

## Frequently Asked Questions

### **Q1. What types of properties are at Nynehead Court?**

**A1.** The development consists of 11 one, two and three bedroomed mews style properties, of which 5 are converted from the old stables and garages and 6 are newly built, to provide 6 x two-bedroomed bungalows, 3 x one-bedroomed bungalows, 1 x two/three bedroomed house and 1 x two-bedroomed house

The first phase will be completed by 1 September 2010

Nynehead Court is a 35 bed residential care home where the further development of a new wing to cater for differing degrees of confusion and memory loss is soon to be undertaken.

### **Q2. Who can live at Nynehead Mews?**

**A2.** Anyone, who is over 60 (or is married to someone over 60). The services and facilities have been designed for people of this age group. Visitors are of course welcome.

Potential purchasers or tenants will be invited to complete a 'close care living questionnaire' and provide a letter from their GP in order to ensure that the necessary resources may be provided prior to occupation

### **Q3. Are the properties leasehold?**

**A3.** Yes, all the properties are sold on a 125 year lease in order to tie the provision of services and care to the management company.

The Leases commence on 1 September 2010 and there is an annual ground rent of £250

### **Q4. What is the Assignment Fee and what does it cover?**

**A4.** Leaseholders pay an assignment fee of 5% of the sale price when their property is sold.

The fee covers the cost of the agents selling fees, the HIPs report and the freeholder's legal fees.

The fee also goes towards the capital costs incurred in providing the amenity areas, services, orangery and new maintenance facilities during the development of the properties and provides the landlord with a long-term income stream to offset some of the cost of the initial investment, whilst also assuring a common interest with the leaseholders, in ensuring that capital values of properties are maintained and improved..

### **Q5. Can I get personal care in my own home?**

**A5.** Yes, emergency care is provided within the service charge, whilst tailor made personal care and domestic assistance can be arranged to suit your needs. This care is provided by dedicated trained staff from Nynehead Court. They can provide services such as day and night visits, meals delivered to your home or taken in the dining room, personal care as and when required, help with medication, escorted trips and help with shopping.

Residential respite care can also be provided in Nynehead Court although the aim is to help you live as independently as possible, in your own home.

More information about the range of care services can be provided on a personal basis.

### **Q6. If my spouse or I need residential care, can we move to the Care Home?**

**A6.** Yes, provided a room is available and your specific needs can be met within Nynehead Court.

### **Q7. Is there a selection criteria for prospective purchasers?**

**A7.** Only in that you are over 60 and that your needs can be met by the manager and that your suitability for close care living is confirmed by your GP

### **Q8. Are pets allowed?**

**A8.** Yes subject to written approval, and provided that are kept under control and will not be a nuisance to other residents.

### **Q9. What parking arrangements are there?**

**A9.** There are no garages provided. Each close care property will have a designated parking space.