

**NORTHAMPTON PLACE, SLOUGH: KEY FACTS - LEASEHOLD**

<b>Section</b>	<b>Sub-section</b>	<b>Details</b>	<b>References</b>
<b>Property details</b>	<b>Name of retirement community operator</b>	Hanover Housing Association	Scheme brochure
	<b>Name of scheme</b>	Northampton Place, 82 Northampton Avenue Slough, SL1 3FT	
	<b>Description of unit</b>	Extra Care scheme built in 2008, consisting of 56 apartments. 10 for leasehold shared ownership (5 x 1-bed and 5 x 2-bed) and 46 for rent (42 x 1-bed and 4 x 2-bed).	
	<b>Status of unit</b>	Pre-owned	
	<b>Occupancy</b>	For one or two people	
	<b>Tenure</b>	Shared ownership lease for 125 years from 2008.	Purchasers Information Pack
	<b>Subletting</b>	Subletting is prohibited by the lease	
		<b>Nomination arrangements</b>	All owners must be approved by an allocations panel. Slough Borough Council has 100% nomination rights. The property can go on the open market after 21 days if no interest is registered through the nomination process.
	<b>Care provider</b>	Creative Support contracted to Slough Borough Council. Owners may choose instead to use an external provider.	
<b>Charges when leaving, selling or sub-letting the property</b>	<b>Deferred Sinking Fund contribution (event fee)</b>	The lease will usually provide for the payment of a deferred sinking fund contribution on resale. Typically the fee is calculated as 0.75% of the sale price of the owned portion of the property per year for a maximum of 10 years (e.g. for a price of £100,000 after 8 years of occupation the charge would be £6,000). Hanover do not currently offer an option for people to pay this fee at the point of purchase instead.	Purchasers Information Pack
	<b>Administration fee</b>	The current standard 'Assignment fee' payable on resale is £396 including VAT.	
	<b>Other charges</b>	Different charges apply where Hanover requires a lease to be 'surrendered'. Further legal charges apply for documents that can be required in specific circumstances. Information on these is available in the Lease and the Purchasers Information Pack.	
<b>Cost of</b>	<b>Asking price</b>	Owners are free to re-sell their properties on the	Purchasers

<b>moving into the property</b>		open market at their chosen asking price.	Information Pack
	<b>Other costs</b>	Purchasers are responsible for any Stamp Duty payable and their own removal costs and solicitor's costs.	
<b>Ongoing charges payable to Hanover</b>	<b>Service charge</b>	£226.32 per month divided between Estate Services (£144.21) and Home Owners Services (£82.11). Covers the costs of maintaining the communal and garden areas and facilities on the estate.	Service charge account statement
	<b>Heat &amp; Water</b>	Domestic Heating: £10.44 per month (1-bed), £12.00 per month (2-bed) Domestic Water: £3.11 per month.	
	<b>Catering</b>	Infrastructure £126.39 per month. Leaseholders do not pay a mandatory 'catering ingredients charge but instead 'pay as you go' for meals.	
	<b>Support Service</b>	£38.14 per month. 100% Support Assistant Salary, 15% Support EM salary and Telecare. No Management Fee as not officially part of Slough BC contract monitoring requirement. Funded by leaseholder.	
	<b>Overnight 'on call' support charge</b>	Creative Support respond to any unscheduled calls throughout the night. There is no charge for this service – it is a reciprocal arrangement for the use of office space.	
	<b>Ground rent</b>	No ground rent is payable.	
<b>Care costs</b>	<b>Care costs</b>	Care costs are based on an individual's assessed need and the number of hours of care provided. Slough Borough Council's standard charge for care is £18.00 per hour.	Creative Support and Slough Borough Council websites.
<b>Ongoing fees payable to external bodies</b>	<b>Electricity</b>	Arranged with and payable to the owner's chosen external supplier. Likely to be around £80 - £100 per year.	
	<b>Council tax</b>	Band C: £1,340 per year (not including any discount)	
	<b>TV licence</b>	The scheme has a concessionary licence. The cost is £7.50 per property per year.	
	<b>Internet provider</b>	Arranged with and payable to the owner's chosen external supplier.	
<b>Insurance arrangements</b>	<b>Responsibility of the operator</b>	Insurance for buildings, communal areas and lifts is charged via the service charge.	Service charge budget
	<b>Responsibility of the owner</b>	Home contents insurance is the responsibility of the owner	
<b>Restrictions on selling the property</b>		Purchasers must meet a qualifying age which is 55 years of age and be a Slough resident.	
<b>Date Prepared</b>		17.04.2017	

**We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate.**