

THE DOVECOTES

Key Facts for Leaseholders 2025/26



Property Details

Operator	MHA - Methodist Homes
Community	The Dovecotes, Allesley Hall Drive, Coventry, CV5 9RD. Opened in 1989.
Property type	39 Apartments (All x 2-bedroom).
Status	All pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years (less 3 days) from and including 22nd September 1988.
Subletting	Subletting is not permitted.
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.
Reservation fee	Agreed between the parties for a resale.
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 £198.00 per month (per apartment)

This is payable in advance for the month ahead.

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 and lighting for the communal areas only and communal/personal water. MHA does not receive any incentives from suppliers for services paid for through the service charge.

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

Utilities Residents are responsible for their own utilities.

Ground rent **£100.00** per annum (per apartment)

The Ground rent increases to £200.00 from 23rd September 2048 with stepped increases of £50.00 every 30 subsequent years of the term thereafter. 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.

Emergency alarm Residents can use the pull-cord system, or alternatively contact the emergency services (111 or 999).

Care charges

Personal care MHA does not provide personal care at The Dovecotes.

Nursing care MHA does not provide nursing care at The Dovecotes.

Ongoing charges payable to third parties

Utility bills It is the Residents responsibility to arrange contracts with utility suppliers.

Council tax It is the Residents responsibility to arrange payment of Council Tax. Details are available from Coventry City Council.

TV licence Please see www.tvlicensing.co.uk

Telephone Residents are responsible for arranging their own telephone lines.

Internet Residents are responsible for arranging their own broadband supplier.

Digital TV Resident's choice of external provider

Charges when leaving, selling or subletting

Reserve Fund contribution There is a reserve fund contribution of 1% (flat) of the sale price received.

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

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

Funding of capital expenditure

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 55 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.

There is no option for MHA to buy back the properties at The Dovecotes.

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

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