



# Is your Landlord charging too much service charge?

All too often the answer to this question is yes. Most occupiers never question their service charges. They should...

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GROUP**



## Our Service Charge Consultancy team

Our Service Charge Consultancy team at Landwood Group are dedicated to maximising savings and mitigating outgoings for occupiers. With the introduction of the Service Charges In Commercial Property 1st Edition September 2018, effective April 2019, this professional statement contains mandatory obligations for landlord which must be adhered to. We undertake forensic investigations into service charge documents to release efficiency savings for tenants on either a single property or entire portfolio.

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“Service charges challenged in **95%** of cases result in savings for tenants”

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## Our range of services include:

### Advising on all aspects of service charges

The best way to avoid any form of dispute is to ensure that service charges are set up correctly in the first place. A budget should be provided to be clear about the anticipated cost/income expectations.

#### **Specifically we cover:**

- + Advice on lease interpretation and support through lease drafting
- + Technical due diligence support for all occupiers
- + Advice on service charge expenditure/budgets/sinking funds and apportionments
- + Advice on recoverability of costs of major repairs and replacements

By conducting a detailed review of the service charges recovered by Landlords we ensure lease compliance, best practice is adhered to and services provide value for money.

### Reviewing demands to protect the occupiers interests

Few tenants have the time, expertise or knowledge that will allow them to query the landlords demands in an effective manner. By undertaking a comprehensive review/audit of the service charges allows for a thorough analysis of the landlords monetary demands and whether these fall within the contractual obligations of the tenant's lease.

#### **This will ensure:**

- + Service charges are free from error
- + Any costs are correctly recovered in accordance with lease terms
- + The apportionment of costs has been properly and reasonably calculated throughout the property

Where errors are detected we will negotiate reductions, refunds or credits of any inappropriate or unreasonable costs.

### Major Works

Review of major works conducted by landlords to ensure they are reasonable and recoverable under the terms of the lease.

Commercial service charges are complex in nature and more too often tenants are paying a higher service charge rate than is permissible or appropriate to the services received.

Our fees are based on the percentage of savings made making our services invaluable to occupiers.

## Contact:

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## Some factors to consider:

- + Are you receiving annual compliant service charge budgets and reconciliations for your leased premises?
- + Is the lease expiring soon after works have completed or commenced at the premises?
- + Is the management fee charged appropriate to the service received from the agent/ landlord?
- + Are the charges in line with the terms of the lease?
- + Are the apportionments and cost allocations appropriate to the services received?
- + How are sinking/reserve funds being handled/held?

