Adlington House Heaton Chapel
Key Facts
for Leaseholders 2026/27

Property details

Operator	MHA - Methodist Homes.
Landlord	MHA – Methodist Homes.
Community	Adlington House Heaton Chapel, Stockport, SK4 5LT. Purpose-built in 2013.
Property type	52 Apartments (9 x 1-bed, 39 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 2013.
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.

Cost of moving in

Purchase Price	Set by the private vendor.
Reservation fee	Agreed between the parties for a re-sale.
Deposit	Agreed between the parties for a re-sale.
Other costs	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.

©2025. MHA is a trading name for Methodist Homes which is registered as a Charity in England and Wales – No. 1083995 and is a Company limited by Guarantee - No. 4043124

Ongoing charges payable to MHA

Service charge	1-bed: **£730.17** per month (per apartment) 2-bed: **£828.38** per month (per apartment) 3-bed: **£947.93** 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. 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. This also covers the duty officer role, which provides 24-hour staffing. For further information see ***Service Charge Guide for Owners.***
Utilities	It is the Residents responsibility to arrange contracts with utility suppliers.
Emergency response	This is covered by the service charge.
Ground rent	Not applicable.

Care charges

Personal care	MHA does not provide personal care at Adlington House Heaton Chapel.
Nursing care	MHA does not provide nursing care at Adlington House Heaton Chapel.

©2025. MHA is a trading name for Methodist Homes which is registered as a Charity in England and Wales – No. 1083995 and is a Company limited by Guarantee - No. 4043124

Additional MHA Services - Charges from 1st April 2026

Guest room	**£30.00*** per night A guest room is available.

**VAT Included*

Ongoing charges payable to third parties

Utilities	It is the Residents responsibility to arrange their own contracts with utility suppliers.
Council tax	Bands C-E depending on the property. It is the Residents responsibility to arrange payment of Council Tax. Details are available from Stockport Metropolitan Borough 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 no communal ariels or satellite dishes.

©2025. MHA is a trading name for Methodist Homes which is registered as a Charity in England and Wales – No. 1083995 and is a Company limited by Guarantee - No. 4043124

Charges when leaving, selling or subletting

Contingency fee	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 0.5% 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 £6250, calculated as follows: • 0.5% of £250,000 = £1,250 5 years x £1,250 = £6,250 = Contingency Fund Contribution
Communal Facilities fee	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. For example: a leaseholder who sells a property owned for five years for £250,000 will have to pay £15,625, calculated as follows: • 1.25% of £250,000 = £3,125 5 years x £3,125 = £15,625 = Communal Facilities Fee
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 £420 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 buy back or resale has been completed.
Redecoration costs	Owners to redecorate at least once in every seven years.
Subletting charges	Subtenants will be liable for all the changes shown in these key facts.

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.

©2025. MHA is a trading name for Methodist Homes which is registered as a Charity in England and Wales – No. 1083995 and is a Company limited by Guarantee - No. 4043124

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.

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 and is controlled by MHA. Contingency funds can go into deficit with MHA covering the cost of works as the freeholder. Leaseholders would not be required to "top up" the fund to cover works even if there was an insufficient balance.

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.

There is no option for MHA to buy back the properties at Adlington House, Heaton Chapel.

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.

©2025. MHA is a trading name for Methodist Homes which is registered as a Charity in England and Wales – No. 1083995 and is a Company limited by Guarantee - No. 4043124