

MARTIN GRANGE: KEY FACTS FOR TENANTS

Property details

Section	Details
Name of operator	MHA - Methodist Homes
Name of scheme	MARTIN GRANGE 5 Otley Road, Harrogate, HG2 0DL
Description	<p>33 Properties:</p> <p>2 x 1 bed apartments 23 x 2 bed apartments 2 x 2 bed cottages 2 x 1 bed bungalow</p> <p>4 x 2 bed apartments in Kettlewell Court, adjoining Martin Grange which is over 3 floors with a platform lift. The Main building has 25 flats over 4 floors with a mixture of one, two and three bedroom. They are unfurnished, but carpeted throughout.</p> <p>Gas central heating; fitted kitchen with integrated hob, oven, fridge/freezer, dishwasher and washer/dryer; wet room with non-slip floor Contact MHA to find out which of these are rentals</p>
Status of apartments	Pre-Owned properties refurbishment and extension from 2010.
Occupancy	Suitable for 1 or 2 people
Tenure	Assured (non-shorthold) tenancy
Nomination arrangements	There are no nomination arrangements in place with the local authority. MHA may seek references prior to agreeing the tenancy.
Care provider	Tenants can choose a care agency of their choice. MHA provide personal care for those who wish to purchase this from MHA care and support team.
Further information	Please see the Residents' Handbook and the Care Service Guide



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Charges when leaving, selling or subletting the property

Section	Details
Repair and redecoration costs	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.
Further information	Please see the Residents' Handbook

Cost of moving into the property

Section	Details
Advance payments	Four weeks rent, service charges and wellbeing charges are payable in advance for the month ahead.
Other costs	There is no charge for a care assessment done by MHA. 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.
Further information	Please see the Residents' Handbook

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Ongoing charges payable to MHA

Section	Details	Cost
Rent	<p>The weekly rent is payable in advance for the month ahead.</p> <p>This will be advised at the time of availability.</p>	TBC
Service Charge	<p>The service charge is payable in advance for the month ahead.</p> <p>It 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 and heating, water and hot water in the apartments.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	£54.98 per week
Utilities Charge	<p>Heating, water and hot water included in the service charge.</p>	Included in the Service Charge
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>	£89.40 per week
Ongoing charges payable to MHA continue on the next page .		



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Ongoing charges payable to MHA (continued)

Section	Details	Cost
Emergency Response	<p>Emergency response is covered by the Wellbeing charge.</p> <p>This is not a care service but will provide support in a medical emergency and will co-ordinate calls to GP or emergency services.</p> <p>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.</p>	Covered by the Wellbeing Charge
Further information	Please see the Residents' Handbook	

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Care costs

Section	Details	Cost
Personal care charges	This covers the cost of any personal care that is individual to you and provided by MHA. For example: washing, dressing, medication assistance, etc.	£21.61 per hour This can be charged in 15 minute intervals.
Nursing Care	MHA does not provide nursing care.	N/A
Further information	Please see the Care Services Guide	

Additional MHA services

Section	Details	Cost
Maintenance service	A maintenance service is available. For example: for small jobs and repairs.	£21.61 per hour This can be charged 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.)	£16.16 per hour This can be charged in 15 minute intervals.
Escort service	A shopping/ escort service is available For example: for a member of staff to accompany you to appointments, to go shopping, etc., if required	£21.61 per hour This can be charged 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

Section	Details	Cost
Utility bills	It is the Tenants responsibility to have their own contracts with an electricity supplier.	N/A
Council tax	It is the Tenants responsibility to arrange payment of Council Tax.	Band C: £1,670.33 Band D: £1,879.12 Band E: £2,296.71
TV licence	It is the Tenants 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
Internet & Telephone provider	Free Wifi is provided in communal areas only. Tenants are responsible for arranging their own broadband supplier and telephone lines.	N/A
Further information	Please see the Residents' Handbook	

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Insurance arrangements

Section	Details
Responsibility of the operator (MHA)	Buildings, Public Liability and Employers' Liability. Included in the service charge. There is an excess of £10,000 on buildings insurance claims within retirement living properties. This means residents must jointly meet the first £1,000 of any claim: MHA will then be responsible for the remaining £9,000 up to our policy excess of £10,000.
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.
Further information	Please see the Residents' Handbook

Your responsibilities

Section	Details
Access for inspections and maintenance	You will be required to allow MHA reasonable access to carry out any emergency repairs, to service the boiler 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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Restrictions

Section	Details
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.
Further information	Please see the Residents' Handbook

Date	1 st 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.

