

# MOOR ALLERTON CARE CENTRE

## Key Facts for Tenants 2024/25



### Property Details

<b>Operator</b>	MHA - Methodist Homes
<b>Landlord</b>	MHHA - Methodist Homes Housing Association
<b>Address</b>	2 – 4 Cranmer Close, Leeds, LS17 5PT
<b>Description</b>	70 Apartments (1 & 2-bed).
<b>Status</b>	Purpose-built in 2004. All Pre-rented.
<b>Occupancy</b>	Suitable for one or two people.
<b>Tenure</b>	Assured (non-shorthold) tenancy.
<b>Nomination Arrangements</b>	Leeds City Council have 93% nomination rights.
<b>Care provider</b>	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. This is charged by Leeds City Council.

### Charges when leaving or subletting the property

<b>Repair and redecoration costs</b>	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.
<b>Other costs</b>	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 pass away.
<b>Subletting charges</b>	Tenants can't sublet their properties at Moor Allerton Care Centre.

### Cost of moving into the property

<b>Advance payments</b>	Payment for 4 weeks rent, and service charge are payable from the start of the tenancy, for example: If your tenancy starts on the 30 <sup>th</sup> March, payment will be required for the 30 <sup>th</sup> March – 26 <sup>th</sup> April and so on.
<b>Other costs</b>	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.

## Ongoing charges payable to MHA

**Rent** 1-bed: **£106.45** per week (per apartment)  
2-bed: **£122.95** per week (per apartment)

This is payable in advance for the month ahead.

**Service Charge** **£81.78** per week (per apartment)

This is payable in advance for the month ahead.

This covers communal cleaning and maintenance, external window cleaning, water and sewerage, heating, lighting for the communal areas, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas and the personal supply of water and gas.

MHA does not receive any incentives from suppliers for services paid for through the service charge.

### Utilities Charges

Tenants pay a gas and water charge to MHA in addition to the service charge, as specified below:

Gas charge: **£14.15** per week (per apartment)

Water charge: **£4.53** per week (per apartment)

## Care costs

**Personal care** This covers the cost of any personal care that is individual to you and provided by MHA.

However, the cost is charged by Leeds City Council (in the nominated apartments only) and will be discussed with you at the time of your assessment.

**Nursing care** MHA does not provide nursing care at Moor Allerton Care Centre.

## Additional MHA Services - Charges from 1<sup>st</sup> April 2024

**Maintenance service** **£30.24 plus VAT** per hour

This is chargeable in 15-minute intervals.

This includes maintenance carried out within a resident's own property. For example: small jobs and repairs.

**Domestic service** **£20.11** per hour

This is chargeable in 15-minute intervals.

This includes any domestic service that is individual to you and provided by MHA. For example: housework such as vacuuming, dusting, cleaning kitchens/bathrooms etc.

**Laundry service**      **£10.03** per load (Additional **£20.11** per hour for ironing)  
A laundry service is available.

**Escort service**      **£20.98** per hour  
This is chargeable in 15-minute intervals.  
For example: for a member of staff to accompany you to appointments, to go shopping, etc., if required.

**Carpet cleaning**      **£39.49** per room  
A carpet cleaning service is available.

**Guest room**      **£39.51 Plus Vat** per night  
A guest room is available.

### Ongoing costs to external bodies

**Utility bills**      It is the Tenants responsibility to have their own contracts with an electricity supplier.

**Council tax**      It is the Tenants responsibility to arrange payment of Council Tax.

**TV licence**      Moor Allerton Care Centre have been granted a concessionary TV licence.  
  
Under this licence, there is no charge for any residents over 75, whilst residents under 75 will need to pay **£7.50 per annum**.  
  
If you are blind (severely sight impaired), you are eligible to apply for a 50% concession. For further information, please visit [www.tvlicensing.co.uk](http://www.tvlicensing.co.uk).

**Internet & Telephone**      Free Wi-Fi is provided in communal areas only. Tenants are responsible for arranging their own telephone lines. Any internet must be through Sky – the Housing with Care Staff will provide more information about this.

### Insurance arrangements

**Responsibility of the operator**      Buildings, Public Liability and Employers' Liability. Included in the service charge.

**Responsibility of the tenant**      Home contents insurance is strongly recommended. Tenants are responsible for selection their own provider.

## Your Responsibilities

### 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 Housing with Care Staff will make arrangements for you to use communal kitchens and bathrooms during work periods.

## Restrictions

### Restrictions on re-letting the property

Tenants must satisfy the scheme's criteria (including age and support needs). The Housing with Care Staff 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.

The information in this document is correct as of **1<sup>st</sup> April 2024**.

The information in this document does not in any way form part of a contract or warranty. The tenancy agreement sets out the conditions to be observed by tenants and the charges applicable to the specific property.

For further information on any items detailed in this Key Facts document, please contact the **Housing with Care Staff** or consult the **Residents Handbook**.

Please note that all charges are variable and subject to a review, which is usually once a year.

### Legal and Financial

We encourage you to discuss your housing options with your family and friends, and to seek independent Legal and Financial advice, support and representation as appropriate, in connection with a move to an MHA retirement community.