

# Alexandra Court

## Key Facts for Leaseholders (2020/2021)



### Property Details

<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	ALEXANDRA COURT Marine Parade, Dovercourt, Essex, CO12 3LL
<b>Description</b>	14 Apartments:  7 x Studios 7 x 1 bed  On 3 floors (one lift), unfurnished, gas central heating, fitted kitchen with hob, oven, fridge.
<b>Status of apartments</b>	Fully refurbished in 2012. Pre-owned.
<b>Occupancy</b>	Each apartment is able to occupy one to two people.
<b>Tenure</b>	Leasehold. 125 years from and including 1st January 2012  The apartments are offered on a Guaranteed buy back lease. MHA are obligated to re purchase the property at 95% of the price paid.
<b>Care provider</b>	Residents can choose a care agency of their choice.  MHA does provide personal care with our onsite team dependent on staffing resources at the time. We will endeavour to meet your needs where possible.

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

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

#### **Contingency Fund contribution**

A contribution to the Contingency Fund is payable upon buy back of the property. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc. The contribution is 1 % of the purchase price, for each year or part-year of ownership and is capped at 10 years

Example: Upon buy back, a leaseholder who has owned an apartment purchased for £160,000 for five years, will have £8000 deducted from the buy back funds, calculated as follows:

- 1% of £160,000 = £1,600
- 5 years x £1,600 = £8,000
- Contingency Fund Contribution = £8,000

#### **MHA Legal fee upon buy back**

Upon buy back the lease requires the leaseholder to pay MHA's legal costs. These are currently charged at £569.

*Charges when leaving, selling or subletting the property continue on the next page.*

# Alexandra Court

## Key Facts for Leaseholders (2020/2021)



### Charges when leaving, selling or subletting the property (continued)

<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>
<b>Subletting charges</b>	<p>Properties may not be sublet.</p>

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### Cost of moving in to the property

<b>Asking price</b>	Set by MHA.
<b>Deposit</b>	A reservation fee of £1,000 is payable
<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, heating, lighting for the communal areas, buildings insurance and estate management.</p> <p>It includes the costs of electricity, heating, hot water and water in the apartments.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	<p>£73.24 per week</p> <p><b>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</b></p>
<b>Utilities Charge</b>	<p>Electricity, Heating, Hot Water and Water to the apartments is covered in the service charge.</p>	-
<b>Wellbeing Charge</b>	<p>This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.</p> <p>Wellbeing Charge is payable in advance for the month ahead.</p>	<p>£58.49 per week (per apartment)</p> <p><b>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</b></p>

*Ongoing charges payable to MHA continue on the next page.*

# Alexandra Court

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### Ongoing charges payable to MHA (continued)

<b>Emergency Response</b>	Emergency response is covered by the <b>Wellbeing charge</b> .  This is not a care service but will provide support in a medical emergency and will co-ordinate calls to GP or emergency services.  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.	-
<b>Ground rent</b>	This is payable per apartment.	£350 per annum

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### Care costs

<b>Personal care charge</b>	<p>This covers the cost of any personal care that is individual to you and provided by MHA.</p> <p>This will depend on staffing resources at the time. We will endeavour to meet your needs whenever possible.</p> <p><b>For example:</b> for washing, dressing, medication assistance, etc.</p>	<p>£18.89 per week</p> <p><b>(Note:</b> This is chargeable in 15 minute intervals.)</p> <p>The hourly charge is doubled if two carers are required.</p>
<b>Nursing Care</b>	MHA does not provide nursing care at Alexandra Court.	-

*For further information please contact the **Scheme Manager***

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### Additional MHA Services

<b>Maintenance service</b>	Maintenance carried out within a residents own property. <b>For example:</b> small jobs and repairs	£23.76 per hour <b>(Note:</b> This is chargeable in 15 minute intervals.)
<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> for housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£14.30 per hour <b>(Note:</b> This is chargeable in 15 minute intervals.)
<b>Laundry service</b>	A laundry service is provided for residents to use on a self-service basis.	£5.47 per load

*All additional services quoted are the same cost at weekends and Bank holidays*



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### Ongoing costs to external bodies

<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax.	-
<b>TV licence</b>	<p>It is the Residents responsibility to buy their own TV licence.</p> <p>A free licence is available on application to those over 75.</p> <p>If you are blind (severely sight impaired), you are still able to apply for a 50% concession.</p>	£157.50 annual charge
<b>Internet &amp; Telephone provider</b>	<p>Free Wi-Fi is provided in communal areas only.</p> <p>It is the resident's responsibility to arrange their own broadband supplier and telephone lines.</p>	-

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### Insurance arrangements

<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. 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 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

The apartments are offered on a Guaranteed buy back lease. MHA are obligated to re purchase the property. The apartment is not able to be sold or transferred to a new owner.

*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.