

NORAH BELLOT COURT

Key Facts for Tenants 2025/26



Property Details

Operator	MHA - Methodist Homes
Landlord	MHA – Methodist Homes Housing Association
Community	Norah Bellot Court, Vicarage Street, Barnstaple, Devon, EX32 7ES. Purpose built in 2000.
Property type	46 Apartments (45 x 1 bed & 1 x 2 bed).
Status	All pre-rented.
Occupancy	Suitable for one or two people.
Tenure	Assured (non-shorthold) tenancy.
Subletting	Subletting is not permitted.
Nomination Arrangements	Local Authority has part nomination rights, MHA hold and administer a waiting list.
Care provider	Tenants can choose a care agency of their choice. MHA does 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

Holding Deposit	Not applicable.
Tenancy Deposit	Not Applicable.
Joining Fee	Not applicable.
Advance Charges	One calendar months' rent and service charge are payable in advance.
Other Costs	Other costs are likely to be incurred (e.g Removal Charges, Solicitors fees)

Ongoing charges payable to MHA

Rent	Apartment 27: £80.66 per week (per apartment) 1-bed 1 person: £94.71 per week (per apartment) 1-bed 2 people: £103.82 per week (per apartment)
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Apartment 3a: 2-bed 2 people : **£128.50** per week

This is payable in advance for the month ahead.

Service Charge **£83.14** 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. 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

Tenants pay for their own heating, hot water and water.

Heating and hot water – 1-bed: **£17.21** per week (per apartment)

Heating and hot water – 2-bed: **£18.64** per week (per apartment)

Water – 1-bed: **£4.52** per week (per apartment)

Water – 2-bed: **£4.90** per week (per apartment)

Wellbeing Charge

£83.59 per week (per apartment)

This is payable a month in advance.

This includes 24-hour staffing on site. Activities are co-ordinated separately by the Live at Home Service.

Emergency alarm

24-hour Emergency Response is provided through the Wellbeing Charge.

This is not a care service but will provide support during an emergency and may involve co-ordinating external agencies. Any agreed night care package will be included in your care and support plan, form part of your care agreement and be charged for separately.

Care charges

Personal care **£31.96** 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.

Nursing care

MHA does not provide nursing care at Norah Bellot Court.

Additional MHA Services - Charges from 1st April 2025

Maintenance service	£26.68* 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	£22.24 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 Service	£9.06 per load A laundry service is available.
Escort service	£31.96 per hour This is chargeable in 15-minute intervals. For example: for a member of staff to accompany you to appointments, to go shopping, etc., if required.
Guest room	£39.56 per night A guest room is available.

**VAT included*

Ongoing charges payable to third parties

Utility bills	Tenants are responsible for arranging contracts with an electricity supplier.
Council tax	Residents are responsible for paying Council Tax. Band A is the band for the properties. Details are available from North Devon 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	Residents 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 and the scheme Staff will make arrangements for you to use communal kitchens and bathrooms during work periods.

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. If an individual has personal care needs, then this will be assessed prior to letting to ensure these can be met either by MHA or a care agency chosen by the tenant.

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