

# St Monica Trust

## Cote Lane Key Facts

Lease Purchase Properties 2025-2026



### PROPERTY DETAILS

Operator and landlord	St Monica Trust
Community	Cote Lane Retirement Village, Westbury-on-Trym, Bristol BS9 3UN Established in 1925, converted to retirement housing in 2002
Property type	93 lease purchase properties: 55 one-bed apartments, 36 two-bed apartments, and 2 three-bed apartments.
Property status	Pre-owned but refurbished prior to resale.
Occupancy	Sole or dual occupancy
Tenure	Leasehold. The lease term is 125 years from the date of completion of each purchase. Leaseholders own the property but not the land it stands on. The land remains owned by the landlord, St Monica Trust.
Subletting	Subletting is not permitted.
Care provider	St Monica Trust provides a full domiciliary care and support service and does not subcontract any element. Residents are free to choose a service from another supplier if they wish.

### COST OF MOVING IN

Purchase price	The price of leasehold purchase properties (the 'capital payment') is shown on the sale details. Prices at Cote Lane are between £300,000 and £900,000.  1 bed apartments - £300,000 - £600,000 2 bed apartments - £450,000 - £800,000 3 bed apartments - £800,000 - £900,000
Reservation fee	A £2,000 reservation fee is payable to St Monica Trust to reserve a property. The fee is held and protected by the Trust.
Deposit	On exchange of contracts, 10% of the purchase price is payable (less the £2,000 reservation fee). This exchange deposit is held and protected by the Trust's conveyancing solicitor.
Other costs	St Monica Trust does not charge for a health assessment for lease purchase accommodation.  The Trust does not apply any legal fees for the engrossment of a lease.  Stamp Duty is payable, please refer to <a href="https://www.gov.uk/stamp-duty-land-tax">https://www.gov.uk/stamp-duty-land-tax</a> .  Buyers pay their own removal costs.  Buyers need to appoint and pay for their own solicitor to handle the conveyancing.

### ONGOING CHARGES PAYABLE TO THE OPERATOR

Service charge	All residents contribute to the Trust's costs in providing services to residents at Cote Lane. This service charge is charged monthly in advance by direct debit. The amount varies according to the number of people living in the property and its banding (based on property size). The service charge is a fixed charge which increases on 1 April each year based on the December Retail Price Index of the preceding year.
----------------	--

Service charge (continued)	<p>The service charge amount varies according to the number of people living in the property and the banding of the property.</p> <p>The service charge that applies between April 2025 and March 2026 is:</p> <p><b>Oatley House, Little Cote and North Lodge</b></p> <table border="1" data-bbox="360 322 1375 512"> <thead> <tr> <th>Annually by property band</th> <th>1 person</th> <th>2 people</th> </tr> </thead> <tbody> <tr> <td>Low</td> <td>£10,938</td> <td>£14,016</td> </tr> <tr> <td>Medium</td> <td>£12,022</td> <td>£15,767</td> </tr> <tr> <td>High</td> <td>£13,032</td> <td>£16,862</td> </tr> <tr> <td>Premium</td> <td>£14,125</td> <td>£17,956</td> </tr> </tbody> </table> <table border="1" data-bbox="360 551 1375 741"> <thead> <tr> <th>Monthly by property band</th> <th>1 person</th> <th>2 people</th> </tr> </thead> <tbody> <tr> <td>Low</td> <td>£911.50</td> <td>£1,168.00</td> </tr> <tr> <td>Medium</td> <td>£1,001.83</td> <td>£1,313.92</td> </tr> <tr> <td>High</td> <td>£1,086.00</td> <td>£1,405.17</td> </tr> <tr> <td>Premium</td> <td>£1,177.08</td> <td>£1,496.33</td> </tr> </tbody> </table> <p><b>St Augustines and Little Cote</b></p> <table border="1" data-bbox="360 819 1375 969"> <thead> <tr> <th>Annually by property band</th> <th>1 person</th> <th>2 people</th> </tr> </thead> <tbody> <tr> <td>Low</td> <td>£10,375</td> <td>£11,930</td> </tr> <tr> <td>Medium</td> <td>£11,411</td> <td>£13,124</td> </tr> <tr> <td>High</td> <td>£12,531</td> <td>£14,408</td> </tr> </tbody> </table> <table border="1" data-bbox="360 1010 1375 1160"> <thead> <tr> <th>Monthly by property band</th> <th>1 person</th> <th>2 people</th> </tr> </thead> <tbody> <tr> <td>Low</td> <td>£864.58</td> <td>£994.17</td> </tr> <tr> <td>Medium</td> <td>£950.92</td> <td>£1,093.67</td> </tr> <tr> <td>High</td> <td>£1,044.25</td> <td>£1,200.67</td> </tr> </tbody> </table> <p>The service charge budget is compiled at the beginning of each financial year and is subject to change on 1 April each year depending upon the maintenance and running costs incurred within any given year. Residents receive at least 28 days' notice of the change.</p> <p>Please refer to our leaflet 'A guide to fees' for information about what is included in the service charge.</p>	Annually by property band	1 person	2 people	Low	£10,938	£14,016	Medium	£12,022	£15,767	High	£13,032	£16,862	Premium	£14,125	£17,956	Monthly by property band	1 person	2 people	Low	£911.50	£1,168.00	Medium	£1,001.83	£1,313.92	High	£1,086.00	£1,405.17	Premium	£1,177.08	£1,496.33	Annually by property band	1 person	2 people	Low	£10,375	£11,930	Medium	£11,411	£13,124	High	£12,531	£14,408	Monthly by property band	1 person	2 people	Low	£864.58	£994.17	Medium	£950.92	£1,093.67	High	£1,044.25	£1,200.67
Annually by property band	1 person	2 people																																																					
Low	£10,938	£14,016																																																					
Medium	£12,022	£15,767																																																					
High	£13,032	£16,862																																																					
Premium	£14,125	£17,956																																																					
Monthly by property band	1 person	2 people																																																					
Low	£911.50	£1,168.00																																																					
Medium	£1,001.83	£1,313.92																																																					
High	£1,086.00	£1,405.17																																																					
Premium	£1,177.08	£1,496.33																																																					
Annually by property band	1 person	2 people																																																					
Low	£10,375	£11,930																																																					
Medium	£11,411	£13,124																																																					
High	£12,531	£14,408																																																					
Monthly by property band	1 person	2 people																																																					
Low	£864.58	£994.17																																																					
Medium	£950.92	£1,093.67																																																					
High	£1,044.25	£1,200.67																																																					
Ground rent	There is a nominal 'peppercorn ground rent'. This serves the purely legal purpose of signifying that the Trust has a retained interest in the property.																																																						
Utilities	<p>The arrangements for supplying and billing for utilities vary across the village:</p> <ul style="list-style-type: none"> <li>• Bungalow: The Trust arranges and bills for both gas and water. Residents arrange their own electricity supplier.</li> <li>• Oatley House, Little Cote and the Lodges: The Trust arranges and bills for gas. Residents arrange their own water and electricity suppliers.</li> <li>• St Augustines and Willowpool: Residents arrange their own gas, water and electricity suppliers.</li> </ul>																																																						
Emergency response	The service charge covers the cost of providing a 24-hour emergency response service.																																																						
<b>CARE COSTS</b>																																																							
Domiciliary care and support	There is no mandatory charge for care, residents pay for domiciliary care and support only if they buy a care and support package.																																																						

