

Melton Court

SERVICES: CHARGES AND FEES | 2026/2027

www.retirementsecurity.co.uk

FREEphone number 0800 389 9384



Retirement
SECURITY

How it works

Purchasing a retirement property is about so much more than bricks and mortar – it is about security, comfort, and a lifestyle that allows you to enjoy every day. The service charge is a key part that enables the Court to deliver the exceptional standard of living provided: it covers a wide range of services and amenities designed to ensure your home and your life at the Court is well-managed, safe, and stress-free.

The service charge is a shared responsibility because the benefits are shared by all



What does the service charge include?

- Court Manager
- Duty Manager on site 24 hours a day
- Team of friendly staff
- 1½ hours cleaning of your property each week
- Cleaning of all communal areas
- Refurbishment of communal areas
- Daily wellbeing check
- Building and grounds maintenance
- Building insurance (and communal contents)
- Gardening
- Window cleaning
- Laundry room
- Fund for future maintenance
- Professional fees

Owners are often surprised by how low their household running costs are and how affordable their service charge is.

Each year a service charge budget is prepared for consideration and discussion at an Owners meeting. Owners are formally notified of any changes in advance of the next financial year.

Each Owner receives a copy of the annual statutory accounts which are considered and approved at the Annual General Meeting of the Owners' company.

Financial Year:
1st April 2026 – 31st March 2027

Service Charge	
Per day	£30.76
Per week	£215.32
Per month	£935.62
Water Levy	£17.50
Total monthly charge (for standing order)	£953.12

Guest Suite
(per night – to include a light breakfast, WiFi and car parking)

Single	£60.00
Double	£70.00
Extra Bed	£12.00

Duty Managers Disturbed Night Call Charge (10pm-7am)

Basic call out charge (per hour) **£21.11**

Handyman (charged in 15 minute increments)

No.1 Mon – Fri	£6.50
No.2 Friday only	£6.92

Room Hire **£30.00**

Buggy recharge (per month) **£6.00**

Additional Assistance Housekeeping (per hour)

8am to 6pm	£16.76
6pm to 10pm	£17.30
10pm to 8am	£18.17

Laundry

Wash	£3.50
Dry	£3.50
Powder	£1.50
Ironing (per hour)	£16.63

Meals

Owners' Lunch:

Mon to Sat	£12.00
Sunday	£14.00

Visitors' Lunch:

Mon to Sat	£14.50
Sunday	£17.00

Tray service **£1.75**

Tea and Coffee **Free**

Visitors Tea and Coffee **£1.00**

Pendant (one off charge) **£60.00**

The charges set out in the Services: Charges and Fees booklet are correct at the date shown but may change annually or at other intervals.



How is the service charge used?

The service charge pays for the salaries of the Court Manager, Duty Managers and Housekeeping Assistants and pays for employing the Gardener and Handyman. It covers the cost of 1½ hours per week cleaning in all properties and cleaning of all communal areas. Building and equipment maintenance such as alarm call system, fire alarm system, gardens and grounds, sundry repairs and utility costs in communal areas. Office administration expenses, including audit, accountancy and management fees. Comprehensive building insurance, as well as public and employer liability insurance.

In addition, the service charge includes a fund for future maintenance (FFM) to ensure the upkeep of the Court over the term of the lease. The annual contribution is calculated by the Court Surveyor and held on behalf of the

Owners by the Owners' company, who with support from Retirement Security manage the ongoing maintenance of the Court.

What is not included in the service charge?

The service charge does not include the internal decoration, maintenance and repair of the private properties. Owners' electricity, gas and water charges. Other costs associated with living in your own home such as telephone, broadband, contents insurance and council tax.

The service charge is a variable charge, in the sense that it changes from year to year depending on the actual costs of providing the services.

The service charge is still payable if the property becomes vacant prior to sale.

In line with the lease, any surplus or deficits generated will be returned to, or recovered from, Owners after the year end.

No ground rent is charged by Retirement Security.

**The value of the Fund for
Future Maintenance as at:**

31st March 2025 **£447,076**



Transfer Premium

Upon future transfer of the lease a fee is payable to Retirement Security as the landlord. Retirement Security have generously decided to use a contribution of this fee to support Owners re-sell their property.

The table provides an example of transfer premium payments at different lengths of ownership for a property with a sale price of £150,000.

Period	Charge rate	Transfer Premium	Net proceeds for a sale price of £150,000
Up to 1 year	1%	£1,500	£148,500
1 to 2 years	2%	£3,000	£147,000
2 years or more	3%	£4,500	£145,500

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.

Key Facts

Prepared April 2026

Section	Sub-section	Details
Property details	Operators	Owners' Management Company: Melton Court Ltd. Freeholder and Managing Agent: Retirement Security Ltd.
	Name of development	Melton Court, 37 Lindsay Road, Branksome, Poole, BH13 6BH
	Property type	90 one, two and three-bed apartments on six floors.
	Status of unit	Pre-owned.
	Occupancy	For one or two people.
	Tenure	Leasehold.
	Care provider	External contractors or agencies.
Charges when leaving, or selling the property	Transfer Premium ('Event Fee')	The proportion of the gross proceeds of the sale payable by the vendor to Retirement Security, based on the length of ownership.
	Administration fee for sale	None.
	Other costs	EPC, Leaseholder Management Pack, any arrears of charges and the cost of redecorating, repairing and reinstating the property prior to resale.

Section	Sub-section	Details
Cost of moving into the property	Asking price	Set by the seller.
	Other costs	Stamp duty, extra keys, removal costs and solicitor's fees.
Ongoing charges payable to the Court	Service Charge	£935.62 per calendar month in 2026/2027.
Care costs	Personal care/ Nursing care	Melton Court Ltd does not provide nursing care. This can be arranged through external providers.
Ongoing fees payable to third parties	Utility bills	Payable direct to utility companies (water, gas, electricity).
	Council tax	Please ask about current bands and amounts payable. You may be eligible for a single person or disability discount, subject to approval by the local council.
	Other bills	Telephone, broadband, TV licence, satellite/cable TV.
Insurance arrangements	Responsibility of the Court	Buildings and communal contents, Public Liability, Employers' Liability insurance.
	Responsibility of the owner	Home contents insurance.
Restrictions on selling the property		Purchasers must be 65 or over.