

Community Fee

Cote Lane - Oatley House

	<i>1 person</i>	<i>2 people</i>
Low	£7,864	£10,077
Medium	£8,642	£11,335
High	£9,368	£12,123
Premium	£10,155	£12,910

Cote Lane - St Augustines and Willowpool

Low	£7,459	£8,577
Medium	£8,204	£9,436
High	£9,009	£10,360

Monica Wills House

	£4,127	£5,057
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Sandford Station

Low	£6,202	£7,146
Medium	£7,146	£8,092
High	£8,092	£9,306
Premium	£9,306	£10,697

Westbury Fields

Low	£6,718	£9,063
Medium	£7,701	£10,409
High	£8,305	£11,236

Third parties may wish to assist residents, but this should be a matter between the third party and the resident. Whether this is done by way of a gift or a loan or some alternative arrangement will be for each individual to decide, based on their own circumstances.

How long do I/we have in which to complete my/our purchase?

From the date you make a reservation, we usually expect people to be able to complete and begin paying their community fee within 3 months. For some people, however, their related sale will take longer than this, and the Trust has established a separate arrangement whereby residents are able to rent for a maximum period of one year. Purchasers may convert over to the full capital payment at any stage during this time, depending on when their related sale completes.

Do I pay for my own utilities and council tax?

Yes. Residents will be responsible for their own bills in the same way they would be in their own homes now.

Do I/we need to instruct a solicitor in relation to my/our purchase?

Yes. Independent legal advice is essential for the purchase of a lease at St Monica. If a purchaser has a genuine reason for not wishing to instruct a solicitor, the Trust may assent to this, provided that the prospective resident undertakes to cover any additional legal costs accrued as a result of this.

Do I/we pay stamp duty?

Yes. Please note that the way stamp duty land tax (SDLT) is calculated changed on 4 December 2014. Visit www.gov.uk/stamp-duty-land-tax-rates for further information.

What services are offered by the care team to my/our own apartment?

We can arrange for home help, personal care and support services to be brought to you in your own home. The care team will provide you with a programme of care for as long as you need it. If you have a short-term need, this can quickly be accommodated, as can more prolonged care needs where a more permanent arrangement would be of most benefit. Prices for these services in 2019-2020 range from £18.40 to £26.30 per hour.

How is care at home arranged?

You will need to request a care plan from the retirement community manager, who will organise for an assessment to be carried out. The care plan will then be discussed with you (and anyone else you would like to be involved). The cost of your care plan will also need to be agreed before a programme is delivered.

More information

If you have any further queries about the lease-purchase scheme, please contact us:

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