

HEBRON COURT

Key Facts for Leaseholders 2025/26



Property Details

Operator	MHA - Methodist Homes
Community	Hebron Court, Woodland House: Flats 1-27, Hebron Court, 46 Rollesbrook Gardens, SOUTHAMPTON, SO15 5WB Hebron Court, Acorn House: Flats 28-43, Hebron Court, 35 Hill Lane, SOUTHAMPTON, SO15 5WE Opened in 2012.
Property type	43 Apartments (1-bedroom & 2-bedrooms).
Status	All Pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold. 125 years from and including 1st April 2005.
Subletting	Properties may be sublet in accordance with terms of the lease only to an approved occupier who satisfies the schemes criteria and only with written approval from MHA. Sub-lessees may be required to undergo referencing (and pay a fee for this) prior to approval being given by MHA. The owner will need to pay MHA's legal fees for the sublet and the Contingency Fund contribution and will remain liable for the Service and Wellbeing charges.
Care provider	Residents can choose a care agency of their choice. MHA are able to provide personal care with our onsite team dependent on staffing resources at the time. We will endeavour to meet your needs where possible.

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 care assessment. The person moving in will be responsible for their own legal and removal costs.

Ongoing charges payable to MHA

Service Charge	£407.90 per month (per apartment) This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes
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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.

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

Utilities charge Water is included in the service charge – please note that water in individual flats is not eligible for housing benefit.

Wellbeing Charge **£348.75** 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 charges are:

This is payable in advance for the month ahead.

This includes 24-hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

Ground rent **£60.00** per annum (per apartment)

The first Review Date is April 2005, 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 **£30.52** per hour

This is chargeable in 15-minute intervals.

This covers the cost of any personal care that is individual to you and provided by MHA. For example: washing, dressing, medication assistance, etc.

Note: This will depend on staffing resources at the time. We will endeavour to meet your needs whenever possible.

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

Additional MHA Services - Charges from 1st April 2025

Maintenance service **£27.00*** 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.

Domestic service **£21.00** 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	£10.00 per load For example: for a member of staff to accompany you to appointments, to go shopping, etc., if required.
Guest room	£48.00* per night A guest room is available.

**Vat included*

Ongoing charges payable to third parties

Utility bills	It is the Residents responsibility to arrange contracts with utility suppliers, as only water is included in the service charge.
Council tax	It is the Residents responsibility to arrange payment of Council Tax. Details are available from Southampton City Council.
TV licence	Please see www.tvlicensing.co.uk
Internet & Telephone	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier and telephone lines.
Digital TV	Resident's choice of external provider

Charges when leaving, selling or subletting

Contingency fee	<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>The contribution is a 1% flat contingency fee based on sale price received. There is also an additional 1% chargeable if MHA introduce a purchaser.</p>
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 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. 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 Hebron 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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