

Key Facts

RENTALS

MOUNT
BATTENHALL
LIVE WITH *freedom*

Property details

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

Cost of moving into the property

Holding deposit	<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 ERL’s discretion.</p>
Tenancy deposit	<p>A 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, as necessary (eg, for rent arrears, making good any damage, etc).</p>
Other costs	<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. Renters are responsible for their own legal and removals costs.</p>

Ongoing charges payable to the operator

Rent	<p>The monthly rent 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.</p>
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For more information contact 01905 347121 or visit MountBattenhall.co.uk

Monthly Fee	All rental properties must also pay a Monthly Fee of between £819.60 - £870.91 per month. This charge covers all facilities, staffing and upkeep of the premises. Full details of included services can be seen on the Monthly Fee document. The Monthly Fee increases each year on 1 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"> - The percentage change in the Retail Price Index over the preceding year. - The percentage change in the Average Weekly Earnings Index (AWE) over the preceding year.
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Emergency response	24-hour staffing is covered by the management charge.
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Care costs

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

Utilities	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"> • Combined electric/gas³ – £110.00 – £140.00 pm • Water – £30 – £45 pm
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Council tax	The properties at Mount Battenhall fall into different bands. The current charges (2026/27) are: <ul style="list-style-type: none"> • Band C – £1,981.23 pa • Band D – £2,228.88 pa • Band E – £2,724.20 pa There is a 25% discount for single occupancy. Council Tax is payable directly to Worcester City Council.
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TV Licence	See www.tvlicensing.co.uk .
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Telephone	Owners' or Occupiers' choice of external provider.
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Internet	Free Wi-Fi is available in the common areas. For individual properties, Owners' or Occupiers' choice of external provider.
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Digital TV	Communal aerials and satellite dishes are provided for each building. Owners' or Occupiers' choice of external provider.
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¹ 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.

² Based on average rates at the end of 2023.

³ The cost of the annual gas boiler service is included in the rent.

Charges payable when leaving the property

Ongoing charges	Renters remain liable for all ongoing charges during the notice period, any arrears of charges, and legal and removals costs.
Redecoration costs	Renters must clean and repaint the property and replace the carpets (unless otherwise agreed). These costs will be capped at £6,000. Renters may also be liable for the costs of any repairs.
Notice period	Renters may give 2 months' notice if they wish to move out. The same period applies in the event of death.

Insurance

Arranged by the 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.
Arranged by residents	All tenants are responsible for their own home contents insurance and any other insurances they feel they require.
If a property is unoccupied	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.

Funding of major repairs

The future maintenance of Mount Battenhall is the responsibility of ERLWL. Owners' or Occupiers' contribute to the costs through the monthly fee or rent only. 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 tenants.

Constraints on letting

At least one tenant must be over 60.

Date	Last updated 13 April 2026.
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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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