

# Fitzwarren Court

## Key Facts for Leaseholders (2020/2021)



### Property Details

<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	FITZWARREN COURT Kingsdown Road, Swindon, SN3 4TD
<b>Description</b>	37 Apartments:  4 x studio 8 x 1-bedroom apartments 22 x 2-bedroom apartments 3 x 2-large bedroom apartments  On 3 floors (one lift), unfurnished, gas central heating, 1 & 2 bed apartments have fitted kitchen with hob, oven, fridge/freezer. Studios have fitted kitchen with fridge and microwave.
<b>Status of apartments</b>	Purpose-built in 2015. All Pre-Owned.
<b>Occupancy</b>	For one or two people
<b>Tenure</b>	Leasehold. 125 years from 1 March 2014
<b>Care provider</b>	Tenants can choose a care agency of their choice.  MHA does provide personal care with our onsite team dependent on staffing resources at the time. We will endeavour to meet your needs where possible.

*For further information please see the Residents' Handbook*

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

#### Contingency Fund contribution

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. The contribution is 1% of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

#### For example:

A leaseholder who sells a property owned for five years for £250,000, will have to pay £12,500 calculated as follows:

- 1% of £250,000 = £2,500
- 5 years x £2,500 = £12,500

Contingency Fund Contribution = £12,500

#### MHA administration fee for sale

Covers the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. The fee is at least £499 inc VAT.

#### Other costs

The owner (or the owner's estate) will remain liable for all charges due until the re-sale process has been fully completed. This includes the Inclusive charges are applicable.

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.

Owners will have to pay the usual costs associated with any property sale.

#### Subletting charges

Properties may be sublet in accordance with terms of the lease only to an approved occupier who satisfies the scheme's criteria and with written approval from MHA.

Subleases may be required to undergo referencing (and pay a fee for this) prior to approval being given by MHA. The owner will need to pay MHA's legal fees for the sublet and the Contingency Fund contribution and will remain liable for the Inclusive charges.

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### Cost of moving into the property

<b>Asking price</b>	Set by MHA on sale of a bought-back property or otherwise by the private vendor.
<b>Deposit</b>	A reservation fee of £1,000 is payable if purchased from MHA. Agreed between the parties for a private sale.
<b>Other costs</b>	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs.

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### Ongoing charges payable to MHA

The **Inclusive Living Plan** includes your wellbeing service, food and service charge – as detailed below:

**Wellbeing Service:** This includes 24-hour staffing on site, help in an emergency, signposting to other support, advice, befriending and advocacy services and the co-ordination of an activities and events programme. It also includes **Emergency Response** which provides support in a medical emergency and will co-ordinate calls to a GP or emergency service. Any other care will be included in your care plan(s) and form part of your care agreement(s) and will be charged for separately.

**Food Charge:** This includes one meal a day

**Service Charge:** This is based on the weekly charges shown (which vary by the type of apartment, occupancy, and meals provided). It covers building insurance and estate management, external window cleaning, the upkeep of shared facilities, the costs of water and sewerage, heat and power to your apartment and one hour domestic assistance per week. MHA does not receive any incentives from suppliers for services paid for through the service charge.

The charges payable per week for the different apartments, with one or two occupants, are as follows:

Apartment Type & Occupancy	Weekly Charge
<b>Studio</b> apartments to purchase (1 person – one meal)	£188.42
<b>Studio</b> apartments to purchase (2 people – one meal)	£268.65
<b>1-bed</b> apartments to purchase (1 person – one meal)	£216.08
<b>1-bed</b> apartments to purchase (2 people – one meal)	£296.31
<b>2-bed</b> apartments to purchase (1 person – one meal)	£235.93
<b>2-bed</b> apartments to purchase (2 people – one meal)	£316.16
<b>2-bed large</b> apartments to purchase (1 person – one meal)	£284.73
<b>2-bed large</b> apartments to purchase (2 people – one meal)	£364.96

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### Care costs

<b>Personal care charge</b>	<p>This covers the cost of any personal care that is individual to you and provided by MHA.</p> <p>This will depend on staffing resources at the time. We will endeavour to meet your needs whenever possible.</p> <p><b>For example:</b> for washing, dressing, medication assistance, etc.</p>	<p>£19.17 per hour</p> <p><b>(Note:</b> This is chargeable in 15 minute intervals)</p>
<b>Nursing Care</b>	<p>MHA does not provide nursing care at Fitzwarren Court.</p>	-

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

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### Additional MHA Services

<b>Maintenance service</b>	Maintenance carried out within a resident's own property. <b>For example:</b> small jobs and repairs	£23.01 per hour <b>(Note:</b> This is chargeable in 15 minute intervals)
<b>Domestic service charge</b>	This covers the cost of any domestic service that is individual to you and provided by MHA. <b>For example:</b> housework (vacuuming, dusting, cleaning kitchens/bathrooms etc.)	£16.42 per hour <b>(Note:</b> This is chargeable in 15 minute intervals)
<b>Laundry service</b>	A laundry service is available on site.	<b>Laundry:</b> £16.42 per load <b>Ironing:</b> £16.42 per load
<b>Carpet cleaning</b>	A carpet cleaning service is available.	£27.53 per carpet
<b>Escort service</b>	An escort service is available. <b>For example:</b> for a member of staff to accompany you to appointments, to go shopping etc. if required.	£19.17 per hour

*All additional services quoted are the same cost at weekends and Bank holidays*

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### Ongoing costs to external bodies

<b>Utilities charges</b>	The gas, water and electricity is included in the Inclusive Charge.	-
<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax.  The Council Tax rate varies depending on the property.	-
<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.	£157.50 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 & telephone supplier.	-

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### Insurance arrangements

<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. Leaseholders 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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### Understanding the Contingency Fund

**What is the Contingency Fund?**

This is funded from deferred fees (see above) and covers spending for the repair or renewal of communal areas, roofs lifts, etc., identified from stock condition surveys.

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### Restrictions

#### Restrictions on selling the property

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

MHA has an option to buy back the property at 95% of the open market value as determined by an independent valuer.

*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.