

# STANTON LODGE

## Key Facts for Tenants 2025/26



### Property Details

<b>Operator</b>	MHA - Methodist Homes
<b>Community</b>	Stanton Lodge, Kingsdown Road, Swindon, SN3 4TD. Purpose-built in 2006.
<b>Property type</b>	14 Apartments (10 x 1 bed & 4 x 2 bed).
<b>Status</b>	All pre-owned.
<b>Occupancy</b>	Suitable for one or two people.
<b>Tenure</b>	Leasehold – 125 years from and including 1st April 2005.
<b>Subletting</b>	Subletting is not permitted.

### Cost of moving in

<b>Holding Deposit</b>	Not applicable.
<b>Tenancy Deposit</b>	Not applicable
<b>Joining Fee</b>	Not applicable.
<b>Advance Charges</b>	Weekly charges are collected monthly in advance
<b>Other Costs</b>	Other costs are likely to be incurred (e.g Removal Charges, Solicitors fees)

### Ongoing charges payable to MHA

<b>Rent</b>	This will be advised at the time of availability. This is payable in advance for the month ahead.
<b>Service Charge</b>	<b>£168.24</b> 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 24 hours per week staffing and out of hours pendant from Taking Care.

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

<b>Utilities</b>	Tenants are responsible for their own utilities.
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<b>Emergency alarm</b>	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.
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### Care charges

<b>Personal care</b>	MHA does not provide personal care at Stanton Lodge.
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<b>Nursing care</b>	MHA does not provide nursing care at Stanton Lodge.
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### Additional MHA Services - Charges from 1<sup>st</sup> April 2025

<b>Domestic service</b>	<p><b>£22.20</b> per hour</p> <p>This is chargeable in 15-minute intervals.</p> <p>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.</p>
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<b>Laundry service</b>	<p><b>£11.11</b> per load (Additional <b>£22.20</b> per hour for ironing)</p> <p>A laundry service is available.</p>
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### Ongoing charges payable to third parties

<b>Utility bills</b>	It is the Tenants responsibility to have their own contract with an electricity supplier.
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<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax. Details are available from Swindon Borough Council.
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<b>TV licence</b>	Please see <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
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<b>Telephone</b>	Residents are responsible for arranging their own telephone lines.
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<b>Internet</b>	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier
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<b>Digital TV</b>	Resident's choice of external provider
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## Charges when leaving

<b>On going charges</b>	Liability for the rent and service charge remains with the tenant or the Estate until the 4-week notice period has ended.
<b>Redecoration costs</b>	<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

<b>Arranged by MHA</b>	Buildings, Public Liability and Employers' Liability are all included in the service charge.
<b>Arranged by Residents</b>	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 **1<sup>st</sup> 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.

<b>Legal and Financial</b>	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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