

# Portland House

## Key Facts for Tenants (2020/2021)



### Property Details

<b>Name of operator(s)</b>	Building owned by ForHousing.  MHA (Methodist Homes) provide care and support.
<b>Name of scheme</b>	PORTLAND HOUSE Clarence Street, Newton le Willows, Merseyside, WA12 9EU
<b>Description</b>	8 studio apartments.  These are arranged at ground level with wheelchair access throughout, and each apartment contains an en-suite bathroom.
<b>Status of apartments</b>	Opened in 2003.
<b>Occupancy</b>	Suitable for single occupancy.
<b>Tenure</b>	All rentals.
<b>Nomination arrangements</b>	Via St Helens Council.
<b>Care provider</b>	MHA is the care provider.

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

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

#### Repair and redecoration costs

ForHousing are responsible for repairs to fixtures, fittings and décor which are not due to fair wear and tear.

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 to ForHousing.

The same liability will fall on tenants, or their representative, if they move into nursing care or die.

#### Subletting charges

ForHousing do not allow Tenants to sublet their properties.

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### Cost of moving into the property

<b>Advance payments</b>	ForHousing can provide information about advance payments.
<b>Other costs</b>	<p>There is no charge for a care assessment. The incoming tenant will be responsible for their own legal costs (if any) and removal costs.</p> <p>The incoming tenant is responsible for informing the utility providers and the council tax office of the date they moved in – council tax is incorporated in the rent.</p>

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### Ongoing charges payable to MHA

<b>Rent</b>	<p>The weekly rent will be advised at time of availability.</p> <p>Rent is payable in advance for the month ahead.</p>
<b>Emergency Response</b>	<p>This scheme has 'Supporting People' funding – which provides constant support in the event of an emergency.</p> <p>Staff are on duty 24 hours a day.</p>

*For further information please see the Residents' Handbook*

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### Care costs

<b>Nursing Care</b>	MHA does not provide nursing care.	N/A
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*For further information please contact the **Scheme Manager***

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### Ongoing costs to external bodies

<b>Council tax</b>	Council tax is included in the rent.	-
<b>TV licence</b>	The TV licence is provided by ForHousing.	-
<b>Internet &amp; Telephone provider</b>	Free Wifi is provided in communal areas only.  If they wish, tenants can arrange their own broadband supplier after speaking to the manager.	-

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### Insurance arrangements

<b>Responsibility of the operators (MHA &amp; ForHousing)</b>	Buildings, Public Liability and Employers' Liability – included in the rent.
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<b>Responsibility of the tenant</b>	The Manager will provide information about insurance.
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### Your responsibilities

<b>Access for inspections and maintenance</b>	<p>You will be required to allow ForHousing reasonable access to carry out any emergency repairs, and to carry out 6 monthly property inspections.</p> <p>ForHousing will make every effort to agree a convenient time with you for any work carried out.</p>
<b>Access for repairs</b>	<p>ForHousing retain the right to carry out planned maintenance to your property if required – for example, replacing kitchens or bathrooms on a scheme.</p>

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### 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.

The Manager can provide more information.

*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 tenancy of a property.