

# Key Facts (Rentals)

MOUNT  
BATTENHALL  
LIVE WITH Freedom

## Property details

<b>Operator</b>	Enterprise Retirement Living Limited (trading as Freedom Living)
<b>Landlord</b>	ERL (Worcester) Limited (“ERLWL”)
<b>Management company</b>	Mount Battenhall Management Company Limited (“MBMCL”)
<b>Community</b>	Mount Battenhall, established in 2020; first phase completed in 2022.
<b>Property Type</b>	106 properties: 31 1-bed apartments, 74 2-bed apartments.
<b>Status of Property</b>	A mix of new and pre-let properties.
<b>Occupancy</b>	Single or dual occupancy.
<b>Tenure</b>	Assured Periodic Tenancy.
<b>Sub-letting</b>	Sub-letting is not permitted.
<b>Care provider</b>	Freedom Living does not offer personal care services. These are available from local providers.

## Cost of moving into the property

<b>Holding deposit</b>	<p>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.</p> <p>If the transaction falls through, some or all of this deposit may be retained to cover reasonable and evidenced costs, at the discretion of Freedom Living.</p>
<b>Tenancy deposit</b>	<p>A deposit equivalent to one month’s rent is payable to 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, as necessary (eg, for rent arrears, making good any damage, etc).</p>
<b>Other costs</b>	<p>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. Residents are responsible for their own legal and removals costs.</p>

For more information contact **01905 347121** or visit **MountBattenhall.co.uk**

## Ongoing unavoidable charges payable to Freedom Living or ERLWL while living in the retirement community

<b>Rent</b>	Varies between properties. Range: £2,150 to £2,975 per month. See Price List - Rentals. Rent increases annually on 01 January. The revised rent will not reduce. Any increase will be capped by the percentage change in the Retail Price Index over the preceding year. The rent will not increase during the first 12 months of your tenancy.
<b>Monthly Fee (payable to MBMCL)</b>	All rental properties must also pay a Monthly Fee of between £850.74 - £904.00 per month. This charge covers all facilities, staffing and upkeep of the premises. Full details of included services can be seen in the Monthly Fee document. The Monthly Fee increases each year on 01 July. The revised Monthly Fee will not reduce. Any increase will be capped by the higher of the following; - <ul style="list-style-type: none"> <li>- The percentage change in the Retail Price Index over the preceding year.</li> <li>- The percentage change in the Average Weekly Earnings Index (AWE) over the preceding year.</li> </ul>
<b>Emergency response</b>	24-hour staffing is included in the Monthly Fee.

## Care costs

<b>Personal Care</b>	Personal/domiciliary care is available from external providers. MBMCL can provide details of local companies <sup>1</sup> . All charges are payable direct to the provider.
<b>Nursing Care</b>	Nursing care is available through GPs, District nurses or other external providers.

## Ongoing unavoidable living costs payable to external providers

<b>Utilities</b>	All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs: <sup>2</sup> <ul style="list-style-type: none"> <li>• Electricity (heating/hot water) – £110-£140 pm</li> <li>• Water – £30-£45 pm</li> </ul>
<b>Council tax</b>	The properties at Mount Battenhall fall into different Council Tax bands (see “Property Details” above). The current charges (2026/27) are: <ul style="list-style-type: none"> <li>• Band C – £2,133.81 pa</li> <li>• Band D – £2,400.53 pa</li> <li>• Band E – £2,933.98 pa</li> </ul> <p>There is a 25% discount for single occupancy.</p> <p>Council Tax is payable directly to Worcester City Council.</p>
<b>TV Licence</b>	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> .

<sup>1</sup> Neither Freedom Living, 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.

<sup>2</sup> Based on average rates at the end of 2025.

<b>Telephone</b>	Resident's choice of external provider.
<b>Internet</b>	Free Wi-Fi is available in the common areas. For individual properties, resident's choice of external provider.
<b>Digital TV</b>	Communal aerials and satellite dishes are provided for each building. Resident's choice of external provider. Services in individual properties are not included in the Monthly Fee.

### Charges payable when leaving the property

<b>Ongoing charges</b>	Residents remain liable for all ongoing charges during the notice period, any arrears of charges, and legal and removals costs.
<b>Redecoration costs</b>	Residents must clean and repaint the property and replace the carpets (unless otherwise agreed). These costs will be capped at £6,000. Residents may also be liable for the costs of any repairs.
<b>Notice period</b>	Residents may give two months' notice if they wish to move out. The same period applies in the event of death.

### Insurance

<b>Arranged by the operator</b>	Buildings insurance, homeowners' insurance (for any fixtures and fittings/contents provided by Freedom Living) public liability insurance and employers' liability insurance is the responsibility of and at the cost of the landlord.
<b>Arranged by renters</b>	All residents are responsible for their own home contents insurance and any other insurances they feel they require.
<b>If a property is unoccupied</b>	ERLWL's insurers require MBMCL 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.

### Constraints on letting

<b>Restrictions</b>	At least one tenant must be over 60.
<b>Date</b>	Last updated 29 June 2026.

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 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 (Trading as Freedom Living)

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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