

PENARTH HOUSE

Key Facts for Leaseholders 2025/26



Property Details

Operator	MHA - Methodist Homes
Community	26-28 Stanwell Road, Penarth, Cardiff, CF64 2EY. Opened in 1987. Acquired and refurbished by MHA in 2002.
Property type	22 Apartments (10 x 1-bed & 12 x 2-bed).
Status	All pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years from 22nd February 2002.
Subletting	<p>Properties may be sublet in accordance with terms of the lease only to an approved occupier who satisfies the scheme's criteria and only with written approval from MHA.</p> <p>Subletees 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.</p>
Care provider	Residents can choose a care agency of their choice.

Cost of moving in

Price	Set by the private vendor. Please see sales particulars for individual property pricing.
Deposit	Agreed between the parties for a resale.
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	<p>£341.39 per month (per apartment)</p> <p>This is payable in advance for the month ahead.</p> <p>This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management and a contribution to the sinking fund. It includes the costs of heating, lighting and water for the communal areas only. MHA does not receive any incentives from suppliers for services paid for through the service charge.</p> <p>For further information see <i>Service Charge Guide for Leaseholders</i>.</p>
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Utilities charges	Residents are responsible for their own utilities.
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Emergency Response	There is a call system monitored by an external emergency response service 24hrs per day /365 days per year. The operators can contact nominated family or friends and/or emergency services as required.
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Ground rent	The properties at Penarth House have a 'peppercorn' ground rent.
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Care charges

Personal care	MHA does not provide personal care at Penarth House.
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Nursing care	MHA does not provide nursing care at Penarth House.
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Additional MHA Services - Charges from 1st April 2025

Guest room	£22.25* per night. A guest room is available. <i>*VAT included</i>
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Ongoing charges payable to third parties

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

MHA Administration Fee for Sale	0.75% flat administration fee upon sale or 1% administration fee upon sublet. Includes the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. This is covered by the administration fee payable by the seller upon sale and underletting or transfer of the lease.
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Estate agency Charges	Not applicable.
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On going charges	Liability for the service charge remains with the leaseholder or the Estate until ownership passes once again.
Redecoration costs	Owners to redecorate at least once in every seven years 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 sinking fund is built up from contributions paid via the monthly service charge. 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 sinking 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 sinking fund monies for leaseholders these are held in individual scheme bank accounts, and this information is provided within the annual service charge accounts.

Sinking 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 sinking 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 55 and support needs). The Staff will assess this prior to purchase.

There is no option for MHA to buy back the properties at Penarth House.

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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