

Hebron Court

Key Facts for Leaseholders (2020/2021)



Property Details

Name of operator	MHA - Methodist Homes
Name of scheme	HEBRON COURT Woodland House Flats 1-27, Hebron Court, 46 Rollesbrook Gardens, SOUTHAMPTON, SO15 5WB Acorn House Flats 28-43, Hebron Court, 35 Hill Lane, SOUTHAMPTON, SO15 5WE
Description	43 flats – both one and two bedroom apartments
Status of apartments	The apartments opened in 2012.
Occupancy	Suitable for single or double occupancy.
Tenure	36 of the apartments are Leasehold. 125 years from 1 st April 2005.
Care provider	Residents 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 a 1% flat contingency fee based on sale price received. There is also an additional 1% chargeable if MHA introduce a purchaser.

Charges when leaving, selling or subletting the property continue on the next page.

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Charges when leaving, selling or subletting the property (continued)

Other costs

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.

Owners to redecorate at least once in every seven years.

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 only with written approval from MHA.

Subletees 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.

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

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Cost of moving in to the property

Asking price	Set by the private vendor.
Deposit	Agreed between the parties for a resale.
Other costs	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

Service Charge	<p>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. It includes the costs of heating, lighting and water for the communal areas, and water for the apartments.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p> <p>This charge changes annually in April.</p>	<p>£82.93 per week</p> <p>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>
Utilities charge	<p>Water charges are included in the service charge.</p>	
Wellbeing Charge	<p>The Wellbeing Charge is payable in advance for the month ahead.</p> <p>This includes 24 hour staffing on site. Activities are co-ordinated separately by the Live at Home Service.</p>	<p>£52.05 per week (per apartment)</p> <p>(Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease)</p>

*Ongoing charges payable to MHA continue on the **next page**.*

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Ongoing charges payable to MHA (continued)

Emergency Response	Emergency response is covered by the Wellbeing charge . This is not a care service but will provide support in a medical emergency and will co-ordinate calls to GP or emergency services. 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.	-
Ground Rent	Amount per apartment or studio.	£1.15 per week

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Care costs

Personal care charge	<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>For example: for washing, dressing, medication assistance, etc.</p>	<p>£19.26 per hour</p> <p>(Note: This is chargeable in 15 minute intervals.)</p>
Nursing Care	<p>MHA does not provide nursing care at this location.</p>	-

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

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Additional MHA Services

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.)	£12.44 per hour (Note: This is chargeable in 15 minute intervals.)
Laundry service	A laundry service is available for washing.	£7.20 per load

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

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Ongoing costs to external bodies

Utility bills	Residents are responsible for their own utilities – only water is included in the service charge.	-
Council tax	It is the Residents responsibility to arrange payment of Council Tax.	-
TV licence	<p>It is the Residents responsibility to buy their own TV licence.</p> <p>A free licence is available on application to those over 75.</p> <p>If you are blind (severely sight impaired), you are still able to apply for a 50% concession.</p>	£157.50 annual charge
Internet & Telephone provider	<p>It is the Residents responsibility to arrange their own broadband supplier.</p> <p>An Internet line can be installed by external providers however this needs to be agreed by MHA locally at the scheme.</p>	-

For further information please see the Residents' Handbook

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Insurance arrangements

Responsibility of the operator (MHA)

Buildings, Public Liability and Employers' Liability are Included in the service charge.

Responsibility of the owner

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 more information.

For further information please see the Residents' Handbook

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Understanding the Contingency Fund

What is the Contingency Fund?

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.

For further information please see the Residents' Handbook

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Restrictions

Restrictions on selling the property

Purchasers must satisfy the scheme's criteria (including age and care 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 that these can be met, either by MHA or a care agency chosen by the purchaser.

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

Date	1 st 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 acquisition of a property.