

St Monica Trust

Cote Lane Key Facts

Cote Lane Private Rental 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	86 private rental properties located in St Monica Court and Westfield House: 77 one-bed apartments and 9 two-bed apartments.
Property status	Pre-rented but refurbished prior to re-letting.
Occupancy	Sole or dual occupancy.
Tenure	Rented under a licence agreement. (Purchasers who rent for a short term pending a property sale do so under an Assured Shorthold Tenancy Agreement.)
Subletting	Subletting is not permitted.
Care provider	St Monica Trust provides a full domiciliary care and support service and does not subcontract any element. Tenants are free to choose a service from another supplier if they wish.

COST OF MOVING IN

Advance charges	The first month's monthly inclusive charge is payable before moving in.
Other costs	St Monica Trust does not require a tenancy deposit nor charge for a health assessment for rental accommodation. Tenants pay their own removal costs.

ONGOING CHARGES PAYABLE TO THE OPERATOR

Inclusive monthly charge	<p>The inclusive monthly charge varies between properties within the ranges £2,705 to £3,734 (one-bed) and £4,117 to £4,732 (two-beds).</p> <p>This is a fixed charge (it changes according to a fixed formula) which is held on trust for tenants and payable monthly in advance by direct debit. It covers the rent, service charge, utilities and council tax. Our leaflet 'Private Rental at Cote Lane Questions and Answers' provides further information on the services provided.</p> <p>The inclusive monthly charge is subject to change on 1 April each year based on the December Retail Price Index from the previous year.</p>
Utilities	The gas, water and electricity costs are covered by the inclusive monthly charge.
Emergency response	The inclusive monthly charge covers the cost of providing a 24-hour emergency response service.

CARE COSTS

Domiciliary care and support	<p>There is no mandatory charge for care, residents pay for domiciliary care and support only if they buy a care and support package.</p> <p>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.</p>
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Domiciliary care and support (continued)	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 per hour		
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 tenant's own GP and district nurses.			

ONGOING CHARGES PAYABLE TO THIRD PARTIES

Council tax	Covered by the inclusive monthly charge.
TV licence	Tenants 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 tenant's responsibility to pay for their own satellite TV service.
Telephone and internet/ broadband	Tenants of Cote Lane pay for their own telephony and internet connection and liaise directly with their own provider. There is no charge for 'internal calls' at Cote Lane i.e. to fellow tenants or to staff on site. Guest WiFi is available in communal areas across the site and is free of charge.

CHARGES PAYABLE WHEN LEAVING YOUR PROPERTY

Ongoing charges	Tenants are responsible for the continuing payment of the inclusive monthly charge until the property is returned to the Trust at the end of the licence period once the required notice period has been served.
Notice period	The licence will end one month from the date of death, or one calendar month (the last day of the following month) if notice is served by the tenant.
Redecoration costs	The Trust do not levy any charges to the outgoing tenant for reinstatement, repairs or redecoration prior to reletting.

INSURANCE

Arranged by the operator	St Monica Trust arranges and maintains insurance cover for buildings, public liability and employer's liability. Tenants contribute to the cost through the inclusive monthly charge.
Arranged by the tenant	It is the tenant'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.

CONSTRAINTS ON SELLING

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

Tenants 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.

Date

Last updated 27 March 2025

Further information is available in our 'Cote Lane Rental Questions and Answers' document.

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.

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Registered charity number: 202151