

St Monica Trust

The Chocolate Quarter Key Facts

Lease Purchase Properties



Property details

Description, occupancy and status

The lease purchase properties at The Chocolate Quarter are one and two bedroom apartments that are spread across the two buildings of the site. All are suitable for sole or dual occupancy.

Tenure type

This is a lease purchase property. Leaseholder residents own the home, but not the land it stands on. The land remains owned by the landlord, the St Monica Trust.

Lease term

The lease term on lease purchase properties is 125 years. Each lease starts on the date of completion.

Nomination

There is no nomination procedure.

Care provider

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

Costs of moving in

Price

The price of leasehold purchase properties (the 'capital payment') is shown on the sale details.

Deposits and full balance

To purchase the lease a deposit of £2,000 is paid at the point of reservation. At the point of exchange 10% of the purchase price is paid (less the £2,000 deposit) and the balance is due on completion.

Other costs

St Monica Trust does not charge for the health assessment for lease purchase accommodation.

The Trust does not apply any legal fees for the engrossment of a lease.

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

Residents also need to appoint and pay for their own solicitor to handle the conveyancing.

Residents will also be liable for Stamp Duty Land Tax (applied at the point of completion), which is calculated on a sliding scale. Further information can be obtained from a solicitor or at the Gov.uk website:
www.gov.uk/stamp-duty-land-tax

Ongoing charges whilst living at The Chocolate Quarter

Service Charge

All residents pay an annual contribution to the running and services of St Monica Trust and The Chocolate Quarter, which is known as the ‘service charge’.

This varies according to the number of bedrooms in the apartment. The service charges that will apply for 2024 are:

	Annual Charge	Monthly
1 Bedroom	£8,768	£730.67
2 Bedroom	£9,424	£785.33

The service charge increases on 1 January each year based on the October Retail Price Index (RPI) from the previous year.

The lease provides for the payment of a ‘peppercorn rent’ (if demanded).

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

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*

Emergency call system

The charge for maintaining the emergency call system, should residents choose to have this service, is £40.42 per month. SMT will support all residents in an emergency but it may take those who do not have the call system longer to summon help.

Nursing care

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

Ongoing additional fees payable to third parties

Utility charges

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

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 The Chocolate Quarter are connected to a central TV and satellite system, 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 at The Chocolate Quarter have access to their own site-wide Wi-Fi. This service is free, however there are limitations. Residents may wish to secure their own service through a preferred 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 service charge.

Residents' insurance responsibility

The lease obliges residents to obtain contents insurance for their home. This should also cover the costs for alternative accommodation should they need to move out of their apartment for any period of time.

Charges when leaving or selling an apartment

During the purchase of any apartment residents will choose what happens when the time comes for them to surrender their lease. The two options are Fixed Refund or Equity Participation.

Under Fixed Refund option the Trust will handle any decoration or upgrades that might be needed and act as an estate agent to market the apartment. Apartments can not be sold on the open market.

St Monica Trust does not apply any administration or legal fee for sale.

Residents will need to instruct a solicitor to handle the legal side of the surrender.

Fixed Refund

Under this option a *surrender fee* of 1% of the purchase price paid by the outgoing resident is applied for each full or part year of ownership (capped at a maximum of 10%).

Once the surrender is legally completed funds *less the surrender fee* will be returned within 28 days.

Residents will continue to pay the service charge and for utilities such as Council Tax and electricity bills until the day the apartment is returned to the Trust.

Advantages of fixed refund:

- Residents can enjoy price certainty upon surrender regardless of any changes (up or down) of the value of the apartment.
- Refunds can be made sooner by the Trust as residents do not have to wait until a new buyer is found.

Disadvantages of fixed refund:

- Residents **will always** get back less than they paid for the apartment.

Equity Participation

This options attracts a *surrender fee* of 2% for each full or part year of ownership (also capped at 10%) but is calculated against the resale price of the apartment.

As soon as the new buyer completes the purchase the Trust will make arrangements to return the funds *less the surrender fee* to the outgoing resident via their solicitor.

Residents will continue to pay the service charge and for utilities such as Council Tax and electricity bills until the new buyer completes their purchase.

Advantages of equity participation:

- Residents can benefit from any increases in the value of the apartment.
- Residents have **the potential** to receive more back than they paid for the apartment.

Disadvantages of equity participation:

- It is likely that the process of returning funds will take longer.
- Due to the fluctuation of property values residents **may still** get back less than they paid for the apartment.

An illustrative example of both options can be found in
‘The Chocolate Quarter - A Guide to Fees and Other Important Information’.

Residency and Sub-letting

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

Sub-letting is not permitted.

Sinking Fund

The Sinking Fund, which contributes to future planned building maintenance costs, is funded from the Surrender fee.

The fund's current balance at the end of December 2022 was £2,540,054. This figure will grow as/when properties are re-sold.

Restrictions on buyers

Buyers must be at least 55 years of age to purchase a property at The Chocolate Quarter. Buyers can be younger than this providing they have a care need. Only the buyers themselves can live in the property.

Sources of further information

We have a range of documents that provide further information.

These include:

- The Chocolate Quarter - A Guide to Fees and Other Important Information
- The Chocolate Quarter (sales brochure)
- The Chocolate Quarter (floorplans)

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

This document was updated in March 2024.



We encourage everyone to discuss their housing options with their family and friends and to seek independent advice, support and representation as appropriate, in connection with a move to The Chocolate Quarter.

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