

STANTON LODGE

Key Facts for Shared Ownership 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

Price	Please see sales particulars for individual property pricing. Minimum share 50%, maximum share 90% (can be bought in 10% increments.)
Reservation fee	£1000 reservation fee is payable to MHA (when purchasing directly from MHA)
Deposit	10% deposit on exchange. 4% deposit on exchange if using Rent Before You Buy (MHA purchases only) Deposits are protected by the operator's conveyancer.
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

Rent	The rent is 6% of the value of the unpurchased share per year. The amount of rent will vary on property price and share purchased.
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Service Charge £861.55 (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 and contribution to sinking fund. 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 hours per week staffing and out of hours pendant from Taking Care.

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

Utilities	Residents are responsible for their own utilities.
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Ground rent	From £300.00 to £338.88 per annum (per apartment)
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The first Review Date is 1st March 2020 which is then reviewed on this date every twenty-fifth year thereafter. This may differ depending on the apartment, please see the lease for more 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	Covered by the service charge
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Care charges

Personal care	MHA does not provide personal care at Stanton Lodge.
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Nursing care	MHA does not provide nursing care at Stanton Lodge.
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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.
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Laundry service	£11.11 per load (Additional £22.20 per hour for ironing) A laundry service is available.
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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 Swindon Borough Council.
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TV licence	Please see www.tvlicensing.co.uk
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Telephone	Residents are responsible for arranging their own telephone lines.
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Internet	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier.
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Digital TV	Resident's choice of external provider
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Charges when leaving, selling or subletting

Contingency fee	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 1 % of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.
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For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £12,500 calculated as follows:

- 1% of £250,000 = £2,500
- 5 years x £2,500 = £12,500 = Contingency Fund Contribution

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.
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Estate agency Charges	Not applicable. MHA does not offer an estate agency service.
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On going charges	Liability for the service charge remains with the leaseholder or the Estate until ownership passes once again.
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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.
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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.
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Arranged by Residents	Home contents insurance is strongly recommended. Residents are responsible for selecting their own provider.
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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. 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.

There is no financial liability on leaseholders to cover shortfalls in the contingency fund (as per the terms of the lease) and MHA would undertake required works if there were insufficient funds, collecting any shortfall as properties sell.

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.

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 60 and support needs). The Staff will assess this prior to purchase.

The leasehold properties at Fitzwarren Court are **Non-Guaranteed Buy Backs**, therefore, MHA has an option to buy-back if they wish.

If MHA chooses to exercise this option, they will buy back the property at 95% of the open market value as determined by an independent valuer.

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

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