

ADLINGTON HOUSE, PORTISHEAD

Key Facts for Leaseholders 2025/26



Property Details

Operator	MHA - Methodist Homes
Landlord	MHA - Methodist Homes
Community	132a Slade Road, Portishead, Bristol, BS20 6BB. Purpose-built in 2015.
Property type	50 Apartments (10 x 1-bed, 33 x 2-bed & 7 x 3-bed)
Status	All pre-owned.
Occupancy	The 1 and 2-bedroom apartments are suitable for one or two people. The 3-bedroom apartments are suitable for one, two or three people.
Tenure	Leasehold – 125 years from and including 1st January 2015.
Subletting	Subletting on a tenancy is not permitted. Properties may be 'underlet' in the form of a permitted underlease only to an Approved Purchaser in accordance with the terms of the lease. The proposed occupier would need to be assessed by MHA before any assignment or 'underletting'.
Care provider	Residents can choose a care agency of their choice.

Cost of moving in

Purchase price	Please see sales particulars for individual property pricing.
Reservation fee	Agreed between the parties for a re-sale.
Deposit	Agreed between the parties for a re-sale.
Other costs	MHA do not charge for a Housing assessment. The person moving in will be responsible for their own legal and removal costs and any Stamp Duty Land Tax due.

Ongoing charges payable to MHA

Service Charge	1-bed: £604.10 per month (per apartment) 2-bed: £717.95 per month (per apartment) 3-bed: £857.90 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. It includes the costs of heating, lighting and water for the communal areas and water in
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individual Apartments. 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 24-hour staffing.

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

Ground rent Not applicable.

Utilities It is the Residents responsibility to arrange contracts with utility suppliers (except Water charge, which is covered within the Service Charge)

Emergency alarm Covered by the service charge.

Care charges

Personal care Residents can choose a care agency of their choice.

Nursing care MHA does not provide nursing care at Adlington House, Portishead

Additional MHA Services - Charges from 1st April 2025

Domestic service **£25.16 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.

Maintenance service **£30.20*** 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.

Guest room **£41.53*** per night
A guest room is available.

**VAT included*

Ongoing charges payable to third parties

Utility bills It is the Residents responsibility to arrange their own contracts with an electricity supplier.

Council tax Bands C-E depending on the property. It is the Residents responsibility to arrange payment of Council Tax. Details are available from North Somerset Council.

TV licence	Please see www.tvlicensing.co.uk
Internet/Broadband	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier and telephone lines.
Telephone	Residents are responsible for arranging their own telephone lines.
Digital TV	Residents are responsible for arranging contracts with external providers.
Charges when leaving, selling or subletting	
Contingency fee	<p>A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs, lifts, etc. The contribution is 0.5% of the open market value at the point of sale/ transfer, for each year or part-year of ownership.</p> <p>For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £6250, calculated as follows:</p> <ul style="list-style-type: none"> • 0.5% of £250,000 = £1,250 <p>5 years x £1,250 = £6,250 = Contingency Fund Contribution</p>
Communal Facilities fee	<p>This Fee contributes to the costs of providing the communal facilities (restaurant, lounges, activity and craft room, guest suite, offices, mobility scooter store, hairdressing salon and specialist assisted spa and therapy room). The fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year; capped at 10 years.</p> <p>For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £15,625, calculated as follows:</p> <ul style="list-style-type: none"> • 1.25% of £250,000 = £3,125 <p>5 years x £3,125 = £15,625 = Communal Facilities Fee</p>
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. MHA does not offer a estate agency service.
On going charges	Liability for the service charge remains with the leaseholder or the Estate until ownership passes once again. The owner (or the owner's estate) will remain liable for all charges due until resale has been completed.
Redecoration costs	Owners to redecorate at least once in every seven years.
Subletting Charges	Subtenants will be liable for all the charges shown in these Key Facts.

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 major repairs

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. 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 and is controlled by MHA. Contingency funds can go into deficit with MHA covering the cost of works as the freeholder. Leaseholders would not be required to "top up" the fund to cover works even if there was an insufficient balance.

Constraints on selling

Purchasers must satisfy the scheme's criteria (Minimum age is 65 and support needs). The Staff will assess this prior to purchase.

There is no option for MHA to buy back the properties at Adlington House, Portishead.

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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