Domiciliary care and support (continued)	St Monica Trust offers a comprehensive range of options and the charges for these services will vary depending on the level of domiciliary care and support required. Indicative charges for these packages are:			
		Price (inc. VAT))		
		1 hour	45 minutes	30 minutes
	Monday to Sunday *	£28.00	£21.75	£15.00
	Waking nights	£28.50		
Sleeping nights	Price on request			
	<i>* Special rates apply for all bank holidays</i>			
Nursing care	Nursing care is not provided but may be arranged through the resident's own GP and district nurses.			

### ONGOING CHARGES PAYABLE TO THIRD PARTIES

Council tax	All residents are responsible for paying council tax directly to the council. This is by far the most efficient way of ensuring that any possible allowances are accessible by residents. The banding and amount charged will depend on the property and will be made available on the sale details. Annual 2025/26 charges are:		
	Band	Annual council tax charge	
	C	£2,296.79	
	D	£2,583.89	
	E	£3,158.10	
	F	£3,732.28	
TV licence	Residents do not need to pay for a TV licence as there is a communal arrangement.		
Digital TV	All apartments at Cote Lane are connected to a central TV and satellite system, therefore negating the need for multiple aerials and dishes. It is the resident's responsibility to pay for their own satellite TV service.		
Telephone and internet/ broadband	Residents of Cote Lane pay for their own telephony and internet connection and liaise directly with their own provider.  Guest WiFi is available in communal areas across the site and is free of charge.		

### CHARGES PAYABLE WHEN LEAVING YOUR PROPERTY

Buy-back of property	When you surrender your property, the Trust will buy it back and return to you the amount of your original capital payment less any outstanding charges and reinstatement costs required to return it to a sellable condition.
Ongoing charges	Residents are responsible for the continuing payment of the service charge and utilities charges until the day their property is returned to the Trust.
Reinstatement costs	The reinstatement charge varies, currently from £3,000 to £10,000 depending on the size of the property and the level of redecoration required.
Administration fee	St Monica Trust does not apply any administration or legal fee when buying back the property.

### CHARGES PAYABLE WHEN LEAVING YOUR PROPERTY

Conveyancing	The Trust does not require residents to use a solicitor to handle the surrender of the lease but residents may wish in any case to seek legal advice.
--------------	---

### INSURANCE

Arranged by the operator	St Monica Trust arranges and maintains insurance cover for buildings, public liability and employer's liability. Residents contribute to the cost through the service charge.
Arranged by the resident	It is the resident's responsibility to obtain contents insurance for their home.

## FUNDING OF MAJOR REPAIRS

The reserve fund, which contributes to major repairs and future planned building maintenance costs, is funded through the service charge. The fund is held on trust for residents.

The fund's balance for Oatley House (including Little Cote and North Lodge) at 31 December 2023 was £378,691. For St Augustines and Willowpool, the corresponding balance was £74,120.

Any shortfall in income over relevant costs in any year may be reflected in an increase in the service charge in the following year from 1 April.

## CONSTRAINTS ON SELLING

Properties cannot be resold on the open market but are instead bought back by the Trust.

Buyers must be at least 55 years of age to purchase a property at Cote Lane. Buyers can be younger than this if they have a care need.

Residents must spend a minimum of six months living in the property in any one year and must provide notice if they are absent for more than three weeks.

<b>Date</b>	Last updated 25 March 2025
-------------	----------------------------

Further information is available in our 'A guide to fees' and 'Lease summary' documents.

Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.

We encourage you to discuss your housing options with your family and friends and to seek independent legal, financial/benefits advice and any other appropriate advice, support and representation in connection with a move to Cote Lane.

St Monica Trust, Head Office, Cote Lane, Westbury-on-Trym, Bristol BS9 3UN  
Registered charity number: 202151