

Bradley Court

Key Facts for Tenants (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	BRADLEY COURT 42 Keldregate, Bradley, Huddersfield, West Yorkshire, HD2 1WN
Description	46 Apartments (24 - 1 bedroom and 22 – 2 Bedroom) on 3 floors, 1 lift. The apartments are unfurnished, have a fitted kitchen with a hob and an oven. There is also communal heating.
Status of apartments	Purpose built in 2004, all-rented.
Occupancy	Suitable for single or double occupancy.
Tenure	Assured tenancy
Nomination arrangements	None.

For further information please see the Residents' Handbook

Bradley Court

Key Facts for Tenants (2020/2021)



Charges when leaving, selling or subletting the property

Repair and redecoration costs	Tenants are responsible for repairs to fixtures, fittings and décor which are not due to fair wear and tear. At end of tenancy tenants may be charged for any repairs and redecoration that MHA deems necessary to put the property in good order for re-letting. Tenants will have to pay the usual costs associated with moving out of the property.
Other costs	Tenants who give notice are liable for all charges due during the four-week notice period. The same liability will fall on tenants, or their representative, if they move into nursing care or die.
Subletting charges	MHA do not allow Tenants to sublet their properties.

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

Bradley Court

Key Facts for Tenants (2020/2021)



Cost of moving into the property

Advance payments	None.
Other costs	The incoming tenant will be responsible for their own legal costs (if any) and removal costs. The incoming tenant is responsible for informing the utility providers and the council tax office of the date they moved in.

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Bradley Court

Key Facts for Tenants (2020/2021)



Ongoing charges payable to MHA

Rent	<p>The weekly rent is payable in advance for the month ahead.</p> <p>1-bed: £77.48 per week 2-bed: £86.57 per week</p>
Service Charge	<p>Service Charge is payable in advance for the month ahead. £53.78 per week</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.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>
Utilities Charge	<p>Tenants pay for their own heating and hot water in addition to the service charge. Tenants are responsible for their own electricity.</p> <p>Heating & Hot Water: 2 person, 1-bed: £4.78 per week 2 person, 2-bed: £5.73 per week</p> <p>Personal Water: All apartments: £3.45 per week</p>
Emergency Response	<p>All Tenants have an Alarm Call system.</p> <p>If activated, the call would come through to the MHA manager (on duty Mon to Friday during the working day) and through to the Astraline Call Centre at nights and weekends</p>

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Bradley Court

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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***

Bradley Court

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Ongoing costs to external bodies

Maintenance service	Maintenance carried out within a residents own property. For example: for small jobs and repairs. Any materials will be provided by the tenant.	£25.40 per hour
Domestic service charge	This covers the cost of any domestic service that is individual to you and provided by MHA. For example: housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£17.68 per hour
Guest room	A guest room is available.	£27.40 per room

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Bradley Court

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Ongoing costs to external bodies

Utility bills	It is the Tenants responsibility to have their own contracts with an electricity supplier.	-
Council tax	It is the Tenants responsibility to arrange payment of Council Tax. The Council Tax rate varies depending on the property.	-
TV licence	There is a concessionary licence at Bradley Court which covers all tenants.	-
Internet & Telephone provider	Tenants are responsible for arranging their own broadband supplier and telephone lines.	N/A

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Bradley Court

Key Facts for Tenants (2020/2021)



Insurance arrangements

Responsibility of the operator (MHA)	Buildings, Public Liability and Employers' Liability. Included in the service charge.
Responsibility of the tenant	Home contents insurance is strongly recommended. Tenants 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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Your responsibilities

Access for inspections and maintenance	You will be required to allow MHA reasonable access to carry out any emergency repairs, and to carry out 6 monthly property inspections. MHA will make every effort to agree a convenient time with you for any work carried out.
Access for repairs	MHA retain the right to carry out planned maintenance to your property if required. For example replacing kitchens or bathrooms on a scheme. You do not have the right to refuse such work but the Estates team will give you notice of such work and the scheme manager will make arrangements for you to use communal kitchens and bathrooms during work periods.

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Bradley Court

Key Facts for Tenants (2020/2021)



Restrictions

Restrictions on re-letting the property

Tenants must satisfy the scheme's criteria (including age and support needs). The Manager will assess this prior to letting the property. If an individual has personal care needs then this will be assessed prior to letting to ensure these can be met either by MHA or a care agency chosen by the tenant.

*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 tenancy of a property.