

St Monica Trust

Sandford Station Key Facts

Extra Care Housing Rental Properties



Property details

Description, occupancy and status

The rental properties at Sandford Station are one and two bedroom apartments situated across the village. The properties are for rental only through the extra care housing partnership at North Somerset Council. All are suitable for sole or dual occupancy.

Tenure type

This is an assured non shorthold monthly tenancy. Tenants do not own the apartment or the land it sits on. The land remains owned by the landlord, the St Monica Trust.

Nomination

The nomination procedure is through Care Connect and social worker assessment at North Somerset Council.

Care provider

The St Monica Trust provides a full care and support service.

Residents receive a specific number of hours from North Somerset Council at no extra cost. For additional hours, an

application can be made through the Trust to North Somerset Council. If this application is declined the resident will need to pay for the additional hours through a private package. Residents can choose to select a provider of their choice for either the private element or the element provided by North Somerset Council.

Costs of moving in

Before beginning tenancy, one month's rent and service charge is required in advance.

Other costs

Residents pay their own removal costs. We can suggest removal firms or you are free to choose your own.

Ongoing charges whilst living at Sandford Station

Rent

All rental amounts are paid in advance on the first calendar day of each month. The amount payable from April 2024 to March 2025 are:

- 1 bedroom apartment - £709.97
- 2 bedroom apartment - £788.14

Tenants eligible for Housing Benefit will be advised of their contributions towards the rent.

Rent is reviewed annually each April.

Service charge

All tenants pay a contribution to the running and services of St Monica Trust and Sandford Station. This is called the service charge. It is a variable charge based on actual costs only. It is held on trust for residents. The service charge is an annual payment that is charged monthly in advance by direct debit. It covers (amongst other things):

- 24 hour emergency response service including care and support assistance, porter security and emergency repairs.
- Recreational activities and entertainment.
- Restaurant, computer suite and library service.
- Transport service.
- Communal television connection.
- Buildings and other insurances.
- External window cleaning and maintenance of the alarm call system, security equipment including CCTV, fire alarm system and lifts in communal areas.
- Physiotherapy and occupational therapy service (subject to referral or payment of appropriate fees).

- A contribution to the Sinking Fund.
- A management fee payable to the Trust

The service charge cost per apartment between April 2024 and March 2025 is £404.59 per month.

Tenants eligible for Housing Benefit will be advised of their contributions towards the above.

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

Tenants receive at least 28 days notice of the change. They receive the annual accounts for the previous year and budget for the next year every Autumn, and are welcome to comment on these documents. Any shortfall in funding on the previous year will not be added to the service charge for the following year; any surplus income will be applied to the sinking fund. The Trust will manage as necessary any significant failure to provide a service covered by the service charge.

Care costs

Care cost are assessed by North Somerset Council's Health and Social Care Department and the tenant pays directly to the authority at the rate advised by North Somerset Council.

The Trust does not invoice those within the care contract directly for care (unless self-funding is arranged, when the charges below apply). The Trust will invoice North Somerset Council directly.

Packages

Should tenants choose to have extra care in addition to the time provided by North Somerset Council, the following St Monica Trust charges will apply.

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 all Bank Holidays

We can direct residents to access a GP.

Ongoing additional fees to third parties

Utility charges

Electricity, gas and water utilities are all payable by individual residents. Electricity, gas and water providers are chosen by the resident.

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.

Freeview and satellite TV

All homes at Sandford Station 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.

Internet

Residents of Sandford Station pay for their own 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. Residents contribute to the cost through the community fee.

Residents' insurance responsibility

It is the residents' responsibility to obtain contents insurance for their home.

Charges when leaving your property

Residents must give one month's notice in writing. There is a 28 day notice period when the rent and service charge is still payable and the apartment has to be cleared. There is no deposit to return and no reinstatement costs are owed.

Sub-letting

Sub-letting is not permitted.

Restriction on renters

Renters must be at least 55 or be registered disabled, have a care need and currently live in Bristol.

This document was updated in July 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 Sandford Station.

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