

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 was completed in January 2011 and all properties have been sold and are occupied. The second phase started in February 2011 and will be completed by the end of the year

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 underway.

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 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 that the provision of services and care may be tied to the management company.

The Leases commenced 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 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..

The fee also covers the cost of the agents selling fees and the freeholder's legal fees.

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 they 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.