

# THE PADDOCK: KEY FACTS FOR LEASEHOLDERS

## Property details

Section	Details
<b>Name of operator</b>	MHA - Methodist Homes
<b>Name of scheme</b>	THE PADDOCK Meadow Drive, Muswell Hill, London, N10 1PL
<b>Description</b>	31 one bedroom apartments.
<b>Status of apartments</b>	Opened in 1987.
<b>Occupancy</b>	Suitable for single or double occupancy.
<b>Tenure</b>	Assured (non-shorthold) tenancy
<b>Care provider</b>	Residents can choose a care agency of their choice. MHA can provide personal care for those who wish to purchase this from MHA care and support team
<b>Further information</b>	Please see the Residents' Handbook and the Care Service Guide



# THE PADDOCK: KEY FACTS FOR LEASEHOLDERS

## 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>There is a 0.5% contingency fund fee (flat rate) depending on the flat.</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, wellbeing 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>	Please see the Residents' Handbook

## Cost of moving into 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>	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs.
<b>Further information</b>	Please see the Residents' Handbook



# THE PADDOCK: KEY FACTS FOR LEASEHOLDERS

## Ongoing charges payable to MHA

Section	Details	Cost
<b>Service Charge</b>	<p>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. It also includes gas for the residents apartment.</p> <p>MHA does not receive any incentives from suppliers for services paid for through the service charge.</p>	<p>£71.01 per week</p> <p>(Including a weekly £5.04 heating charge)</p>
<b>Utilities Charge</b>	Residents are responsible for their own meter for electricity.	N/A
<b>Wellbeing Charge</b>	<p>Care staff are on site between 8am and 10pm.</p> <p>This charge includes help in an emergency, signposting to other support, advice, befriending and advocacy services and the co-ordination of an activities and events programme.</p> <p>Wellbeing payable in advance for the month ahead.</p>	£63.95 per week

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

# THE PADDOCK: KEY FACTS FOR LEASEHOLDERS

## Ongoing charges payable to MHA (continued)

Section	Details	Cost
<b>Emergency Response</b>	<p>Emergency response is covered by the <b>Wellbeing charge</b>.</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>Pull cords and pendants are answered and assisted by Astraline who deal with any emergencies between 10pm and 8am.</p>	Included in the wellbeing charge
<b>Ground rent</b>	This is reviewed every fifth year from April 2019.	£338.40 per annum
<b>Further information</b>	Please see the Residents' Handbook	

# THE PADDOCK: KEY FACTS FOR LEASEHOLDERS

## Care costs

Section	Details	Cost
<b>Personal care charge</b>	This covers the cost of any personal care that is individual to you and provided by MHA. <b>For example:</b> washing, dressing, medication assistance, etc.	£20.87 per hour
<b>Nursing Care</b>	MHA does not provide nursing care.	N/A
<b>Further information</b>	Please see the Care Services Guide	

## Additional MHA services

Section	Details	Cost
<b>Maintenance service</b>	Maintenance carried out within a residents own property. <b>For example:</b> for small jobs and repairs.	£16.67 per hour
<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.) Not provided in flats, communal areas only.	£16.00 per hour
<b>Escort service</b>	An escort service is available.	£20.87 per hour
All additional services quoted are the same cost at weekends and Bank holidays.		



# THE Paddock: KEY FACTS FOR LEASEHOLDERS

## Ongoing costs to external bodies

Section	Details	Cost
<b>Utility bills</b>	Residents are responsible for their own meter for electricity.	N/A
<b>Council tax</b>	Residents are responsible to register and pay Council Tax.	TBC
<b>TV licence</b>	<p>Tenants under 75 are eligible for a concessionary TV licence.</p> <p>The cost of a TV licence for the communal lounge is included in the Service Charge.</p>	<b>Concessionary licence:</b> £7.50 per annum
<b>Internet &amp; Telephone provider</b>	<p>Free Wifi is provided in communal areas only.</p> <p>Residents are responsible for arranging their own broadband supplier and telephone lines.</p>	N/A
<b>Further information</b>	Please see the Residents' Handbook	

# THE Paddock:

## KEY FACTS FOR LEASEHOLDERS

### Insurance arrangements

Section	Details
<b>Responsibility of the operator (MHA)</b>	Buildings, 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 more information.
<b>Further information</b>	Please see the Residents' Handbook

### Restrictions

Section	Details
<b>Restrictions on selling the property</b>	<p>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.</p> <p>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.</p>
<b>Further information</b>	Please see the Residents' Handbook

<b>Date</b>	1 <sup>st</sup> April 2019
-------------	----------------------------

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.

