

# Stanton Lodge

## Key Facts

for Leaseholders 2026/27



### Property details

<b>Operator</b>	MHA - Methodist Homes.
<b>Landlord</b>	MHA – Methodist Homes.
<b>Community</b>	Stanton Lodge, Kingsdown Road, Swindon, SN3 4TD. Purpose-built in 2006.
<b>Property type</b>	14 Apartments (10 x 1 bed & 4 x 2 bed).
<b>Status</b>	All pre-owned.
<b>Occupancy</b>	Suitable for one or two people.
<b>Tenure</b>	Leasehold – 125 years from and including 1st April 2005..
<b>Subletting</b>	Subletting is not permitted.

### Cost of moving in

<b>Purchase Price</b>	Set by the private vendor. Please see sales particulars for individual property pricing.
<b>Reservation fee</b>	Where MHA are selling, the reservation fee of £1,000 is held by MHA.
<b>Deposit</b>	Agreed between the parties for a resale. If MHA are selling, 10% deposit on exchange. 4% deposit on exchange if using Rent Before You Buy (MHA purchases only) Deposits are protected by the operator's conveyancer.
<b>Other costs</b>	MHA do not charge for a Housing 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**            **£893.46** (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 and contribution to sinking fund. MHA does not receive any incentives from suppliers for services paid for through the service charge. This also covers the duty officer role, who are available from 10am to 4pm seven days a week and out of hours pendant from Taking Care.

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

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**Utilities**                      Residents are responsible for arranging their own utility suppliers.

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**Ground rent**                **From £300.00 to £338.88** per annum (per apartment)

The first Review Date is 1<sup>st</sup> April 2030 which is then reviewed on this date every twenty-fifth year thereafter. This may differ depending on the apartment, please see the lease for more details.

If you both exchanged contracts and also completed a new lease on or after 1<sup>st</sup> 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.

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**Emergency response**            This is covered by the service charge.

## Care charges

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**Personal care**                MHA does not provide personal care at Stanton Lodge.

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**Nursing care**                MHA does not provide nursing care at Stanton Lodge.

## Additional MHA Services - Charges from 1<sup>st</sup> April 2026

<b>Domestic</b>	<b>£23.72</b> 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.
<b>Laundry</b>	<b>£11.85</b> per load A laundry service is available.

## Ongoing charges payable to third parties

<b>Utilities</b>	It is the Residents responsibility to arrange contracts with utility suppliers.
<b>Council tax</b>	It is the Residents responsibility to arrange payment of Council Tax. Details are available from Swindon Borough Council.
<b>TV licence</b>	Please see <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
<b>Telephone</b>	Residents are responsible for arranging their own telephone lines.
<b>Internet/ Broadband</b>	Free Wi-Fi is provided in communal areas only. Residents are responsible for arranging their own broadband supplier.
<b>Digital TV</b>	Resident's choice of external provider.

## Charges when leaving, selling or subletting

<b>Contingency fee</b>	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. For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £12,500 calculated as follows: <ul style="list-style-type: none"><li>• 1% of £250,000 = £2,500</li><li>• 5 years x £2,500 = £12,500 = Contingency Fund Contribution</li></ul>
<b>MHA Administration Fee for Sale</b>	Covers the costs of processing sale documents, dealing with enquiries from solicitors, and signing documents. The fee will be at least £372 including VAT.
<b>Estate agency charges</b>	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 buy back or resale has been completed.

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**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.

Owners will have to pay the usual costs associated with any property sale.

## Insurance

**Arranged by MHA** Buildings, Public Liability and Employers' Liability are all included in the service charge.

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**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. Contributions are also paid into the fund via the monthly service charge that act as a top-up to the contribution paid on resale.

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.

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 leaseholders of the scheme. Contributions paid via the service charge will vary from year to year and will be based on the needs of the fund and the cost of future works. If there were insufficient monies in the contingency fund to complete required works, MHA would be able to charge the deficit of the fund, at the year end via the service charge accounts.

## 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.

The leasehold properties at Stanton Lodge 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 **1<sup>st</sup> April 2026**.

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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.

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### 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.