

# Grace Court

## Key Facts

for Tenants 2025/26



### Property details

<b>Operator</b>	MHA - Methodist Homes.
<b>Landlord</b>	MHHA - Methodist Homes Housing Association.
<b>Community</b>	Grace Court, Grace Hill, Folkestone, Kent, CT20 1HG. Opened in 1988.
<b>Property type</b>	27 Apartments (All x 1-bed).
<b>Status</b>	All pre-rented.
<b>Occupancy</b>	Suitable for one or two people.
<b>Tenure</b>	Assured (non-shorthold) tenancy.
<b>Subletting</b>	Subletting is not permitted.

### Cost of moving in

<b>Holding deposit</b>	Not applicable.
<b>Tenancy deposit</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>	1-bed small: <b>£97.72</b> per week (per apartment) 1-bed medium: <b>£104.55</b> per week (per apartment) This is payable in advance for the month ahead.
-------------	---

---

**Service charge**      **£84.06** 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. 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**      Water charges and overnight storage heaters are included in the overall rental charges, residents pay any other utilities (there is no gas in the building).

Heating and Hot Water:  
Per Apartment: **£18.33** per week

Water:  
Per Apartment: **£3.99** per week

### Care charges

**Personal care**      MHA does not provide personal care at Grace Court.

**Nursing care**      MHA does not provide nursing care at Grace Court.

---

### Ongoing charges payable to third parties

**Utilities**      Tenants are responsible for their own utilities.

**Council tax**      Residents are responsible for paying Council Tax. Band B is the band for the properties. Details are available from Folkestone & Hythe District Council.

**TV licence**      Please see [www.tvlicensing.co.uk](http://www.tvlicensing.co.uk)

**Telephone**      Residents are responsible for arranging their own telephone lines.

**Internet/  
Broadband**      Residents are responsible for arranging their own broadband supplier.

**Digital TV**      Residents are responsible for arranging contracts with external providers.

---

---

## Charges when leaving

<b>Ongoing 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>	Tenants may be charged for any repairs and redecoration that MHA deems necessary to put the property in good order for re-letting.

## 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 major repairs

Tenants contribute to capital expenditure (to cover major repairs) through the rent. No additional liabilities will fall on tenants.

Within the service charge there is also 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.

## Access responsibilities

<b>Access for inspections and maintenance</b>	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.
<b>Access for repairs</b>	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.

## Date

The information in this document is correct as of **1<sup>st</sup> April 2026**.

---

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.