

Management Fees 2026
Newsletter December 2025

Dear Fellow Member,

Management Fees 2026

This year is unique in that from September the resort was purchased by the Nici Group through Elmers Court Ltd (ECL) from MRL (Macdonalds). The club whilst remaining a separate CLUB still operates under a Management Agreement and Wet Leisure Agreement, including both swimming pools, up to 30 June 2027. ECL is to manage the club and we will be working on a new agreement during the coming year.

What's the big issue this year?

Wages is still the biggest number in our budget. During 2025 Rachel Reeves added 1.5% to Employers' National Insurance which immediately added extra unbudgeted costs to our results for 2025. The minimum wage will increase again to £12.71 from April 2026 which is a 4.1% increase on this year's and added to that is also the 1.5 % increase in employers' National insurance. We are also expecting a large increase in business rates following the budget. All these increases will have VAT added to them.

Special Exit at 31 December 2025

Hopefully all members have heard by now, one way or the other, that Nici are offering a free exit on a one off basis.

There are two options.

- a) To sign the exit notice and leave, with nothing else to pay, (assuming the 2025 management fee was paid)
- b) To sign the exit notice and pay the 2026 management fee to enjoy the booked week/s in 2026 before leaving with nothing else to pay.

The points given up are being taken up by Elmers Court Ltd as the Founder member. The Founder will pay the 2026 and future management fees of members who leave to keep the club viable going forward.

The paperwork must be received by midnight on **Wednesday 14th January 2026**.

Information for Macdonald Vacation Club/Options Members

Offer from Elmers Court Limited to transfer points and exit Elmers Court Country Club:

This offer is open to you in the same way as other members of the club

1. Leave the Club at the end of 2025
2. Pay maintenance fee for 2026 and leave the club at the end of 2026
3. Stay until 2033 when the Vacation Club ceases.

For all the above, maintenance fees must be paid up to date, and if you decide to leave you must use all points by 31.12.26 or lose them.

We expect that all maintenance fees will continue to be paid to Elmers Court Country Club by you. Your entitlement to use your points at Elmers Court Country Club, is being reviewed and at the time of writing there is a review between ECL and MRL which includes looking at what the position is under the Constitution now that MRL are no longer the Founding Member and how the contractual arrangements work between what is effectively two clubs.

Your contract and your certificate are currently with MRL even though you pay your fees to Elmers Court Country Club. Once clarity has been obtained from the contracting parties and the club. They will write to you and explain the position from Elmers Court side.

Projected Budget deficit in 2025.

The outturn for 2025 is set to show a small improvement against the 2024 loss but not quite enough to balance the books and again we may have a overall small loss to carry forward.



Please remember the apartments are run solely on electricity (except Eastways). Electricity is used for heating your water, radiators, cooking and lighting. All apartments are metered so if we can all think about turning items off when we are not using them, we may see savings at the end of the week. The other two areas of high costs are the rates, which we have no control over and repairs and maintenance which we do. If anything looks like it needs attention, please let reception know so it can be dealt with speedily. The sooner a repair is undertaken the lower the cost will be.

Budget Proposals for 2026

The Committee has once again reviewed the budget, but this time it was prepared by the Nici Group finance team. The staffing budget is still the largest single annual cost and has had to be increased due to the latest increases decided by this government to the minimum wage so it reflects the current cost of staff in post. There is also an element to address which is the brought forward deficit and this must be recovered.

The 2026 Budget proposals will represent an overall increase in Management Fees payable of 11.97%

The management fee is based on the Nici group allowing MRL to continue running the management agreement, but this may change in due course. Elmers Court is still good value, and your committee plans to ensure it remains so for the foreseeable future.

Members leaving by giving up their week/s will not impact on the club's viability as our Founder member has agreed to step into the shoes of the members who leave and continue to pay the management fees they would have paid. This safeguards the future of the club. There will also be an extra charge added this year to go directly in the club's Sinking Fund of £100 + VAT. This is needed to assist the club with a number of projects it will be working on in the next 12 months.

The Nici has been clear that it wanted to maintain the status quo for 2026. Going forward the budget will be fully reviewed by the committee once all costs are known for future years.

Outstanding questions that may have slipped through the net.

Covered at the last committee meeting was the question about the MRL black card. This will not exist in the future. However, members will still be entitled to have 12 visits to the leisure club on top of their normal week/s. A new system of monitoring this will be advised before the leisure centre re-opens. Members will still be able to join classes for free during their 2026 holiday. Food discounts will not be necessary as Nici believe their food prices are already discounted to all visitors so there is no spare margin to pass on. I am sure members will let the committee know once they have visited all the new restaurants. Eastways is the only property with 4 bedrooms, sleeping 10 left in the club and will remain in the club because of this fact.

