>Heating &amp; Hot water: 1 person, 1-bed: £5.21 per week</b> <b>Heating &amp; Hot water: 2 person, 1-bed: £5.95 per week</b> <b>Heating &amp; Hot water: 2 person, 2-bed: £7.47 per week</b>  <b>Personal water: 1 person, 1-bed: £1.89 per week</b> <b>Personal water: 2 person, 1-bed: £2.34 per week</b> <b>Personal water: 2 person, 2-bed: £3.22 per week</b>	
<b>Wellbeing Charge</b>	This includes 24 hour staffing on site, help in an emergency, signposting to other support, advice, befriending and advocacy services and the co-ordination of an activities and events programme. Wellbeing payable in advance for the month ahead.	<b>£63.48 per week</b>
Ongoing charges payable to MHA continue on the <b>next page</b> .		



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## Ongoing charges payable to MHA (continued)

Section	Details	Cost
<b>Emergency Response</b>	<p>Emergency response is covered by the <b>Wellbeing charge</b>.</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
<b>Further information</b>	Please see the Residents' Handbook	

# THE HAWTHORNS: KEY FACTS FOR TENANTS

## Care costs

Section	Details	Cost
<b>Personal care charge</b>	This covers the cost of any personal care that is individual to you and provided by MHA.  <b>For example:</b> washing, dressing, medication assistance, etc.	£18.38 per hour
<b>Nursing Care</b>	MHA does not provide nursing care.	N/A
<b>Further information</b>	Please see the Care Services Guide	

## Additional MHA services

Section	Details	Cost
<b>Maintenance service</b>	Maintenance carried out within a residents own property.  <b>For example:</b> for small jobs and repairs.  Any materials will be provided by the tenant.	£17.48 per hour
<b>Domestic service charge</b>	This covers the cost of any domestic service that is individual to you and provided by MHA.  <b>For example:</b> housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£13.13 per hour
<b>Laundry service</b>	A Laundry service is available for washing (to be returned) and ironing.	£5.25 per unit (Laundry) / £18.38 per unit (Ironing)
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
<b>Utility bills</b>	It is the Tenants responsibility to have their own contracts with an electricity supplier for usage in their flat.	N/A
<b>Council tax</b>	It is the Tenants responsibility to arrange payment of the council tax.	£1,201.74 per annum
<b>TV licence</b>	The TV license is free to tenants over 75.  A concessionary license may be available to tenants that are retired, aged between 60 and 75, or disabled.	£154.50 annual charge
<b>Internet &amp; Telephone provider</b>	Free Wifi is provided in communal areas only. Tenants are responsible for arranging their own broadband Supplier and telephone lines.	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 owner</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
<b>Restrictions on re-letting the property</b>	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.
<b>Further information</b>	Please see the Residents' Handbook

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

