Landlord fee schedule 2026:

Let Only	10.2% inc VAT (8.5% + VAT)
Rent Collection	12 % inc. VAT (10% + VAT)
Full Management	15.6% inc. VAT (13% + VAT)

Additional Tenancy Fees (the following charges relate to all tenancy types)

Tenancy Set Up Fee: Referencing for all tenants (ID checks, right-to-rent check, financial credit checks, obtaining references from employers and previous landlords) as well as preparing and arranging signing of the tenancy agreement	£350 inc. VAT (£291.67 +VAT)
Deposit protection (where collected)	£180 inc. VAT (£150 + VAT)
Additional property visits	£90 inc. VAT (£75 + VAT)
Rent Review	£300 inc VAT (£250 + VAT)

Pre tenancy fees (Arranging and facilitating statutory compliance if not undertaken by landlord)

Organising Local Authority Landlord Licence Application	£200 inc. VAT (£166.67 + VAT)
Gas Safe Certificate	£108 inc. VAT (£90 + VAT)
Electrical Installation Condition Report (EICR)	£190 inc. VAT (£158.33 + VAT)
Energy Performance Certificate (EPC)	£120 inc. VAT (£100 + VAT)
Portable Appliance Testing (PAT)	£90 inc. VAT (£75 + VAT)
Legionella Risk Assessment	£90 inc. VAT (£75 + VAT)
Installing Smoke and Carbon Monoxide alarms	£104.40 Inc VAT (£87 + VAT) per unit
Visual Check	In compliance with the Homes Act 2018 on the first day of the tenancy, no additional charge

Additional optional fees

Arranging works over £300	15.6% inc. VAT (13% + VAT) of the cost of the works
Inventory	Check in Inventory Fees: ● Studio/One Bedroom £150 inc. VAT (£125 + VAT) ● Two Bedroom £180 inc. VAT (£150 + VAT) ● Three Bedroom £210 inc. VAT (£75 + VAT) ● Four Bedroom £240 inc. VAT (£200 + VAT) ● *Five Bedrooms or more, costs will vary*

Check out	Check-out Inventory fees: ● Studio/One Bedroom: £150 inc. VAT (£125 + VAT) ● Two Bedroom: £180 £180 inc. VAT (£150 + VAT) ● Three Bedroom: £210 inc. VAT (£75 + VAT) ● Four Bedroom: £240 inc. VAT (£200 + VAT) ● *Five Bedrooms or more: costs will vary*
Installing a key box (key box included)	£120 inc. VAT (£100 + VAT)
Service of Notices Administration Fee (Including Section 8 or 21)	£150 inc. VAT (£125 + VAT) per notice
Court Attendance Fee	£150 inc. VAT (£125 + VAT) per hour or part there of
Additional tenant referencing fee per tenant	£90 inc. VAT (£95 + VAT)

Financial charges

Annual Statement of Income and Expenditure	£120 inc. VAT (£100 + VAT)
Submitting overseas landlord tax to HMRC	£120 inc. VAT (£100 + VAT) per landlord per quarter