

Trinity Court

Key Facts

for Leaseholders 2026/27



Property details

Operator	MHA - Methodist Homes.
Community	Trinity Court, 145-147 Brackenwood Drive, Gledhow, Leeds, West Yorkshire, LS8 1SF. Opened in 1989.
Property type	11 Bungalows (1 x 2 bedrooms).
Status	All pre-owned.
Occupancy	Suitable for one or two people.
Tenure	Leasehold: 99 years from 30 th September 1999.
Subletting	Subletting is not permitted.
Care provider	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.
Deposit	Agreed between the parties for a resale.
Other costs	MHA do not charge for a Housing assessment. The person moving in will be responsible for their own legal and removal costs.

Ongoing charges payable to MHA

Service charge	1-bed: £159.79 per month (per apartment) 2-bed: £235.19 per month (per apartment)
	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 and a contribution to the sinking fund. It includes the costs of heating, lighting and water for the communal areas and the apartments. 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	Utilities are included in the service charge.
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Ground rent	£300.00 per annum (per apartment)
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The Ground rent increases to £200 on 1st April 2049 with stepped increases of £100 every 25 subsequent years of the term thereafter. 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	Residents can use the pull-cord system or alternatively contact the emergency services (111 or 999).
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Care charges

Personal care	MHA does not provide personal care at Trinity Court.
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Nursing care	MHA does not provide nursing care at Trinity Court.
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Ongoing charges payable to third parties

Utilities	Utilities are included in the service charge.
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Council tax	It is the Residents responsibility to arrange payment of Council Tax. Details are available from Leeds City 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/ Broadband	Residents are responsible for arranging their own broadband supplier.
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Digital TV	Resident's choice of external provider.
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Charges when leaving, selling or subletting

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.
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 sinking fund is built up from contributions paid via the monthly service. 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.

Sinking 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 sinking 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. If an individual has personal care needs this will be arranged with an outside care agency.

The leasehold properties at Trinity Court 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 **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.