ADLINGTON HOUSE, WOLSTANTON
Key Facts for Leaseholders 2025/26

Property Details	
Operator	MHA - Methodist Homes
Landlord	MHA - Methodist Homes
Community	High Street, Wolstanton, Newcastle under Lyme, ST5 0HZ. Purpose-built in 2014.
Property type	64 Apartments (11 x 1-bed, 46 x 2-bed & 7 x 3-bed)
Status	All pre-owned.
Occupancy	The 1 and 2-bedroom apartments are suitable for one or two people. The 3-bedroom apartments are suitable for one, two or three people.
Tenure	Leasehold – 125 years from and including 1st May 2014.
Subletting	Subletting on a tenancy is not permitted. Properties may be ‘underlet’ 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’.
Care provider	Residents can choose a care agency of their choice.

Cost of moving in	
Purchase price	Please see sales particulars for individual property pricing.
Reservation fee	Agreed between the parties for a re-sale.
Deposit	Agreed between the parties for a re-sale.
Other costs	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs and any Stamp Duty Land Tax due.

Ongoing charges payable to MHA	
Service Charge	1-bed: **£583.64** per month (per apartment) 2-bed: **£688.87** per month (per apartment) 3-bed: **£828.59** per month (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 and water for the apartments. MHA does not receive any incentives from suppliers for services paid for through the service charge. This also covers the duty officer role, which provides 24-hour staffing. For further information see ***Service Charge Guide for Owners***.
Ground rent	Not applicable
Utilities	Water charges are included in the service charge.
Emergency alarm	Covered by the service charge

Care charges	
Personal care	Residents can choose a care agency of their choice.
Nursing care	MHA does not provide nursing care at Adlington House, Wolstanton.

Additional MHA Services - Charges from 1st April 2025	
Domestic service	**£22.52 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.
Maintenance service	**£26.00*** 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.
Guest room	**£40.00*** per night A guest room is available.

**VAT included*

Ongoing charges payable to third parties	
Utility bills	It is the Residents responsibility to arrange their own contracts with an electricity supplier.
Council tax	Bands C-E depending on the property. It is the Residents responsibility to arrange payment of Council Tax. Details are available from Newcastle-under-Lyme Borough Council.

TV licence	Please see www.tvlicensing.co.uk
Internet/Broad band	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier and telephone lines.
Telephone	Residents are responsible for arranging their own telephone lines.
Digital TV	Residents are responsible for arranging contracts with external providers. There are no communal ariels or satellite dishes.

Charges when leaving, selling or subletting	
Contingency fee	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
Communal Facilities fee	This Fee contributes to the costs of providing the communal facilities (restaurant, lounges, activity and craft room, guest suite, offices, mobility scooter store, hairdressing salon and specialist assisted spa and therapy room). The fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year; capped at 10 years. For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £15,625, calculated as follows: • 1.25% of £250,000 = £3,125 5 years x £3,125 = £15,625 = Communal Facilities Fee
MHA Administration Fee for Sale	Covers the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. The fee will be at least £372 including VAT.
Estate agency Charges	Not applicable. MHA does not offer a estate agency service.
On going charges	Liability for the service charge remains with the leaseholder or the Estate until ownership passes once again. The owner (or the owner's estate) will remain liable for all charges due until the buy back or resale has been completed. This includes the inclusive charges as applicable.
Redecoration costs	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.

Subletting Charges	Subtenants will be liable for all the charges shown in these Key Facts.

Insurance

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

Funding of major repairs

The contingency fund is built up from deferred fees that are paid when properties are resold and the amount payable is determined by the terms of the lease. The fund is built up to cover major works, such as roof replacement, lift replacement, doors/windows etc. and MHA maintain detailed stock condition information on a scheme-by-scheme basis to ensure that sufficient funds are available when work is required.

Each year, MHA publish the balance of the contingency fund within the scheme's service charge accounts, and this will advise leaseholders and potential customers on the balance and what work has been completed in the financial year that the accounts cover.

In order to protect contingency fund monies for leaseholders these are held in individual scheme bank accounts, and this information is provided within the annual service charge accounts.

Contingency fund monies can only be used for the purpose for which it has been collected and the fund belongs to and is controlled by MHA. Contingency funds can go into deficit with MHA covering the cost of works as the freeholder. Leaseholders would not be required to "top up" the fund to cover works even if there was an insufficient balance.

Constraints on selling

Purchasers must satisfy the scheme's criteria (Minimum age is 55 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.

There is no option for MHA to buy back the properties at Adlington House, Wolstanton.

Date

The information in this document is correct as of **1st April 2025**.

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, financial/benefits and any other appropriate advice, support and representation, in connection with a move to an integrated retirement community.

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