

# Janeva Court

## Key Facts for Leaseholders (2021/2022)



### Property Details

<b>Operator</b>	MHA - Methodist Homes
<b>Scheme</b>	JANEVA COURT Liskeard Road, Saltash, Cornwall, PL12 4FD
<b>Description</b>	23 Apartments (1-bedroom)
<b>Status of apartments</b>	Opened in 2007. Pre-owned.
<b>Occupancy</b>	Suitable for one or two people.
<b>Tenure</b>	Leasehold – 125 years (less two days) from 24 <sup>th</sup> June 2006.

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### Charges when leaving, selling or subletting the property

<b>Contingency Fund contribution</b>	<p>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.</p> <p>There is a 1% or 0.5% per year/part year contingency fee – depending on the flat.</p>
<b>MHA Administration Fee for Sale</b>	<p>Covers the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. The fee will be at least £354 including VAT.</p>
<b>Other costs</b>	<p>The owner (or the owner's estate) will remain liable for all charges due until the buy back has been completed. This includes service charges, wellbeing charges and ground rent charges as applicable.</p> <p>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.</p> <p>Owners will have to pay the usual costs associated with any property sale.</p>
<b>Subletting charges</b>	<p>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.</p> <p>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.</p>

### Cost of moving in to the property

<b>Asking price</b>	<p>Set by MHA (first sale, or sale of a bought-back property) or otherwise by the private vendor.</p>
<b>Deposit</b>	<p>A reservation fee of £1,000 is payable if purchased from MHA. Agreed between the parties for a private sale.</p>
<b>Other costs</b>	<p>MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs.</p>

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### Ongoing charges payable to MHA

**Service Charge** £185.67 per month (per apartment)

Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease. For illustration purposes, the weekly service charge is:

**£42.73 per week** (per apartment)

This 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.

**Utilities charge** Residents are responsible for their own utilities.

**Emergency Response** There is a call system is monitored by an external emergency response service 24hrs per day/365 days per year.

The operators can contact nominated family or friends and/or emergency services as required.

**Ground rent** £340.10 per annum (per apartment)

The first Review Date is 1<sup>st</sup> April 2012 which is then reviewed on this date every fifth year thereafter.

The Ground Rent can either be paid as a one off charge each year, or combined with the service charge as a monthly combined payment.

### Care costs

**Personal care** MHA does not provide personal care at Janeva Court.

**Nursing care** MHA does not provide nursing care at Janeva Court.

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### Ongoing costs to external bodies

<b>Utility bills</b>	It is the Residents responsibility to arrange contracts with utility suppliers.
<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax.
<b>TV licence</b>	<p><b>£159.00 annual charge</b></p> <p>It is the Residents responsibility to buy their own TV licence.</p> <p>A free licence is available by application to those over 75, who are also in receipt of pension credit.</p> <p>If you are blind (severely sight impaired), you are eligible to apply for a 50% concession.</p> <p>For further information, please visit <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>.</p>
<b>Internet &amp; Telephone provider</b>	<p>There is free MHA Wi-Fi in the entrance hall, guest apartment and communal lounge.</p> <p>Residents are also able to arrange for internet provision in their flats at their cost.</p>

### Insurance arrangements

<b>Responsibility of the operator (MHA)</b>	Buildings, Public Liability and Employers' Liability are all 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?**

The contingency fund is built up from deferred fees that are paid when properties are resold and the amount payable is determined by the terms of the lease. The fund is built up to cover major works, such as roof replacement, lift replacement, doors/windows etc. and MHA maintain detailed stock condition information on a scheme by scheme basis to ensure that sufficient funds are available when work is required.

Each year, MHA publish the balance of the contingency fund within the scheme's service charge accounts and this will advise leaseholders and potential customers on the balance and what work has been completed in the financial year that the accounts cover.

There is no financial liability on leaseholders to cover shortfalls in the contingency fund (as per the terms of the lease) and MHA would undertake required works if there were insufficient funds, collecting any shortfall as properties sell.

In order to protect contingency fund monies for leaseholders these are held in individual scheme bank accounts, and this information is provided within the annual service charge accounts.

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### Restrictions

#### Restrictions on selling the property

Purchasers must satisfy the scheme's criteria (including age and support 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 these can be met either by MHA or a care agency chosen by the purchaser.

The leasehold properties at Janeva Court are **Non-Guaranteed Buy Backs**, therefore, MHA has an option to buy-back if they wish.

If MHA chooses to exercise this option, they will buy back the property at 95% of the open market value as determined by an independent valuer.

The information in this document is correct as of **1<sup>st</sup> April 2021**.

The information in this document does not in any way form part of a contract or warranty.

For further information on any items detailed in this Key Facts document, please contact the **Housing Manager** or consult the **Residents Handbook**.

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.