

MOUNT BATTENHALL KEY FACTS (SALES)

PROPERTY DETAILS		
Name of relevant bodies:	<p><i>Community Operator:</i> Enterprise Retirement Living Limited (“ERL”)</p> <p><i>Landlord:</i> ERL (Worcester) Limited (“ERLWL”)</p> <p><i>Management company:</i> Mount Battenhall Management Company Limited (“MBMCL”)</p>	
Name of community and when established	Mount Battenhall, established in 2020; first phase completed in 2022.	
Description of property	106 properties: 31 1-bed apartments, 74 2-bed apartments and 1 3-bed cottage.	
Status of property	A mix of new and pre-owned properties.	
Occupancy	Single or dual occupancy.	
Tenure	Leasehold: 250 years from 01/07/2020.	
Sub-letting	Sub-letting is not permitted.	
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	6%
	1 – 2 years	8%
	2 – 3 years	10%
	3 – 4 years	12%
	4 – 5 years	14%
	5 – 6 years and over	16%
For further information, please see the “Event Fees – Disclosure Document”.		
Estate Agency charges	The costs of the estate agency service offered by ERL are covered by the Deferred Development Payment. 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 or redecoration required under the lease prior to resale, and legal and removals costs.	
COST OF MOVING INTO THE PROPERTY		
Purchase price	New properties: £250,000-£750,000. Price set by vendor for resales. See Price List - Sales	

Reservation fee	The initial fee for reserving a property is £1,000. ¹ There is no reservation fee for re-sales but a deposit (usually 10%) is payable to the vendors on exchange of contracts.
Engrossment fee	£210, including VAT at 20%. ²
Legal costs	Purchasers of new and re-sale properties 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. The ERL Sales Team can provide details of local companies.

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

Monthly fee (payable to MBMCL) ³	1-bedroom property: £666.25 pm; £7,995 pa.
	2-bedroom property: £707.92 pm; £8,495 pa.
	See also "The Monthly Fee" document.
	An increase came into effect on 01/07/2023, however, we have made a concession to start collecting the updated payment from 01/01/2024. Until then, the monthly fee remains at £666.25pm / £7,995pa (one bedroom) and £707.92pm / £8,495pa (two bedroom).
Ground rent	Peppercorn; not collected, so no ground rent payable.
"On call" support (day or night)	The 24-hour staffing is included in the monthly fee.
Parking	Whilst non-licenced parking is available on a first-come, first-served basis free of charge, a limited number of spaces are available to Owners and Occupiers under an open-ended licence at an annual charge of £250 per space (limited to one space per property).

CARE COSTS

Care arrangements sourced from external providers	The Management Team can provide details of local care companies.
	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.

¹ If the reservation proceeds to completion, this is deductible from the purchase price on completion. Please see the Reservation Agreement Terms for details of reservation cancellation rights and the amount of the reservation fee which will be refunded in this event.

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 monthly fees already paid by the vendors for which the purchasers are liable, usually by adjustment to the completion monies.

	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 LIVING COSTS PAYABLE TO EXTERNAL PROVIDERS

Utility bills (unavoidable)	<p>All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs:⁴</p> <ul style="list-style-type: none"> • Combined electric/gas⁵ – £110.00 – £140.00 pm • Water – £30 – £45 pm
Council tax (unavoidable)	<p>The properties at Mount Battenhall fall into different bands. The current charges for (2023/24) are:</p> <ul style="list-style-type: none"> • Band C – £1,805.84 pa • Band D – £2,031.57 pa • Band E – £2,483.04 pa <p>There is a 25% discount for single occupancy.</p> <p>Council Tax is payable directly to Worcester City Council.</p>
TV, telephone and internet (Owners' or Occupiers' choice)	<p>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 monthly fee. These are the responsibility of property Owners or Occupiers and are payable directly to the service provider.</p> <p>Free Wi-Fi is available in the common areas.</p>
TV Licence (unavoidable if TV service above required)	See www.tvlicensing.co.uk .

INSURANCE ARRANGEMENTS

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

⁴ Based on average rates at the end of 2023.

⁵ The cost of the annual HIU service is included in the Monthly Fee.

FUTURE CAPITAL EXPENDITURE

Fund for future maintenance

There is no separate “Fund for future maintenance” as such. The future maintenance of Mount Battenhall is the responsibility of ERLWL. Owners and Occupiers contribute to the costs through the monthly fee only. The lease makes it clear that if there is any shortfall in the funds available, ERLWL will make up the difference from its own monies. No additional liability will fall on leaseholders.

RESTRICTIONS ON SELLING THE PROPERTY

Sale option

ERLWL has an option to the right of first refusal on any resale of the properties.

Restrictions

At least one new resident must be 60 years old or over.

Last updated: 29 November 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 (Worcester) Limited (Landlord)

Registered in England & Wales No: 10780048

Mount Battenhall Management Company Limited (Management Company)

Registered in England & Wales No: 12392549

Scutches Barn, 17 High Street, Whittlesford, Cambridge, CB22 4LT.

Tel: 01223 494099 | www.erl.uk.com