

Kirk Close

Key Facts

for Leaseholders 2026/27



Property details

Operator	MHA - Methodist Homes.
Community	Kirk Close, Ripley, Derbyshire, DE5 3RY. Opened in 2004.
Property type	3 Bungalows (All x 2 bedrooms).
Status	All pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold – 125 years from 1 st April 2004.
Subletting	Subletting is not permitted.
Care provider	Care is not provided at this scheme. Residents can choose a care agency of their choice.

Cost of moving in

Price	Set by the private vendor. Please see sales particular for individual property pricing.
Reservation fee	Where MHA are selling, the reservation fee of £1,000 is held by MHA.
Deposit	Agreed between the parties for a resale.
Other costs	The person moving in will be responsible for their own legal and removal costs.

Ongoing charges payable to MHA

Service charge **£38.26** per month (per apartment)

This is payable in advance for the month ahead.

This covers property, insurance, gardening costs for the front of the properties, accountancy fees, management fees and a contribution to the sinking fund. MHA does not receive any incentives from suppliers for services paid for through the service charge.

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

Utilities Residents are responsible for their own utilities.

Ground rent **£300.00** per annum (per apartment)

The first Review Date is 1st April 2029, with a review on this date every twenty five years 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.

Emergency response Not applicable.

Care charges

Personal care MHA does not provide personal care at Kirk Close.

Nursing care MHA does not provide nursing care at Kirk Close.

Ongoing charges payable to third parties

Utilities	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 Ripley Town Council.
TV licence	Please see 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	Resident's can choose their own Digital TV provider.

Charges when leaving, selling or subletting

MHA Administration Fee for Sale	<p>There is a 1% (flat) administration fee upon sale.</p> <p>Includes the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. This is covered by the administration fee payable by the seller upon sale and underletting or transfer of the lease.</p>
Estate agency charges	Not applicable.
Ongoing charges	<p>The owner (or the owner's estate) will remain liable for all charges due until the buy back or resale has been completed.</p> <p>The owner (or the owner's estate) will remain liable for all charges due until the buy back or resale has been completed.</p>
Redecoration costs	<p>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.</p> <p>Owners will have to pay the usual costs associated with any property sale.</p>

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 leasehold properties at Kirk Close 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.

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 arranged with an outside care agency.

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