



THE MONTHLY FEE 2022/23

Everybody living at Mount Battenhall pays a monthly fee, enabling life to be lived to the full, leaving the everyday stresses of home ownership to us.

The monthly fee covers:

Property:

- External buildings and maintenance and repairs
- External window-cleaning
- Buildings insurance
- Refuse collection
- Property liability insurance
- Servicing, maintaining, recalibrating and replacing the district heating system
- Servicing, maintaining, and replacement of boilers to The Gatehouse and Gardener's Cottage

Communal facilities:

- Spriggs' Restaurant
- The Farrington Lounge
- Allsopp's Bar
- Elgar's Drawing room
- Berrow's Library
- Crafts room
- Hair and beauty salon
- The Atrium
- Gym
- Heating, lighting, maintenance and cleaning of all communal areas
- Daily concierge service

Gardens and estate management:

- Professional garden and grounds maintenance

- Operation and maintenance of all external lighting
- Upkeep of estate road and pathways

Safety and security:

- Servicing of CCTV, call systems, fire alarms and lifts
- Electric gates accessed by fob entry
- 24-hour staffing
- Door entry control and emergency call systems to all properties

Staffing and support:

- 1½ hours of domestic assistance per week to use however you like*
- General Manager, Duty Managers and administration staffing
- Chefs and catering staff
- Assistance with arranging additional domestic personal or domiciliary care, if required**
- Management fee

Breakdown of the monthly fee (2022/23):

Item	Annual Cost		
	1 Bed	2 Bed	3 Bed
Staff	4,800	5,155	5,155
Maintenance	1,770	1,852	1,852
Premises	575	600	600
Administrative	850	888	888
Total cost per annum	£ 7,995	£ 8,495	£ 8,495

The monthly fee is a fixed charge which is reviewed once a year, on 1 July, and any increase is based upon the higher of the previous March Retail Price Index % figure supplied by the ONS or the Annual Earnings Index. It is payable monthly in advance by direct debit, pro-rata from legal completion of the property sale.

When the monthly fee changes each year, the new rate is payable with effect from 1 July and you will be notified of the amount of that rate no later than 1 June.

Owners/Occupiers are invited to meet Enterprise Retirement Living (ERL), the Community Operator, and Mount Battenhall Management Company Limited (MBMCL), the Management Company, four times a year to discuss any issues that Owners/Occupiers wish.

* Please ask the Sales Team for more details.

** The cost of any such additional care is not covered by the monthly fee; these arrangements are subject to additional fees and separate arrangements between the individual and the service provider.

In the unlikely event that MBMCL were unable to deliver a service covered by the monthly fee, temporarily or permanently, we would do our best to manage this failure by discussing the matter with Owners/Occupiers to resolve the matter.

As mentioned above, the monthly fee is payable pro-rata from the time Owners buy a property or Occupiers move in, and the amount due for the remainder of the month of the applicable month, plus the next month, is usually collected on completion of the sale, to enable time for Owners/Occupiers to set up their ongoing direct debit arrangements.

There is no separate "Fund for future maintenance", or other part of the monthly fee that needs to be held in trust on behalf of Owners/Occupiers. The future maintenance of Mount Battenhall is the responsibility of the landlord and Owners/Occupiers only contribute to the costs through the monthly fee.