

LANDLORD FEES SCHEDULE

ALL NEW TENANCIES 2025

Payment	Details	Fee
Tenancy Set Up	Per new tenancy. Includes initial right to rent checks, referencing, tenancy agreement preparation etc. See Terms of Business for further information. Please note follow up right to rent checks are charged at £30 inc VAT per check.	£390 inc. VAT
Deposit Registration	Per annum. Registering deposit monies with the TDS and holding monies in our client account.	£96 inc. VAT
Renewal	Per renewal. Preparation of tenancy renewal and re-registration of deposit monies for all services. Periodic administration, memorandum of agreement £180 inc VAT, full renewal including re-referencing £252.00 inc. VAT.	From £198 inc. VAT
Notices	To cover the costs associated with preparation and postage (or hand delivery) for serving Section 21, Section 13 or Notice to Quit to tenant(s) and if applicable guarantor(s).	Section 21 £180 inc. VAT Section 13 £120 inc VAT
Inventory Schedule of Condition	Arrangement for inventory schedule of condition check in and check out, cost dependent on size and type of property as well as furnishing level. Please ask a member of our team for further information.	Prices vary
Energy Performance Certificate	Arrangement for a qualified surveyor to attend and carry out an energy rating of the property including any recommendations on improvements.	From £120 inc. VAT
Smoke and Carbon Monoxide Detectors	Installation of battery operated smoke alarms or carbon monoxide detectors.	From £110.40 inc. VAT
Electrical Installation Condition Report	Undertake a fixed wiring test of the current electrics (up to seven circuits) by a qualified electrical contractor. Additional circuits charged at £26.40 inc. VAT. *Any remedial works will be an additional cost.	£360 inc. VAT*
Legionella Risk Assessment	To ensure the water system is not putting occupants at risk of Legionnaires' Disease.	£122.40 inc. VAT
Gas Safety Report	Arrangement for a qualified gas engineer to carry out a gas safety inspection and provide a landlord gas safety record.	£132 inc. VAT
Portable Appliance Test	For up to six appliances. Arrangement for a qualified electrician to examine the electrical appliances and equipment to ensure they are safe to use.	£135.00 inc. VAT
Void Management	Including visits to your property to ensure the landlord's insurance cover conditions are met.	£120 inc. VAT per visit
Additional Works	Management Bill Surcharge; arrangement for works over the cost of £750.	12% inc. VAT
Rent Assessment Committee or Tribunals	To cover the costs associated in respect of dealing with referrals to the rent assessment committees or any other court or tribunal proceedings or for protracted correspondence on your behalf.	£50 inc. VAT per hour