

Victoria Court

Key Facts for Leaseholders (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	VICTORIA COURT 224 Kirkstall Lane, Headingley, Leeds, LS6 3FB
Description	50 apartments 20 x one bed 30 x two bed. Unfurnished, central heating, 1 & 2 bed apartments have fitted kitchen with hob, oven, fridge/freezer
Status of apartments	Purpose-built in 2013. All pre-owned.
Occupancy	Each apartment is able to occupy one to two people
Tenure	Leasehold. 125 years from 1st May 2013.
Care provider	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 on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc. The contribution is 1% of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

For example: A leaseholder who sells a property owned for five years for £250,000, will have to pay £12,500 calculated as follows:

- 1% of £250,000 = £2,500
- 5 years x £2,500 = £12,500
- Contingency Fund Contribution = £12,500

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.

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

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

Other costs

The owner (or the owner's estate) will remain liable for all charges due until the re-sale process has been fully completed.

This includes service charges, wellbeing charges and ground rent charges as applicable.

Subletting charges

Properties may be sublet in accordance with terms of the lease only to an approved occupier who satisfies the schemes criteria and only with written approval from MHA.

Sublessees 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 and the Contingency Fund contribution and will remain liable for the Inclusive charges.

For further information please see the Residents' Handbook

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Cost of moving in to the property

Asking price	Set by MHA on sale of a bought-back property or otherwise by the private vendor.
Deposit	A reservation fee of £1,000 is payable if purchased from MHA. Agreed between the parties for a private sale.
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>	<p>1-bed: £97.46 per week 2-bed: £102.11 per week</p> <p>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>
Utilities charge	<p>Water, Hot Water, Heating and Electricity are included in the service charge.</p>	
Wellbeing Charge	<p>The Wellbeing Charge is payable in advance for the month ahead.</p> <p>This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.</p>	<p>£65.91 per week (per apartment)</p> <p>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>

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

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Ongoing charges payable to MHA (continued)

Emergency Response	Emergency response is covered by the Wellbeing charge . 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.	-
Ground Rent	The first Review Date is 1st April 2023 which is then reviewed on this date every fifth year thereafter.	1-bed: £333.90 per year 2-bed: £445.20 per year

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Care costs

Personal care charge	<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>For example: for washing, dressing, medication assistance, etc.</p>	<p>£18.74 per hour</p> <p>(Note: This is chargeable in 15 minute intervals.)</p>
Nursing Care	<p>MHA does not provide nursing care at this location.</p>	-

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

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Additional MHA Services

Maintenance service	Maintenance carried out within a residents own property. For example: small jobs and repairs	£18.74 per hour (Note: This is chargeable in 15 minute intervals.)
Domestic service charge	This covers the cost of any domestic service that is individual to you and provided by MHA. For example: for housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£18.74 per hour (Note: This is chargeable in 15 minute intervals.)
Laundry service	A laundry service is available onsite.	£7.48 per hour
Escort service	An escort service is available. For example: For a member of staff to accompany you to appointments, to go shopping, etc., if required.	£18.74 per hour (Note: This is chargeable in 15 minute intervals.)

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

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Ongoing costs to external bodies

Utility bills	Water, Hot Water, Heating and Electricity are included in the service charge .	
Council tax	It is the Residents responsibility to arrange payment of the council tax.	-
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)	Communal Buildings Insurance, Public Liability and Employers' Liability are included in the service charge.
Responsibility of the owner	Home contents insurance is strongly recommended. Leaseholders can select their own provider. There is an option of taking insurance out through 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 but it is MHA's policy to cover the shortfall itself.

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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.

MHA has an option to do so if it wishes and that if it does so it will 'buy back the property at 95% of the open market value as determined by an independent valuer.

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.