

Bella Best House

Key Facts for Leaseholders (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	BELLA BEST HOUSE 5b Westmoreland Terrace, Pimlico, London, SW1V 4AG
Description	12 flats – high-quality supported one and two-bedroom apartments.
Status of apartments	The apartments opened in 2005.
Occupancy	Suitable for single or double occupancy.
Tenure	Leasehold. 125 years from and including 1 st April 2004.

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

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Charges when leaving, selling or subletting the property

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.

0.25% flat administration fee upon sale or underletting.

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.

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Cost of moving in to the property

Asking price	Set by the private vendor.
Deposit	Agreed between the parties for a resale.
Other costs	The person moving in will be responsible for their own legal and removal costs.

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Ongoing charges payable to MHA

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>	£57.86 per week
Utilities charge	Residents are responsible for their own utilities.	-
Emergency Response	MASCOT can be contacted for major emergencies – details are on site.	-
Ground Rent	This amount is payable per apartment.	£300.00 - £450.00 per annum

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Care costs

Nursing Care	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

Utility bills	Residents are responsible for their own utilities.	-
Council tax	It is the Residents responsibility to arrange payment of Council Tax. The Council Tax rate varies depending on the property.	-
TV licence	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
Internet & Telephone provider	Residents are responsible for arranging their own broadband supplier and telephone lines.	-

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Insurance arrangements

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.

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Restrictions

Restrictions on selling the property	Purchasers must satisfy the scheme's criteria (including age and care needs).
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*For further information please see the **Residents' Handbook***

Date	1 st 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.