

St Monica Trust

Westbury Fields Key Facts

Shared Ownership Properties



Property details

Description, occupancy and status

The shared ownership properties at Westbury Fields are one, two and three bedroom pre-owned homes that are spread out across the site. All are suitable for sole or dual occupancy.

Tenure type

Shared ownership residents part own and part rent the apartment. They do not own the land the apartment 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 subcontract any element. Residents are free to choose a service from another supplier if they wish.

Costs of moving in

Price

The price of shared ownership properties is a combination of firstly, a minimum of 50% of the full leasehold purchase price (the 'capital payment') plus an annual rental element that is calculated as 7.5 percent of the value of the remaining portion of the full lease price. Please see the shared ownership leaflet for a worked example. Should you wish to increase the level of capital payment and reduce the amount of rent then you can increase your share by any amount up to a full lease purchase at any point.

Deposits and full balance

To buy a lease purchase apartment prospective residents must first join the allocations list.

To purchase the lease on a property a £2,000 reservation fee is paid. At the point of exchange, 10% of the purchase price is paid (less the £2,000 reservation fee) 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.

Ongoing charges while living at Westbury Fields

Rent

Rent is payable on the unpurchased share of the full lease price. The annual sum (7.5% of that amount) is divided by 12 to give the monthly payment. Please see the Shared Ownership leaflet for a worked example.

Community Fee (Service Charge)

All residents pay an annual contribution to the running and services of St Monica Trust and Westbury Fields, which is known as the 'community fee'.

The community fee is an annual payment that is charged monthly in advance by direct debit. The community fee is a variable charge based on actual costs only. It is held on trust for residents. The fee varies according to the number of people living in the property and the banding of the property. It covers (amongst other

things):

- 24 hour emergency response service including care and support assistance, porter security and emergency repairs.
- A one-hour weekly visit by the housekeeping team.
- Recreational activities and entertainment.
- Restaurant, fitness studio, computer suite and library service.
- Transport service.
- Buggy parks with recharging facilities.
- Welfare benefits advice.
- 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 community fee that will apply between April 2024 and March 2025 at Westbury Fields is:

Annually	1 Person	2 People
Low	£9,028	£12,180
Medium	£10,349	£13,988
High	£11,160	£15,099

Monthly	1 Person	2 People
Low	£752.33	£1,015.00
Medium	£862.42	£1,165.67
High	£930.00	£1,258.25

The community fee 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. The increase is always capped at a maximum of 3% above RPI. Residents pay a 'peppercorn ground rent' through the community fee.

The community fee covers the cost of providing one hour per week of housekeeping support to residents. Additional help can be purchased if required.

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 all Bank Holidays

We can direct residents to access a GP.

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 cost of water is passed on by the Trust.

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 apartments at Westbury Fields 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 Westbury Fields 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 or selling your property

When you want to leave the property, it cannot be sold on the open market. Instead we will return the amount of your original capital payment less any outstanding charges and reinstatement costs required to return the property to a sellable condition.

St Monica Trust does not apply any administration or legal fee for sale. Residents will need to appoint a solicitor to handle the surrender.

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 (Reserve Fund)

The Sinking Fund, which contributes to future planned building maintenance costs, is funded through the Community Fee. The Fund's balance at the end of December 2022 was £125,290.

The Sinking Fund is held on trust for residents. Any shortfall in income over relevant costs in any year may be reflected in an increase in the Community Fee in the following year, from 1 April. Residents receive at least 28 days' notice of the change. Any annual increase in the community fee is always capped at a maximum of 3% above RPI.

Restrictions on buyers

Buyers must be at least 55 years of age to purchase a property at Westbury Fields. Buyers can be younger than this providing that they have a care need.

Sources of further information

We have a range of documents that provide further information.

These include:

- Lease summary – Westbury Fields
- Shared Ownership leaflet
- Our Allocations Process

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

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 Westbury Fields.

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