

Elmers Court Country Club

Update - 25 November 2025

Where are we

The Committee has had further meetings with the board of Elmers Court Ltd, which is now owned by the Nici Group. The meetings discussed the issues around the future of the Elmers Court Country Club.

As reported at the AGM this year, we currently have 561 members. Of those, 465 own 1 week, 81 own 2 weeks, 11 own 3 weeks, and 4 own 4 weeks. We therefore need a total of 676 weeks to satisfy member demand.

The Club now has 15 apartments, so it therefore has a total of 780 weeks available to use. This, in theory, is 104 Club weeks more than required, less any maintenance weeks e.g. refurbishing bathrooms.

Members will have received a number of points when the club changed from fixed weeks and this was based on the size of each apartment and the season. e.g. 2B2B was 1,400 points in low season and 4,300 in peak season. Many of our members, as their circumstances changed, have never taken advantage of booking more weeks with their points in a different season. In the example the difference between low and peak is 3 weeks. Please refer to your Seasonality Chart.

What can members expect from the future

Our new owners have said right from the start that they want us to continue as members and to be their guests and neighbours. They have plans for the resort and are putting their funding in place to develop the whole resort into something of which we will all be proud. The full extent of Nici plans will be further explained in the Chairs Update in December.

Booking Supply & Demand

Although the Club has 15 remaining apartments, the demand for peak weeks cannot be met because the apartments are first made available to the former fixed-week members of the apartments (i.e. Solent View, Eastways and Wyatt) under our Constitution rules. MRL previously sought to alleviate this issue by swapping weeks with their properties.

The sale by MRL to the Nici Group of the freehold of the resort, excluding the Club apartments, means from now on it will not be possible for members to swap their weeks into previous MRL owned properties. The Nici Group is a full-service hotel operator and does not operate a self-catering option.

Furthermore, from the end of 2026, it will not be possible to use other MRL resort points to book accommodation at Elmers Court. The Nici Group has **confirmed bookings for 2026 will be honoured, but not from 2027.**

As the Nici Group intends to use their acquired properties as hotel rooms from 2027, it is probable that some members trying to book peak weeks will be disappointed from now onwards and will have to accept non-peak weeks at Elmers Court only.

Charges

As many of you are aware, on average the current charges levied by MRL are getting close to £1,000 per week. The costs of the administration of the Club with a smaller number of units is, of course, already quite high. Furthermore, the Club must contribute a share to the cost associated with the wet leisure facilities for its members' use. The club agrees a budget at the December committee meeting each year and the wet leisure agreement will be renegotiated and could possibly be indexed linked as it is now.

The Nici Group has already indicated these charges are likely to increase rather than decrease given the scale of its investment. Therefore, members should prepare themselves for potential increases from 1st January 2027, i.e., approximately a year from now.

The whole wet leisure area does need a thorough review, and this your committee will undertake and report on before the facilities reopen in 2026. A new wet leisure agreement was going to have to be renegotiated in 2027 in any case so once the costs of running it and the additional costs of funding the refurbishment are known we can re look at what using this facility could look like.

In the meantime, your committee has been able to confirm with the Nici Group that they will not be charging the Club for the Wet Leisure Charge (access to the two swimming pools and leisure club) whilst these are being refurbished. Members should realistically expect rises in fees given the improved facilities from 2027 onwards.

The draft budget for 2026 has been prepared, and the indicative fee for 2026 is expected to be a modest increase on 2025. This will be confirmed after the next committee meeting on 11 December 2025. At that meeting we will also revisit the issues for MVC members.

Exit

We have discussed these historic challenges with the Nici Group, who are very sympathetic to the situation regarding members being unable to book their preferred weeks due to the preferential position of former fixed-week members in the remaining apartments.

The Nici Group has confirmed it wishes to have a clean break from the past, and for those who wish to remain, do so with full transparency and a firm commitment to Elmers Court.

Members will be aware that MRL was charging four times the management fees to facilitate an exit. This charge allowed members to release themselves from the 2066 contract. The Nici Group has confirmed that it intends to continue with the four times management fees to exit the 2066 contract and therefore, with increasing fees, the cost of a four times fees to exit could become substantially higher in the future.

Nici feel that those who wish to leave now should be able to do so without economic hardship. Your committee has been able to agree that the Nici Group will open a short one-off window for a period until the end of 2025 during which time members will be able to exit **at no cost at all**.

In order to protect the Club's finances for remaining members, as a one off, the Nici Group has agreed to step into the shoes of those points that are subject to exit for the whole of 2026 and meet the points holder fees in order to enable the Club's finances to continue as planned for 2026, whilst a new agreement is then negotiated with the Nici Group for the future.

Members who wish to exit now and NOT pay the 2026 fee which is due in January 2026 may do so without any further cost. If you own multiple weeks, you may also exit one or more weeks or keep as many as you wish.

For those members who have already booked 2026 and still want to stay in 2026 and then exit, they will be able to exit from 1 January 2027 and not have any further exit fees to pay provided they take up the exit option before the end of 2025 and pay their 2026 management fee.

So, to be clear, Members wishing to exit now may do so without paying further fees or use their 2026 bookings (and pay their 2026 management fees) and then leave after their week/s. But you must confirm your wish to exit in the window available now, which is a one-off offer.

New Agreement Negotiations

The Nici Group has agreed to enter a 6-month negotiation period, whereby we can look at what the new enhanced charges will be for access to the new Nici resort and to assess the viability of the current Club arrangements moving forward.

As part of these negotiations, the Nici Group agreed to look at whether it would retain any self-catering units, whether those units would be available to points holders, and on what terms those units would be available.

These negotiations will also include Nici Group's desire to have an Elmers Residents Only Club, which would not include points swapping or third-party rentals. The facilities would be exclusive to the members in person (and their families/friends) who own Elmers points.

These discussions are at an early stage.

What to Do Next

If you feel:

1. Future management charges increasing may be challenging for you (along with a larger future exit fee).
2. You want peak season and may be unable to book what weeks you prefer each year.
3. You want to continue to swap points with other resorts and will not be able to after 2027.

Then your committee recommends that you should consider taking this one-off opportunity to exit at no cost (as opposed to the previous MRL arrangement).

The offer of the exit will be made formally by post to each member in writing following the committee meeting on 11th December 2025, and following this short exit window period, we will enter further negotiations with the Nici Group.

P.F.Wagstaff Chairman Elmers Court County Club
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