

FITZWARREN COURT

Key Facts for Tenants 2025/26



Property Details

Operator	MHA - Methodist Homes
Landlord	MHA - Methodist Homes
Community	Fitzwarren Court, Kingsdown Road, Swindon, SN3 4TD Purpose-built in 2015.
Property type	37 Apartments (4 x Studios, 8 x 1-bedroom, 22 x 2-bedroom & 3 x 2-large bedroom).
Status	All pre-rented.
Occupancy	Suitable for one or two people.
Tenure	Assured (non-shorthold) Tenancy
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	Studio: £86.46 per week (per studio) 1-bed: £133.46 per week (per apartment) 2-bed: £165.96 per week (per apartment) 2-bed large: £247.19 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. It includes the costs of heating, lighting and water for the communal areas. 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 Tenants***.

Utilities Charge Tenants pay for their own gas, electricity and water in addition to the service charge.

Gas & Electricity – Studio: **£15.29** per week (per studio)
Gas & Electricity – 1-bed: **£25.59** per week (per apartment)
Gas & Electricity – 2-bed: **£29.34** per week (per apartment)
Gas & Electricity – 2-bed large: **£43.69** per week (per apartment)

Water – Studio: **£2.70** per week (per studio)
Water – 1-bed: **£4.17** per week (per apartment)
Water – 2-bed: **£5.19** per week (per apartment)
Water – 2-bed large: **£7.53** per week (per apartment)

Emergency alarm Covered by the service charge

Care charges

Personal care MHA does not provide personal care at Fitzwarren Court.

Nursing care MHA does not provide nursing care at Fitzwarren Court.

Additional MHA Services - Charges from 1st April 2025

Maintenance service **£31.04*** 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 **£22.20** 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.

Carpet cleaning	£40.00 per room A carpet cleaning service is available.
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**VAT included*

Ongoing charges payable to third parties

Utility bills	All utilities are payable to MHA in addition to the service charge.
Council tax	Bands B-C depending on the property. 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
Internet /Broadband	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier.
Telephone	Residents are responsible for arranging their own telephone lines.
Digital TV	Residents are responsible for arranging contracts with external providers. There are no communal ariels or satellite dishes.

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	<p>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.</p> <p>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.</p>

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.

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.

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

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