

WELLAND PLACE

Key Facts for Leaseholders 2025/26



Property Details

Operator	MHA - Methodist Homes
Community	Welland Place, St Mary's Road, Market Harborough, Leicestershire, LE16 7GF Purpose-built in 2010.
Property type	103 Apartments (42 x 1 bed, 59 x 2 bed & 2 x guest suites).
Status	All Pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years from and including 29th September 2011.
Subletting	Subletting is not permitted.
Care provider	Residents can choose a care agency of their choice. MHA are able to provide personal care with our onsite team dependent on staffing resources at the time. We will endeavour to meet your needs where possible.

Cost of moving in

Price	Please see sales particulars for individual property pricing.
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 operators conveyancer.
Other costs	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs.

Ongoing charges payable to MHA

Service Charge	<p>1-bed small: £389.56 per month (Band A: small, up to 720 sq. Ft) 1-bed medium: £489.58 per month (Band B: medium, 720 to 1115 sq. Ft) 2-bed small: £389.56 per month (Band A: small, up to 720 sq. Ft) 2-bed medium: £489.58 per month (Band B: medium, 719 to 1000 sq. Ft) 2-bed large: £589.60 per month (Band C: large, 1001 to 1191 sq. Ft) 2-bed small duplex: £647.50 per month (Band D) 2-bed large duplex: £847.55 per month (Band E)</p> <p>This covers communal cleaning and maintenance, external window cleaning buildings insurance and estate management. It includes the costs of heating, lighting, and water for the communal areas only.</p>
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MHA does not receive any incentives from suppliers for services paid for through the service charge.

Wellbeing Charge

£343.80 per month (per apartment)

Note: Leaseholders are charged on a calendar monthly basis in line with the terms of the lease. For illustration purposes, the weekly service charges are:

This is payable in advance for the month ahead.

This includes 24-hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

Ground rent

£60.00 to £668.41 per annum.

The Ground rent for the properties at Welland Place is determined by the size of the property and the lease date. Please see the lease for the ground rent amount for a specific apartment.

The first Review Date is 31st March 2017 which is then reviewed on this date every fifth year thereafter, with a review on this date every fifth year thereafter calculated by reference to RPI. 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.

Care charges

Personal care

£30 per hour

This is chargeable in 15-minute intervals.

This covers the cost of any personal care that is individual to you and provided by MHA. For example: washing, dressing, medication assistance, etc.

Note: This will depend on staffing resources at the time. We will endeavour to meet your needs whenever possible.

Nursing care

MHA does not provide nursing care at Welland Place.

Additional MHA Services - Charges from 1st April 2025

Maintenance service

£26.00* 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	<p>£22.52 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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Laundry service	<p>£11.51 per load</p> <p>A laundry service is available.</p>
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Guest room	<p>Guest room – Studio £50.00* per night</p> <p>Guest room - Apartment £60.00* per night</p> <p>A guest room is available.</p>
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**Vat included*

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 Harborough District Council.
TV licence	Please see www.tvlicensing.co.uk
Internet & Telephone	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier and telephone lines.
Digital TV	Resident's choice of external provider

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 1% 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 £12,500 calculated as follows:</p> <ul style="list-style-type: none"> • 1% of £250,000 = £2,500 <p>5 years x £2,500 = £12,500 = Contingency Fund Contribution</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.

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 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.

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.

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. 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.

The leasehold properties at Welland Place 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 advice, support and representation as appropriate, in connection with a move to an integrated retirement community.

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