

LAWNFIELD COURT

Key Facts for Tenants 2025/26



Property Details

Operator	MHA - Methodist Homes
Landlord	MHHA - Methodist Homes Housing Association
Community	Lawnfield Court, 1-17 Coverdale Road, Willesden, NW2 4DJ. Opened in 2001.
Property type	17 Apartments (All x 1-bed).
Status	All pre-rented.
Occupancy	Suitable for one or two people.
Tenure	Assured (non-shorthold) tenancy.
Subletting	Subletting is not permitted.

Cost of moving in

Holding Deposit	Not applicable.
Tenancy Deposit	Not applicable.
Joining Fee	Not applicable.
Advance Charges	Weekly charges are collected monthly in advance.
Other Costs	Other costs are likely to be incurred (e.g. Removal Charges, Solicitors fees)

Ongoing charges payable to MHA

Rent	£173.20 per week (per apartment) This is payable in advance for the month ahead.
Service Charge	£66.48 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 also includes the cost of a

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

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

Utilities Charge Tenants are responsible for their own utilities.

Care charges

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

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

Additional MHA Services - Charges from 1st April 2025

Guest room £48.00* per night
A guest room is available.

**VAT included*

Ongoing charges payable to third parties

Utility bills Tenants are responsible for their own utilities.

Council tax Residents are responsible for paying Council Tax. Band C is the band for the properties. Details are available from Brent 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 are responsible for arranging contracts with external providers.

Charges when leaving

On going charges Liability for the rent and service charge remains with the tenant or the Estate until the 4-week notice period has ended.

Redecoration costs 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.

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.

Insurance

Arranged by MHA Buildings, Public Liability and Employers' Liability are all included in the service charge.

Arranged by Residents Home contents insurance is strongly recommended. Residents are responsible for selecting their own provider.

Funding of capital expenditure

All capital expenditure (major repairs) for tenants is born from the rent that is paid.

Within the service charge there is an item called "amount set aside for replacements", this is a charge which goes towards the future replacement of items like: lifts, emergency call systems, door entry systems, fire alarms, communal carpets and furniture.

Constraints on letting

Tenants must satisfy the scheme's criteria (including age and support needs). The Staff will assess this prior to letting the property.

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 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 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.