

# Monthly Fees

2025/2026

MOUNT  
BATTENHALL  
LIVE WITH Freedom

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

## 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

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\* Meals and drinks taken in the restaurant and/or bar are not included

For more information contact 01905 347121 or visit [MountBattenhall.co.uk](https://MountBattenhall.co.uk)

**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<sup>2</sup>
- General Manager, Duty Managers and administration staffing
- Chefs and catering staff
- Assistance with arranging additional domestic personal or domiciliary care, if required<sup>3</sup>
- Management fee

**Breakdown of the monthly fee (2025/26):**

Item	Monthly Fee Cost Split
Staff	41%
Maintenance	29%
Premises	22%
Administrative	8%

With effect from 1 July 2025 the fee for a 1-bedroom property will be £9,835.20 pa and for a 2-bedroom property £10,450.92 pa. 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 January 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 April.

The increase came into effect on 01/07/2025, which will be the date that the payment is collected.

An Owners/Occupiers representative committee 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.

<sup>2</sup> Please ask the Sales Team for more details.

<sup>3</sup> 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. Owners and Occupiers contribute to the costs through the monthly fee only. Schedule 6 of 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.