

PROPERTY MANAGEMENT  
and RENT COLLECTION  
RENT REVIEWS and LEASE RENEWALS



The basis of capital growth of property is the increase in its rental value.

Active management, lease renewals and rent reviews are therefore very important, both to the landlord and the tenant.

As part of our full property management service we ensure that rent reviews and lease renewals are diarised forward and addressed on time.

*Our service Includes:-*

- Examination of leases and advice on modernisation of lease terms.
- Advice as to breaches of covenant and appropriate remedial action.
- Arranging the service of formal notice / counter notice.
- Assessment of rental value to market level.
- Negotiation of revised rent / new tenancy.

In circumstances where a property is in disrepair we are able to prepare or defend statements of condition, schedules of dilapidations and repair notices.

The tenant should be respectful of the landlord's property and take care of it in accordance with the lease provisions. The landlord depends on the reliability of the tenant for the security of his income.

We are experienced property managers and are able to help in the development of a healthy landlord and tenant relationship.

We offer a full property management service dealing with all aspects of the administration of tenancies:- rent collection, review and maintenance, improvement, development, acquisition & disposal. All client's funds are kept in a discreet audited and insured client account and remitted to the client at agreed times in accordance with the client's instructions.