



BOUGHTON HALL KEY FACTS

PROPERTY DETAILS		
Name of relevant bodies:	<p><i>Community Operator:</i> Enterprise Retirement Living Limited (“ERL”)</p> <p><i>Landlord:</i> ERL (Chester) Limited (“ERLCL”)</p> <p><i>Management company:</i> Boughton Hall Management Limited (“BHML”)</p>	
Name of community and when established	Boughton Hall, established in 2010; completed in 2015	
Description of property	<i>Type:</i>	[] Bedroom Apartment
	<i>Building:</i>	[]
	<i>Plot no:</i>	[]
	<i>Postal no:</i>	[]
	<i>Floor:</i>	[]
	<i>Council Tax band:</i>	[]
	For current Council Tax payable, see “Unavoidable Ongoing Living Costs Payable to External Providers” below.	
Status of property	New-build	<input type="checkbox"/>
	Newly converted	<input type="checkbox"/>
	Pre-owned	<input checked="" type="checkbox"/>
	Year of construction or conversion: []	
Occupancy	Single or dual occupancy.	
Tenure	Leasehold: 125 years from 01/01/2009.	
Sub-letting	Sub-letting is not permitted by Leaseholders	
CHARGES PAYABLE WHEN LEAVING OR SELLING THE PROPERTY		
Event Fee: Deferred development payment ¹	<i>Length of Occupancy</i>	<i>Percentage of Sale Price</i>
	Up to 1 year	3%
	1 – 2 years	4%
	Over 2 years	5%
For further information, please see the “Event Fees – Disclosure Document”.		

Event Fee: Sales administration fee ¹	1.8% of selling price, including VAT at 20%.
Estate Agency charges	The costs of the estate agency service offered by ERL are covered by the Sales Administration Fee. Vendors are free to use external agents, but will be liable for their charges.
Other charges	Vendors are liable for all ongoing charges until a property is resold, any arrears of charges, the costs of any repairs to redecoration required under the lease prior to resale, and legal and removals costs.

COST OF MOVING INTO THE PROPERTY

Purchase price	£ []. A deposit (usually 10%) is payable to the vendors on exchange of contracts.
Engrossment fee	£144, including VAT at 20%. ²
Legal costs	Vendors and purchasers pay their own legal costs, which can vary; it is advisable to obtain comparative quotes.
Stamp Duty Land Tax (SDLT)	If the property is subject to SDLT, the payment of this is the purchasers' responsibility.
Removal costs	Purchasers' choice at own expense, but local company Prestige Removals can provide this service at a competitive rate. Please ask the ERL Sales Team for details.

ONGOING UNAVOIDABLE CHARGES PAYABLE TO ERL OR ERLCL WHILE LIVING IN THE RETIREMENT COMMUNITY

Service charge (payable to BHML) ³	1-bedroom property: £637.26 pm; £7,647.12 pa.
	2-bedroom property: £722.28 pm; £8,667.36 pa.
	See also "Service Charge Budget 2023" and The Service Charge document.
Ground rent (payable to ERLCL) ³	Currently £350 pa, doubling every 25 years from the commencement of the lease (01/01/2009).
Overnight "on call" support	The 24-hour staff is included in the service charge.

CARE COSTS

Care arrangements sourced from external providers	Domiciliary, personal or nursing care is not included in the service charge, but can be arranged via an external agency of the individual's choice.
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¹ The Deferred Development Payment and the Sales Administration Fee are called the Relevant Percentage and the Marketing Assistance Fee, respectively, in the Lease.

² Please note that this is the fee charged by ERL's solicitors for engrossing (the Leases on the first sales of the properties. Solicitors acting for vendors of pre-owned properties may charge a different amount for engrossment of any necessary documents. [Engrossment = Preparing the final version of a legal document ready for it to be executed/made valid such as with a signature].

³ Appropriate arrangements will be made between the vendors and purchasers of pre-owned properties to account for any ground rent and service charges already paid by the vendors for which the purchasers are liable, usually by adjustment to the completion monies.

	Boughton Hall can provide details of reputable, suitably qualified, local care companies whose services are given in Owners' or Occupiers' homes. Full details of their services and charges, including sleeping/waking nights, Bank Holiday cover, 24-hour care, and nursing services (if available) are available on request.
	Any domiciliary, personal or nursing care costs are paid direct by the individual to the care provider. If a private "Healthcare Needs Assessment" is required, instead of or as well as the free NHS assessment, the cost of this will be payable by the individual direct to the GP.
	Neither ERL, ERLCL or BHML, nor any company or person associated with them or Boughton Hall, receives any incentive or commission from the above, or any other, care service providers.
LIVING COSTS PAYABLE TO EXTERNAL PROVIDERS	
Utility bills (unavoidable)	All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs: ⁴
	<ul style="list-style-type: none"> • Electricity (heating/hot water) – £150 pm • Water – £40 pm
Council tax (unavoidable)	The properties at Boughton Hall fall into different Council Tax bands (see "Property Details" above). The current charges (2022/23) are: <ul style="list-style-type: none"> • Band D – £2,034.78 pa • Band E – £2,486.96 pa • Band F – £2,939.13 pa
	There is a 25% discount for single occupancy.
	Council Tax is payable directly to Chester West and Chester Council.
TV, telephone and internet (Owners' or Occupiers' choice)	Communal aerials and satellite dishes are provided for each building, but the actual TV, telephone and internet services in individual properties are not included in the service charge. These are the responsibility of Owners or Occupiers and are payable directly to the service provider.
	Free wi-fi is available in the common areas.
TV Licence (unavoidable if TV service above required)	All Owners and Occupiers are responsible for obtaining their own TV licence. A colour TV licence currently costs £159 (fixed until 01/04/24); it is free for the over-75s who are in receipt of Pension Credit, but it must be applied for.

⁴ Based on average rates at the end of 2022; since the onset of the cost of living crisis, it is not possible to estimate utility charges for 2023 and beyond.

	For eligible Owners or Occupiers who are 74, a short-term licence can be obtained for cover until age 75 is reached. Owners or Occupiers who are blind (severely sight-impaired) can claim a 50% discount.
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INSURANCE ARRANGEMENTS

Responsibility of the community operator	Buildings insurance, public liability insurance and employers' liability insurance is arranged by BHML and included in the service charge.
Responsibility of Owners or Occupiers	All Owners and Occupiers are responsible for their own home contents insurance and any other insurances they feel they require.

FUTURE CAPITAL EXPENDITURE

Fund for future maintenance (Reserve Fund)	The service charge includes a contribution towards a reserve fund for buildings maintenance costs, identified via regular stock condition surveys. If repair costs exceeded the funds available, Owners and Occupiers would be consulted on funding options, which could include requesting additional contributions. The balance of the reserve fund at 30 September 2022 (the last available reporting date) was £133,024.
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RESTRICTIONS ON SELLING THE PROPERTY

Sale option	ERLCL has an option to the right of first refusal on any resale of the properties.
Restrictions	At least one new resident must be over 55.

Last updated: May 2023

Charges 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 advice, support and representation as appropriate, in connection with a move to a retirement community.

Enterprise Retirement Living Limited (Community Operator)

Registered in England & Wales No: 06525067

ERL (Chester) Limited (Landlord)

Registered in England & Wales No: 06525084

Boughton Hall Management Limited (Management Company)

Registered in England & Wales No: 06728089

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