

Grace Court

Key Facts for Tenants (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	GRACE COURT Grace Hill, Folkestone, Kent, CT20 1HG
Description	27 one-bedroomed flats, seven of them designed for two people, each with its own living room, kitchen and bathroom.
Status of apartments	Opened in 1988.
Occupancy	Suitable for single or double occupancy.
Tenure	Assured (non-shorthold) tenancy
Nomination arrangements	MHA are responsible for nomination arrangements.

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

Grace 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***

Grace Court

Key Facts for Tenants (2020/2021)



Cost of moving into the property

Advance payments	Service charge is payable in advance for the month ahead.
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.

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

Grace Court

Key Facts for Tenants (2020/2021)



Ongoing charges payable to MHA

Rent	<p>Rent is payable in advance for the month ahead.</p> <p>Single occupation: £74.56 per week Double occupation: £79.78 per week</p>
Service Charge	<p>Service Charge is payable in advance for the month ahead. £57.72 per week</p> <p>This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management.</p> <p>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>
Utilities Charge	<p>Water charges and overnight storage heaters are included in the overall rental charges, residents pay any other utilities (there is no gas in the building).</p> <p>Heating and hot water in flats: 1 person, 1-bed: £6.03 per week 2 person, 1-bed: £10.84 per week</p> <p>Water – personal usage: 1 person, 1-bed: £4.64 per week 2 person, 1-bed: £5.41 per week</p>
Emergency response	<p>Tenants can contact Astraline – a 24 hour service for when the scheme manager is off site.</p>

For further information please see the Residents' Handbook

Grace Court

Key Facts for Tenants (2020/2021)



Care costs

Nursing Care	MHA does not provide nursing care at this location.	-
---------------------	---	---

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

Grace Court

Key Facts for Tenants (2020/2021)



Ongoing costs to external bodies

Utility bills	Tenants pay utility bills other than water charges. (Overnight storage heaters are included in the rent)	-
Council tax	It is the Tenants responsibility to arrange payment of Council Tax. The Council Tax rate varies depending on the property.	-
TV licence	Tenants aged 60-75 pay £7.50 each towards the concessionary TV licence every year. This is arranged through the scheme manager. A free licence is available on application to those over 75.	-
Internet & Telephone provider	Tenants have access to a communal PC. Tenants are responsible for arranging their own broadband supplier and telephone lines.	-

For further information please see the Residents' Handbook

Grace 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 owner	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.

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

Grace Court

Key Facts for Tenants (2020/2021)



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.

For further information please see the Residents' Handbook

Grace 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).

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

Date	1 st April 2020
-------------	----------------------------

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.