

Janeva Court

Key Facts for Leaseholders (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	JANEVA COURT Liskeard Road, Saltash, Cornwall, PL12 4FD
Description	23 flats – 9 apartments on the ground floor, and 14 apartments on the first floor. Each apartment has one bedroom.
Status of apartments	The apartments opened in 2007.
Occupancy	Suitable for single or double occupancy.
Tenure	Leasehold. 125 years (less 2 days) from 24 th June 2006.

*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 on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc.

There is a 1% or 0.5% per year/part year contingency fee – depending on the flat.

MHA Administration fee for sale

Covers the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. The fee is at least £499 including VAT.

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	The Asking Price is either set by the vendor in the case of a private sale, or by MHA if the property is sold by the company.
Deposit	If the property is sold by MHA there will be an initial deposit of £1000, but if sold by the vendor of the property this is agreed between the vendor and purchaser.
Other costs	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

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. It includes the costs of heating, lighting and water for the communal areas only.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	£41.58 per week
Utilities charge	Residents are responsible for their own utilities.	-
Emergency Response	<p>There is a call system is monitored by an external emergency response service 24hrs per day /365 days per year.</p> <p>The operators can contact nominated family or friends and/or emergency services as required.</p>	
Ground Rent	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.	£300.00 per annum

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Care costs

Personal care	Not applicable at the scheme, but domiciliary care can be arranged with an external provider at the leaseholders cost if required.	-
Nursing Care	MHA does not provide nursing care at this location.	-

*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	There is free MHA Wi-Fi in the entrance hall, guest apartment and communal lounge. This automatically comes up as 'MHA Guest' Wi-Fi on your laptop or mobile phone settings page. Residents are also able to arrange for internet provision in their flats at their cost.	-

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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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Understanding the Contingency Fund

What is the Contingency Fund?

This is funded from deferred fees (see above) and covers spending for the repair or renewal of communal areas, roofs lifts, etc., identified from stock condition surveys.

The lease provides for leaseholders to cover any shortfall in the funds available for repairs through the service charge.

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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 applicant.

*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.