

BOUGHTON HALL KEY FACTS

PROPERTY DETAILS	
Operator	Enterprise Retirement Living Limited (“ERL”)
Landlord	ERL (Chester) Limited (“ERLCL”)
Management company	Boughton Hall Management Limited (“BHML”)
Community	Boughton Hall, established in 2010; completed in 2015.
Property Type	80 properties: 26 1-bed apartments, 54 2-bed apartments.
Status of Property	All properties are pre-owned.
Occupancy	Single or dual occupancy.
Tenure	Leasehold: 125 years from 01/01/2009.
Sub-letting	Sub-letting is not permitted.
Care provider	ERL does not offer personal care services. These are available from local providers.
COST OF MOVING INTO THE PROPERTY	
Purchase price	Price set by vendor for resales. See Pre-Owned Apartment Availability.
Reservation fee	There is no reservation fee for re-sales, but a deposit (usually 10%) is payable to the vendors on exchange of contracts.
Buggy/Mobility Scooter	There is a charge of £11.00 per month per buggy or mobility scooter for use of the buggy store, which includes all electricity usage.
Other costs	Purchasers pay an Engrossment Fee¹ of £210, (including VAT). They are also responsible for the Stamp Duty Land Tax payable on the property and for their own legal and removals costs .

¹ 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].

ONGOING CHARGES PAYABLE TO THE OPERATOR	
Service charge (payable to BHML) ²	1-bedroom property: £659.58 pm; £7,914.96 pa. 2-bedroom property: £747.76 pm; £8,973.12 pa. See also “Service Charge Budget 2025” and The Service Charge document.
Ground rent (payable to ERLCL)	Currently £350 pa, doubling every 25 years from the commencement of the lease (01/01/2009).
Emergency response	The 24-hour staffing is included in the service charge.
CARE COSTS	
Personal Care	Personal/domiciliary care is available from external providers. ERLCL can provide details of local companies ³ . All charges are payable direct to the provider.
Nursing Care	Nursing care is available through GPs, District nurses or other external providers.
ONGOING CHARGES PAYABLE TO THIRD PARTIES	
Utilities	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	The properties at Boughton Hall fall into different Council Tax bands (see “Property Details” above). The current charges (2024/25) are: <ul style="list-style-type: none"> • Band D – £2,356.66 pa • Band E – £2,880.36 pa • Band F – £3,404.06 pa There is a 25% discount for single occupancy. Council Tax is payable directly to Cheshire West and Chester Council.
TV Licence	See www.tvlicensing.co.uk .
Telephone	Owners’ or Occupiers’ choice of external provider.
Internet	Free Wi-Fi is available in the common areas. For individual properties, Owners’ or Occupiers’ choice of external provider.

² 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.

³ 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.

⁴ Based on average rates at the end of 2023.

Digital TV	Communal aerials and satellite dishes are provided for each building. Owners' or Occupiers' choice of external provider. Services in individual properties are not included in the service charge.
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CHARGES PAYABLE WHEN LEAVING OR SELLING THE PROPERTY

Event Fee: Deferred development payment	<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 ⁵	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.	
Ongoing charges	Vendors are liable for all ongoing charges until a property is resold, any arrears of charges and the costs of any repairs to redecoration required under the lease prior to resale.	

INSURANCE

Arranged by the operator	Buildings insurance, public liability insurance and employers' liability insurance is arranged by BHML and included in the service charge.
Arranged by Owners' or Occupiers'	All Owners/Occupiers are responsible for their own home contents insurance and any other insurances they feel they require.
If a property is unoccupied	ERLCL's insurers require BHML to undertake a weekly internal inspection of any properties that are left unoccupied for more than seven days. Further details can be obtained from the sales team upon request.

FUNDING OF MAJOR REPAIRS

The future maintenance of Boughton Hall is the responsibility of ERLCL. Owners' or Occupiers' contribute to the costs through the service charge only. The lease makes it clear that if there is any shortfall in the funds available, ERLCL will make up the difference from its own monies. No additional liability will fall on leaseholders.

⁵ The Deferred Development Payment and the Sales Administration Fee are called the Relevant Percentage and the Marketing Assistance Fee, respectively, in the Lease.

CONSTRAINTS ON SELLING

ERLCL has an option to the right of first refusal on any resale of the properties. At least one new Owner or Occupier must be 55 years old or over.

DATE:	Last updated 18 February 2025.
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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 legal, financial/benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated 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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