

# TERRILL COURT: KEY FACTS FOR LEASEHOLDERS

## Property details

Section	Details
<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	TERRILL COURT 12-14 Apsley Road, Bristol, BS8 2SP
<b>Description</b>	13 flats – both one bedroom apartments, and two penthouse suites with two bedrooms
<b>Status of apartments</b>	The apartments opened in 2007.
<b>Occupancy</b>	Suitable for single or double occupancy.
<b>Tenure</b>	Leasehold. 125 years from 1 <sup>st</sup> April 2007.
<b>Further information</b>	Please see the Residents' Handbook.



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## Charges when leaving, selling or subletting the property

Section	Details
<b>Contingency Fund contribution</b>	<p>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.</p> <p>The contribution is 1 % of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.</p>
<b>Other costs</b>	<p>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.</p> <p>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.</p> <p>Owners will have to pay the usual costs associated with any property sale.</p>
<b>Further information</b>	For further details please see the Residents' Handbook

## Cost of moving in to the property

Section	Details
<b>Asking price</b>	Set by the private vendor.
<b>Deposit</b>	Agreed between the parties for a resale.
<b>Other costs</b>	The person moving in will be responsible for their own legal and removal costs.
<b>Further information</b>	Please see the Residents' Handbook



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## Ongoing charges payable to MHA

Section	Details	Cost
<b>Service Charge</b>	<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>	£48.73 per week
<b>Utilities charge</b>	Residents are responsible for their own utilities.	N/A
<b>Emergency Response</b>	<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>	N/A
<b>Ground Rent</b>	Amount per annum per apartment. Changes every 5 years from the first Review Date – April 2012.	£300-400 per annum
<b>Further information</b>	Please see the Residents' Handbook	



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## Care costs

<b>Section</b>	<b>Details</b>	<b>Cost</b>
<b>Nursing Care</b>	MHA does not provide nursing care.	N/A



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## Ongoing costs to external bodies

Section	Details	Cost
<b>Utility bills</b>	Residents are responsible for their own utilities.	N/A
<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax.	Band B: £1,541.65 Band D: £1,982.11
<b>TV licence</b>	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.	£154.50 annual charge
<b>Internet &amp; Telephone provider</b>	Free Wi-Fi is provided in communal areas only.  Residents are responsible for arranging their own broadband supplier and telephone lines.	N/A
<b>Further information</b>	Please see the Residents' Handbook	

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## Insurance arrangements

Section	Details
<b>Responsibility of the operator (MHA)</b>	Communal Buildings Insurance, Public Liability and Employers' Liability are Included in the service charge.
<b>Responsibility of the owner</b>	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 details of a policy for MHA residents.
<b>Further information</b>	Please see the Residents' Handbook

## Understanding the Contingency Fund

Section	Details
<b>What is the Contingency Fund?</b>	This is funded from deferred fees and covers spending for the repair or renewal of communal areas, roofs, lifts, etc., identified from stock condition surveys.
<b>Further information</b>	Please see the Residents' Handbook

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## Restrictions

Section	Details
<b>Restrictions on selling the property</b>	Purchasers must satisfy the scheme's criteria (including age and care needs). The Manager will assess this prior to purchase.  MHA has an option to buy back the property if we choose to. If we do buy back the property, we will do so at 95% of the open market value as determined by an independent valuer.
<b>Further information</b>	Please see the Residents' Handbook

<b>Date</b>	1 <sup>st</sup> April 2019
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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 lease.

