

DERHAM COURT

Key Facts for Tenants 2025/26



Property Details

Operator	MHA - Methodist Homes
Landlord	MHHA - Methodist Homes Housing Association
Community	Derham Court, High Street, Yatton, Bristol, BS49 4DW. Opened in 1982.
Property type	17 Apartments (16 x Studios & 1 x 2-bed).
Status	All pre-rented.
Occupancy	Studio is suitable for one person. Two bed apartment is 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	Studio: £70.16 per week 2-bed: £91.41 per week This is payable in advance for the month ahead.
Service Charge	£60.82 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 only. MHA does not receive any incentives from suppliers for services paid for through the service charge.

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

Utilities	Tenants pay for their own heating in addition to the service charge and are responsible for their own water and electricity.
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	Heating: £10.16 per week (per studio) £12.88 per week (per two-bedroom apartment)
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Emergency Response	There is a call system that is monitored by an external emergency response service 24hrs per day /365 days per year. The operators can contact nominated family or friends and/or emergency services as required.
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Care charges

Personal care	MHA does not provide personal care at Derham Court.
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Nursing care	MHA does not provide nursing care at Derham Court.
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Additional MHA Services - Charges from 1st April 2025

Guest room	£22.25* per night A guest room is available.
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**VAT included*

Ongoing charges payable to third parties

Utility bills	Tenants are responsible for arranging contracts with an electricity & water supplier.
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Council tax	Residents are responsible for paying Council Tax. Band A is the band for the properties. Details are available from North Somerset 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 are responsible for arranging contracts with external providers.
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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.
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Redecoration costs

You will be required to allow MHA reasonable access to carry out any emergency repairs 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.

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.

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.

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