

STANTON LODGE

Key Facts for Tenants 2025/26



Property Details

Operator	MHA - Methodist Homes
Community	Stanton Lodge, Kingsdown Road, Swindon, SN3 4TD. Purpose-built in 2006.
Property type	14 Apartments (10 x 1 bed & 4 x 2 bed).
Status	All pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years from and including 1st April 2005.
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	This will be advised at the time of availability. This is payable in advance for the month ahead.
Service Charge	£168.24 per week (per property) 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 only.

MHA does not receive any incentives from suppliers for services paid for through the service charge. This also covers the duty officer role, which provides 6 hours a day (10-4) 7 days a week staffing.

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

Utilities	Tenants are responsible for their own utilities.
Emergency alarm	This is not a care service but will provide support during an emergency and via an external monitoring centre between the hours 10pm and 8am.

Care charges

Personal care	MHA does not provide personal care at Stanton Lodge.
Nursing care	MHA does not provide nursing care at Stanton Lodge.

Additional MHA Services - Charges from 1st April 2025

Domestic service	£22.20 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	£11.11 per load (Additional £22.20 per hour for ironing) A laundry service is available.

Ongoing charges payable to third parties

Utility bills	It is the Tenants responsibility to have their own contract with an electricity supplier.
Council tax	It is the Residents responsibility to arrange payment of Council Tax. Details are available from Swindon Borough 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

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 borne from the rent.

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 minimum age of 60 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/benefits and any other appropriate advice, support and representation, in connection with a move to an integrated retirement community.
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