

MOORLANDS

Key Facts for Leaseholders 2024/25



Property Details

Operator	MHA - Methodist Homes
Address	17 Beddington Gardens, Wallington, Surrey, SM6 0JF
Description	23 Apartments (1-bed & 2-bed).
Status	Opened in 2005. All Pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years from and including 1 st April 2004.

Charges when leaving, selling or subletting the property

MHA Administration Fee for Sale	1% flat administration fee upon sale. The costs of processing sale documents, dealing with enquiries from solicitors, and signing documents is covered by the administration fee payable by the seller upon sale or transfer of the lease.
Other costs	The owner (or the owner's estate) will remain liable for all charges due until the resale has been completed. This includes the service charge and ground rent as applicable. Owners to redecorate at least once in every seven years and pay the usual costs associated with any property sale.
Subletting charges	Properties may be 'sublet' in the form of a permitted underlease only to an Approved Purchaser in accordance with the terms of the lease. The proposed occupier would need to be assessed by MHA before any assignment or 'underletting'.

Cost of moving into the property

Asking price	Set by the private vendor.
Deposit	Agreed between the parties for a resale.
Other costs	The person moving in will be responsible for their own legal and removal costs.

Ongoing charges payable to MHA

Service Charge £350.66 per month (per apartment)

Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease. For illustration purposes, the weekly service charge is:

£80.70 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, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas only.

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

Utilities charge Residents are responsible for their own utilities.

Emergency Response Tenants can contact Astraline – a 24-hour service for when the Staff is off site.

Ground rent 1-bed: **£300.00** per annum (per apartment)
2-bed: **£450.00** per annum (per apartment)

The Ground rent increases to £900.00 on 1st April 2030 with stepped increases thereafter by doubling each previous rent amount every 24 subsequent years of the term. See the lease for further details.

If you both exchanged contracts and also completed a new lease on or after 1st April 2023, you will not be required to pay ground rent due to changes in the law. Your lease itself will contain further details regarding this.

Care costs

Personal care MHA does not provide personal care at Moorlands.

Nursing care MHA does not provide nursing care at Moorlands.

Additional MHA Services – Charges from 1st April 2024

Guest room **£37.50*** per night a guest room is available.

**20% VAT applicable to charge*

Ongoing costs to external bodies


Utility bills	It is the Residents responsibility to arrange contracts with utility suppliers.
Council tax	It is the Residents responsibility to arrange payment of Council Tax.
TV licence	<p>£169.50 annual charge</p> <p>It is the Residents responsibility to buy their own TV licence.</p> <p>A free licence is available by application to those over 75, who are also in receipt of pension credit. If you are blind (severely sight impaired), you are eligible to apply for a 50% concession.</p> <p>For further information, please visit www.tvlicensing.co.uk.</p>
Internet & Telephone	Residents are responsible for arranging their own broadband supplier and telephone lines.

Insurance arrangements

Responsibility of the operator	Buildings, Public Liability and Employers' Liability are all included in the service charge.
Responsibility of the owner	Home contents insurance is strongly recommended. Residents are responsible for selecting their own provider.

Restrictions

Restrictions on selling the property	<p>Purchasers must satisfy the scheme's criteria (including age and support needs). The Staff 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.</p> <p>The leasehold properties at Moorlands are Non-Guaranteed Buy Backs, therefore, MHA has an option to buy-back if they wish.</p> <p>If MHA chooses to exercise this option, they will buy back the property at 95% of the open market value as determined by an independent valuer.</p>
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The information in this document is correct as of **1st April 2024**.

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

For further information on any items detailed in this Key Facts document, please contact the **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.