

ALEXANDRA COURT

Key Facts for Leaseholders 2025/26



Property Details

Operator	MHA - Methodist Homes
Community	Marine Parade, Dovercourt, Essex, CO12 3LL. Fully refurbished in 2012.
Property type	14 Apartments (10 x 1-bed Apartments, 2 x large studios & 2 x small studios).
Status	All pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years from and including 1st January 2012.
Subletting	Subletting is not permitted.

Cost of moving in

Price	Please see sales particulars for individual property pricing.
Reservation fee	£1000 reservation fee is payable to MHA (when purchasing directly from MHA)
Deposit	10% deposit on exchange. 4% deposit on exchange if using Rent Before You Buy (MHA purchases only) Deposits are protected by the operators conveyancer.
Other costs	MHA do not charge for a Housing assessment. The person moving in will be responsible for their own legal and removal costs.

Ongoing charges payable to MHA

Service Charge £520.34 per month (per property)

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:

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 and contribution to sinking fund. It includes the costs of heating, lighting and water for the communal areas and electricity, heating, water and hot water for the apartment. As well as an emergency alarm. MHA does not receive any incentives from suppliers for services paid for through the service charge.

For further information see ***Service Charge Guide for Leaseholders***.

Utilities Electricity, heating, water and hot water is included in the service charge.

Ground rent £365.76 to £397.56 per annum.

The Ground rent for the properties at Alexandra Court is determined by the size of the property and the lease date. Please see the lease for the ground rent amount for a specific apartment.

The first Review Date is 1st October 2012, with a review on this date every fifth year thereafter calculated by reference to RPI. 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 charges

Personal care MHA does not provide personal care at Alexandra Court.

Nursing care MHA does not provide nursing care at Alexandra Court.

Ongoing charges payable to third parties

Utility bills Electricity, heating, water and hot water is included in the service charge.

Council tax It is the Residents responsibility to arrange payment of Council Tax. Details are available from Tendring Council.

TV licence Please see www.tvlicensing.co.uk

Telephone Residents are responsible for arranging their own telephone lines.

Internet Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier.

Digital TV Resident's choice of external provider

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

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.

On going charges

Liability for the service charge remains with the leaseholder or the Estate until ownership passes once again.

Redecoration costs

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.

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.

Owners will have to pay the usual costs associated with any property sale.

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 capital expenditure

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. Contributions are also paid into the fund via the monthly service charge that act as a top-up to the contribution paid on resale.

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 leaseholders of the scheme. Contributions paid via the service charge will vary from year to year and will be based on the needs of the fund and the cost of future works. If there were insufficient monies in the contingency fund to complete required works, MHA would be able to charge the deficit of the fund, at the year end via the service charge accounts.

Constraints on selling

Purchasers must satisfy the scheme's criteria (Minimum age is 60 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.

The leasehold properties at Alexandra Court are **Non-Guaranteed Buy Backs**, therefore, MHA has an option to buy-back if they wish.

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.

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 and Financial advice, support and representation as appropriate, in connection with a move to an integrated retirement community.

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