

S.J. Gartside Property Management scale of charges effective April 1, 2024.

Management Fees

Our standard management fee is 12.5% of all collected sums (including, but not limited to, rents, taxes, settlements, and reimbursements).

Management fees include marketing vacant properties, collecting and remitting rents, dealing with day-to-day events, periodic inspections, arranging certification as required by statute, submitting VAT returns, arranging insurance and repairs, attending to all enquiries, and negotiating new leases, licenses, renewals, and reviews.

Management fees do not include disbursements, advertising, the costs of repairs, insurance, acquisitions, disposals, issuance of notices, recovery of arrears, taking action against tenants or others, distraint, forfeiture of tenancy, certification, assessments, market appraisals, valuations, surveys, formal representation in rental disputes, submissions for corporation or self-assessment taxes, the provision of leases, licenses and other related deeds and documents or any work/service for which the tenant is liable to reimburse the landlord.

The services referred to in the paragraph hereinabove may be contracted out or dealt with in-house as applicable. Where we offer any of these services in-house, our charges are:

Acquisitions

Standard fixed fee for all acquisitions of 1% of the purchase price (not including legal fees and disbursements)

Disposals

The standard fixed fee for all disposals is 0.5% of the sale price. (not including legal fees and disbursements)

Notices under s25 of the Landlord and Tenant Act 1954

Standard fixed fee of £ 50.00

Notices under s146 of the Law and Property Act 1925

Standard fixed fee of £ 72.00

Other Notices

Charged hourly at £ 35.00 per hour + disbursements, subject to a minimum charge of £ 50.00

Recovery of Rent - General

Correspondence undertaken (either in writing or by phone) in recovering arrears will be charged at £ 25.00 per hour, subject to a minimum of 30 minutes per correspondence.

Recovery of Rent Arrears through the small claims procedure

Work done in recovering arrears will be charged at £ 35.00 per hour, subject to a minimum charge of £ 50.00 + disbursements.

Forfeiture

Standard fixed fee of £ 185.00 + disbursements.

Market Appraisals

Standard fixed fee for all market appraisals of 0.5 % of the appraised value.

Schedule of Dilapidations

Charged hourly at £ 35.00 per hour + disbursements, subject to a minimum charge of £ 185.00

Representation at Formal Determination of Disputed Rent

Charged hourly at £ 35.00 per hour + disbursements, subject to a minimum charge of £ 450.00

Provision of a Lease document

Standard fixed fee of £ 165.00 (apportioned between landlord and tenant as negotiated)

Provision of a License to Occupy

Standard fixed fee of £ 60.00

Provision of a License to Alter

Charged hourly at £ 35.00 per hour + disbursements, subject to a minimum charge of £ 165.00

Other Services and Charges

Services not covered by the list hereinbefore are chargeable at the following rates:

Clerical services are charged hourly at £ 25.00 per hour + disbursements.

General non-clerical services are charged hourly at £ 25.00 per hour + disbursements.

Professional services are charged hourly at £ 35.00 per hour + disbursements.