

Adlington House Rhos on Sea

Key Facts

for Leaseholders 2026/27



Property details

Operator	MHA - Methodist Homes
Landlord	Paul and Lisa White Ltd
Community	Adlington House Rhos on Sea, Abbey Road, Rhos-on-Sea, Conwy, LL28 4PU. Purpose-built in 2009.
Property type	51 Apartments (10 x 1-bed, 37 x 2-bed & 4 x 3-bed).
Status	All pre-owned.
Occupancy	The 1 and 2-bedroom apartments are suitable for one or two people. The 3-bedroom apartments are suitable for one, two or three people.
Tenure	Leasehold – 125 years from and including 1st January 2009.
Subletting	Properties may be ‘underlet’ in the form of a permitted underlease only to an Approved Purchaser in accordance with the terms of the lease. The proposed occupier would need to be assessed by MHA before any assignment or ‘underletting’.
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

Purchase price	This is set by the private vendor. Please see sales particulars for individual property pricing.
Reservation fee	This is agreed between the parties for a private sale.
Deposit on exchange	This is agreed between the parties for a private sale.
Other costs	MHA do not charge for a care assessment. The person moving in will be responsible for their own legal and removal costs and any Stamp Duty Land Tax due.

Ongoing charges payable to MHA

Service charge	1-bed: £301.01 per month (per apartment) 2-bed: £323.92 per month (per apartment) 3-bed: £341.91 per month (per apartment)
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This is payable in advance for the month ahead.

This covers communal cleaning and maintenance, external window cleaning, water and sewerage, 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 Owners***.

Wellbeing charge	£357.84 per month (per apartment)
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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.

Utilities	Water charges are included in the service charge.
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Emergency response 24-hour Emergency Response is provided through the **Wellbeing Charge**.
This is not a care service but will provide support during an emergency and may involve co-ordinating external agencies.
Any agreed night care package will be included in your care and support plan, form part of your care agreement and be charged for separately.

Care charges

Personal care **£32.00** 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 Adlington House Rhos on Sea.

Additional MHA Services - Charges from 1st April 2026

Maintenance service **£28.00*** 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 **£23.60** 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.

Escort service **£32.00** per hour
This is chargeable in 15-minute intervals.
For example: for a member of staff to accompany you to appointments, to go shopping, etc., if required.

Guest room **£35.00*** per night
A guest room is available.

**VAT included*

Ongoing charges payable to third parties

Utilities	It is the Residents responsibility to arrange contracts with utility suppliers.
Council tax	Bands C-F depending on the property. It is the Residents responsibility to arrange payment of Council Tax. Details are available from The Bay of Colwyn Town Council.
TV licence	Please see www.tvlicensing.co.uk
Telephone	Residents are responsible for arranging their own telephone lines.
Internet/ Broadband	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier.
Digital TV	Residents are responsible for arranging contracts with external providers. There are two lounges that have television and aerial provision.

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 Contingency Fund Contribution is 0.25% of the 'open market value' at the point of sale or transfer, for each year or part-year of ownership.</p> <p>For example: a leaseholder who sells a property owned for 3 years and 6 months (42 months) for £250,000 and will have to pay calculated as follows:</p> <ul style="list-style-type: none">• £250,000 x 0.25% divided by 12 = £52.08 per month of occupation• £52.08 x 42 months = £2187.36 = Contingency Fund Contribution
Communal Facilities fee	<p>This Fee contributes to the costs of providing the communal facilities (restaurant, lounges, activity and craft room, guest suite, offices, mobility scooter store, hairdressing salon and specialist assisted spa and therapy room). The fee is 1.25% of the open market value of the apartment per year of ownership. Any part year will be calculated as a full year; capped at 10 years.</p> <p>For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £15,625, calculated as follows:</p> <ul style="list-style-type: none">• 1.25% of £250,000 = £3,125 <p>5 years x £3,125 = £15,625 = Communal Facilities Fee</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. MHA does not offer an estate agency service.
Ongoing charges	The owner (or the owner's estate) will remain liable for all charges due until the resale has been completed.
Redecoration costs	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.
Subletting charge	The properties at Adlington House, Rhos-on-Sea may not be sublet.

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 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.

Constraints on selling

Purchasers must satisfy the scheme's criteria (Minimum age is 55 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.

There is no option for MHA to buy back the properties at Adlington House, Rhos-on-Sea.

Date

The information in this document is correct as of **1st April 2026**.

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