

St Monica Trust

Cote Lane Key Facts

Private Rental Properties



Property details

Description, occupancy and status

The private rental properties at Cote Lane are one and two bedroom pre-rented apartments that are located in St Monica Court and Westfield House.

Tenure type

This is a monthly licence agreement. Renting residents do not own the apartment nor the land it stands on. The apartment and the land are owned by the landlord, the St Monica Trust.

The licence agreement continues indefinitely, so long as residents continue to pay the inclusive monthly charge and do not breach any other provisions, until such time as:

- Residents give notice that they wish to leave (the notice period is one full calendar month)
- Residents pass away (the one month notice period starts on the date of death)
- In the Trust's view, a resident's care needs can no longer be met in the property, and the Trust gives the resident one month's notice. The

Trust will always seek, wherever possible, to accommodate any such residents at Cote Lane in the Garden House, a purpose-built nursing care home or in Sundials, a specialist dementia care facility.

Notice Period

The notice period for residents handing in their notice is one full calendar month.

In the event of a resident passing away, the one month notice period starts on the date of death.

Nomination

There is no nomination procedure. Applications should be made direct to the Trust.

Care provider

The St Monica Trust provides a full care and support service and does not subcontract any element. Residents are free to choose a service from another supplier if they wish.

Costs of moving in

Deposits

Before the rental term can begin, one month's inclusive charge is required as a deposit.

Other costs

St Monica Trust does not charge for the health assessment for rental accommodation. Residents pay their own removal costs. We can suggest removal firms but residents are free to choose their own.

Ongoing charges whilst living at Cote Lane

Inclusive monthly charge

The inclusive monthly charge is payable in advance on the first day of each month.

The inclusive monthly charge includes the rent, all utility bills, council tax, and the community fee. Optional items that can be deducted if the resident wishes include: lunch every day, a pint of milk every day, one bag of laundry per week and one hour of domestic support per week.

The inclusive monthly charge varies from one property to another within the range £2,614 to £4,500.

The inclusive monthly charge increases every April. Residents will receive at least 28 days' notice of the change. The increase in the rent and the community fee element

is always capped at a maximum of 3% above RPI.

Community Fee

The community fee is included within the inclusive monthly charge.

This fee contributes to the costs of running St Monica Trust and providing services at Cote Lane. It is a variable charge based on actual costs only.

The community fee is an annual payment that is charged monthly in advance by direct debit.

It is held on trust for residents. Residents receive the annual community fee budget and accounts and may comment on these. The Trust does not levy surcharges if there is a shortfall in the fees collected or provide refunds if there is a surplus. Any failure to provide a service paid for through the community fee would be managed to minimise any inconvenience for residents. The document *Private Rental at Cote Lane, Questions and Answers* lists the services provided.

Care costs

There is no mandatory charge for care, residents pay for domiciliary care and support only if they buy a care and support package.

Packages

The St Monica Trust offers a comprehensive range of options.

The charges for these services will vary depending on the level of domiciliary care and support required. Indicative charges for domiciliary care and support packages are:

	Price (inc.VAT)
Monday - Sunday *	1 hour visit £25.75
	45 mins visit £20.50
	30 mins visit £14.00
Waking Nights	£26.75 per hour
Sleeping Nights	Price on request

** Special rates apply for Christmas Day, Boxing Day and New Year's Day*

Nursing care

We can support residents to access GP and District Nursing services.

Ongoing additional fees payable to third parties

Utility charges

All utility charges are included in the inclusive monthly charge.

Council tax

Council tax is included in the inclusive monthly charge.

Freeview and satellite TV

All homes at Cote Lane are connected to a central TV and satellite system, therefore, negating the need for multiple aerials and dishes. It is the residents' responsibility to pay for their own satellite TV service. Residents do not need to pay for a TV licence as there is a communal arrangement.

Telephone and internet

Residents of Cote Lane pay for their own telephone and internet connection and liaise directly with their own provider.

Insurance

Our insurance responsibility

The St Monica Trust arranges and maintains insurance cover for buildings, public liability and employer's liability. The St Monica Trust will provide insurance for the personal effects of residents who are renting up to a maximum figure of either £5,500 in total or £1,000 in respect of any single item.

Residents contribute to the cost through the inclusive monthly charge.

Residents' insurance responsibility

Residents are responsible for obtaining any additional contents insurance that they may require.

Charges when leaving the property

In the event of a resident handing in their notice, being given notice by the Trust, or passing away the inclusive monthly charge remains payable during the notice period.

Residents may also be liable for the cost of cleaning the property when the licence ends. Approximately one month after leaving the initial deposit will be returned less any amounts owed.

Residency and sub-letting

Residents must spend a minimum of six months living in the property in any one

year and must inform the Trust if they are absent for more than six months.

Sub-letting is not permitted.

Sources of further information

We have a range of documents that provide further information.

These include:

- Terms and Conditions for Residents at Westfield House and St Monica Court and Licence to Occupy Accommodation
- Private Rental at Cote Lane, Questions and Answers

If you would like to see any of these, please ask a member of staff for a copy.

This document was updated March 2024.



We encourage you to discuss your housing options with your family and friends and to seek independent advice, support and representation as appropriate, in connection with a move to Cote Lane.

Please note: charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.