The Future at Elmers Court

I have invited the Nici Group team to attend the AGM so they can explain to all those present their ideas for the resort as a whole.

The key items worthy of note at this point are from note 15 of the frequently asked questions document issued on 17th December 2025,

The wet leisure centre will have an extended swimming pool which will have a room for classes above it. The new restaurant replacing 'the Solent' will be extended along the front of the centre incorporating the old reception area. There will be a new reception for both the hotel and our apartments as well as servicing the leisure centre under the arch by the grounds entrance. This will incorporate a lift. There will be a much larger gym with new equipment, 10 treatment rooms, more wellness facilities including sauna, steam and salt rooms. There will also be a kids club and kids cinema. With a family focus Nici will also be refurbishing Holbein as self-catering apartments.

In the hotel there will be a second new restaurant and all hotel bedrooms across the whole resort will be refurbished.

In the grounds the tennis courts will be renewed, Features from the past, like the rockery with its waterfall in the area behind the children's play area will be cleared and the water feature repaired. The water fountain will be made the centre piece of the Queen Mary lawn. The grounds in general and over time will be brought back to what we all expect Elmers to be again.



Request for payment of the 2026 management fee will come from our management company which is still MRL. Members will still need to pay this to them.

Please find enclosed a request for payment, together with a remittance slip for your 2026 management charge due on 1st January, 2026 which you should send together with your payment. Please note cheques should be made payable to **'The Elmers Court Country Club'**. You can also, if you prefer, pay by credit card or by debit card, in which case please call MRL Member Services direct on **01479 815350**. Should you have a direct debit in operation, your fees will be automatically requested on or around 1st January 2026

Again this year we are pleased to offer members the opportunity to pay their management fees online through the new member payment site. You can access this website by clicking on the following link <https://owner.macdonaldhotels.co.uk/app/member> This website is now working so feel free to have a try but whatever you do please pay as soon as possible to maximise Club funding.

Previously there was a payment system with Premium Credit Ltd. As I write this our new Founder member is looking at a new system so the funds do not automatically get paid to MRL who signed the original agreement.

Receipts will be issued upon request, and you will appreciate that prompt payment of your fees assists in the smooth running of the Club. We would also remind members that late payment i.e. **after 31st January 2026** accrues interest at the rate of 2% per month compounded monthly in accordance with clause 13.f.1 of the Club Constitution, and occupancy of the apartment or use of the apartment for any transfer or rental will be denied until such payments are received.

Annual General Meeting

The 2026 AGM will be held on Tuesday 2nd June, 2026 at 11.00am.

I would again encourage as many of you who can spare the time to attend to do so. I am sure we will all want to get the latest update on the future for this great location from our new owner. Hotel rooms will be available. This year's special rate is for two people for a 1 or 2 night stay on 1st or 2nd June and will be in the newly refurbished hotel rooms. It has been reduced from the rack rate and will be £250 per room per night including continental breakfast on a 'first come first served basis'. There will also be a members' dinner the night before the AGM on Monday 1st June 2026 for those who are local or on site the night before. This will also be at a special rate for a 3 course diner with tea and coffee and a welcome drink and wine during dinner for £40 per person. It will be a set menu, however, a dietary alternative will be available. Please make contact with Melanie Lockley at the Resort to book either. melanie.lockley@elmerscourt.co.uk

Following the AGM there will be guided tours of the new facilities.

Owner Issues

In 2025 occupancy levels were again high so entry into apartments has been a problem in enabling us to complete the planned maintenance work. During January and February 2026, the refurbishment of the bathrooms in two Solent View apartments (SV 6, and 7) i.e. a total of 6 bathrooms will be undertaken. The VOIP telephone system has now been cancelled.

The online comment system ceased but a replacement should be available in the new year. If you have any comments in the meantime, please email your committee or the General Manager. The audit of the lodges is being carried out on February 24th 2026, so if there are any specific items in an apartment you would like Julie to look at, please email her.

I hope to meet as many of you at the AGM as can make it but, in the meantime, please let me, Julie or Chris know of any concerns we can help with. If you would like to stand for election to the committee at the AGM, please submit your C.V. to Member Services with your application before 28th February, 2026.



With best wishes for Christmas and the New Year.

Yours sincerely,

Paul Wagstaff

**Chairman, On behalf of the Owners' Committee
The Elmers Court Country Club**

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