Landlord Charges

The fees outlined below are to be used as a guide as our service and costs are property specific. Please contact us for a specific fee structure in relation to your property.

Pre-Tenancy Fees:

Energy Performance Certificate (EPC)	£90 including VAT
This is required every 10 years and must be grade E or above.	
Gas Safety Certificate	£75 including VAT
This is required annually, and any remedial works must be actioned and will be charged accordingly.	
Electrical installation Condition Report (EICR)	£180 including VAT
This is required every 5 years and any remedial works must be actioned and will be charged accordingly.	
Portable Appliance Testing (PAT)	£80 including VAT
Although not a legal requirement, it is widely recommended a PAT Test is completed annually.	
Installation of Smoke Alarm	£25 including VAT
There must be a working smoke alarm on each habitable floor	
Installation of Carbon Monoxide Alarm	£40 including VAT
There must be a working carbon monoxide alarm in every room with a solid fuel appliance. As of 01st October 2022, this includes rooms with a boiler but excludes a gas hob.	

Tenancy Fees:

Tenancy Set Up Fee	£180 inclusive of VAT
Deposit Registration	Included
Inventory Fee	A maximum of £60 inclusive of VAT
Management Fee	A maximum of 12% inclusive of VAT
Tenancy Renewal Fee	£60 inclusive of VAT
External Procurement Fee	A maximum of 15% on any external fee
Landlord Licence Registration Fee (where applicable)	15% on the cost of registration fee set by the council
NRLT Administration Fee	£120 inclusive of VAT
Court Attendance Fee	£240 plus reasonable travel expenses
Management Take Over Fee	£210 inclusive of VAT
Contract Amendment Fee	£240 inclusive of VAT
Fee for providing annual income and expenditure report	£50 inclusive of VAT