



MOUNT BATTENHALL KEY FACTS (RENTALS)

PROPERTY DETAILS	
Name of relevant bodies:	<i>Community Operator:</i> Enterprise Retirement Living Limited (“ERL”) <i>Landlord:</i> ERL (Worcester) Limited (“ERLWL”) <i>Management company:</i> Mount Battenhall Management Company Limited (“MBMCL”)
Name of community and when established	Mount Battenhall, established in 2020; due for completion in 2022.
Description of property	<i>Type:</i> [] Bedroom [Property type]
	<i>Building:</i> []
	<i>Plot no:</i> []
	<i>Postal no:</i> []
	<i>Floor:</i> []
	<i>Council Tax band:</i> TBA ¹
	For current Council Tax payable, see “Unavoidable Ongoing Living Costs Payable to External Providers” below.
Occupancy	Single or dual occupancy.
Tenure	Assured Non-Shorthold Tenancy.
Rent	£[] per month; £[] per annum.
Sub-letting	Sub-letting is not permitted.
Age restriction	A least one tenant must be over 60.
COST OF MOVING INTO THE PROPERTY	
Holding deposit	A holding deposit of £500 is required to secure a rental property whilst necessary checks are carried out and documentation prepared. If the rental agreement goes ahead, this deposit will be credited against the first month’s rent.

¹ Council Tax bands have yet to be set by the Valuation Office Agency. These will be advised as soon as they are known.

	If the transaction falls through, some or all of this deposit may be retained to cover reasonable and evidenced costs, at ERL's discretion.
Tenancy security deposit	A security deposit equivalent to one month's rent is payable to the ERLWL before or at the start of the tenancy. This will be held in a Government-approved deposit protection scheme and returned at the end of the tenancy, less permissible deductions, if necessary (eg, for rent arrears, making good any damage, etc).
External advice	Prospective tenants are strongly urged to seek independent financial advice to make sure that renting is the right option for them. Two such advisers will be put forward, or tenants can use another of their choice, and ERL will contribute up to £250 to any fee. Any further advice beyond this will be at the tenants' own cost.
Removal costs	Tenants' choice at own expense, but local G W Lamb Removals can provide this service at a competitive rate. Please ask the ERL Sales Team for details.

ONGOING UNAVOIDABLE CHARGES PAYABLE TO ERL OR ERLWL WHILE LIVING IN THE RETIREMENT COMMUNITY – NONE

CARE COSTS

Care arrangements sourced from external providers	Domiciliary, personal or nursing care is not included in the rent, but can be arranged via an external agency of the individual's choice.
	The Management Team at Mount Battenhall will hold up-to-date details of reputable and appropriately qualified and Care Quality Commission registered local care companies which can be supplied on request. However, tenants are at liberty to source alternative care providers if they wish.
	Care costs vary from provider to provider, and depending on the type of care required. Typically, however, care visits can cost between £20 and £30 per hour on weekdays, more at weekends and on bank holidays. Overnight, 24-hour care, respite and live-in services are all available and care companies will quote for these, and their basic services, based on individual requirements.
	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, ERLWL or MBMCL, nor any company or person associated with them or Mount Battenhall, receives any incentive or commission from the above, or any other, care service providers.
ONGOING UNAVOIDABLE LIVING COSTS PAYABLE TO EXTERNAL PROVIDERS	
Utility bills	All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs: ² <ul style="list-style-type: none"> • Electricity – £463 • Heating (via gas-fed central system) – £450³ • Water – £393.00
Council tax	The properties at Mount Battenhall are likely to fall into different Council Tax bands (see “Property Details” above). When this property has been banded for Council Tax purposes, the rates will be advised.
	There is a 25% discount for single occupancy.
	Council Tax is payable directly to Worcester City Council.
TV, telephone and internet (tenants’ 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 rent. These are the responsibility of property tenants and are payable directly to the service provider.
	Free wi-fi is available in the common areas.
TV licence	All tenants are responsible for obtaining their own TV licence. A colour TV licence currently costs £159, but is free for the over-75s who receive Pension Credit, but it must be applied for. (For eligible people who are 74, a short-term licence can be obtained for cover until aged 75 is reached. Persons who are blind or sight-impaired can claim a 50% discount.
INSURANCE ARRANGEMENTS	
Responsibility of the community operator	Buildings insurance, homeowners’ insurance (for any fixtures and fittings/contents provided by ERL) public liability insurance and employers’ liability insurance is the responsibility of and at the cost of the landlord.

² Based on 2021 average rates; since the onset of the surge in energy prices, it is not possible to estimate the cost of gas and electricity for 2022 and beyond.

³ Heating is provided via a District Heating System and will be invoiced by ERLWL to all apartments. The cost of maintenance is covered in the rent.

Responsibility of tenants	All tenants are responsible for their own home contents insurance and any other insurances they feel they require.
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Last updated: March 2022

Rent amounts are correct at the date shown but are subject to review from the start of any tenancy and thereafter as detailed in the tenancy agreement.

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 (Worcester) Limited (Landlord)

Registered in England & Wales No: 10780048

Mount Battenhall Management Company Limited (Management Company)

Registered in England & Wales No: 12392549

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