

ELMERS COURT COUNTRY CLUB
Committee Update : September 2025

Following the Committee Meeting on 3rd September 2025 we can now update members. What follows is a very interim summary of where we are in discussions with the new owners.

1/ Following both SGM's and the AGM we can now confirm that Macdonald Resorts Ltd (MRL) sold their hotel rooms and apartments on 1st September 2025 to NICI Hotels (Lymington) Ltd. The latter will presumably own them through Elmers Court Ltd but nothing is posted at Companies House as of today to confirm this.

NICI management want to be open and transparent in everything they do and wish to work with your committee to make the club one you will be proud to be a member of. The committee understands there will be many questions to which we don't have the answers, but we wanted to share with you all we know at this point in time.

2/ The apartments extracted from the Elmers Court Country Club as a result of our members choosing to exit the system at the termination opportunities include:

Henry Tudor – 6

Court Yard Cottages – 3

West Court Cottages – 9

Holbein – 8

Manor House – 13

3/ The Club still owns 15 apartments, which are held in trust. These are:

Solent View – 11

Wyatt – 3

Eastways – 1

4/ Nicolas Roach the Chair of Nicolas James Ltd trading as Nicolas James Group attended the committee meeting in person. Stuart Bateman, a Director of Nici Hotels (Lymington) Ltd joined the meeting via Zoom.

After the meeting your Chair spent a further hour with Nicolas Roach discussing some of the intricacies that exist at Elmers Court.

5/ Nicolas Roach advised there will be no 'big bang' press release to announce this take over. They intend to start an extensive refurbishment programme as soon as possible.

6/ The Manor House apartments have planning consent for conversion to a hotel layout which has now been implemented and begun. All other apartments in NICI ownership will be operated as hotel apartments, not self-catering.

The Solent restaurant formerly Sails will remain open while the Waterford restaurant and Tudor bar in the Manor House are closed during the upgrades.

Reception will be moved to the Leisure Centre Reception area in the interim.

7/ The Leisure Centre is planned to commence in November 2025 but the gym will remain open. We are in negotiation with Nicolas Roach regarding wet leisure fees not being charged while the centre is closed. When completed fees will be reviewed to reflect the enhanced facilities. They are also open to a new arrangement entirely.

8/ Nicolas Roach indicated that the indoor pool will be extended in length and Jacuzzis added. We understand there will be a new spa and the changing rooms modernised. Consideration is also being given to heating the outdoor pool all year round and adding a poolside restaurant.

9/ We are seeking clarity as to the position of MRL points. i.e. can we swop EC points with other MRL resorts. Can other MRL members still come to Elmers Court. Can we exchange using RCI or 7 Across etc.

We will also need to work out a new management charge system, since the apartments that members originally owned no longer exist in the Country Club. it may need to change to a fairer system.

10/ The committee still need to resolve an issue created since MRL sold their apartments in this deal. The Aviemore staff have stopped doing exchanges at different times to accommodate our members. They are now only accommodating us in the 15 apartments that are left in the club. Prior to the sale MRL had an arrangement with the club to swop apartments within Elmers Court and allow exchanges to other resorts. We have confirmed this is not possible under the sale agreement and needs looking at in respect of the original perpetuity rules. NICI have said they would work with us to resolve this issue.

11/ We have an Elmers Court member, a recently retired solicitor, who is helping us to understand the legal position. If we need to take further advice he will be advising us when we understand the issues.

12/ NICI have made it clear that they would be interested in offering an exit route to members wanting to leave. This would also be on a much fairer basis than in the past.

As soon as your committee can tell you more, I will be in touch again.
PFW/ 09/09/2025.

PS WhatsApp Group

If you are not yet on the WhatsApp group and would like to join email your mobile number with your request to any of the committee below and they will get Andrew to add you on.

PPS Committee Members

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