

PAIGE & CO

PROPERTY MANAGEMENT

Landlord Schedule of Fees

August 2026

Service	Fee
Full Management	12% + VAT
Tenant Find / Letting Only	First month's rent plus VAT
Rent Collection Service	7% + VAT
Set up Fees - Marketing, viewings, references, right to rent checks, tenancy agreement	1.5 weeks rent - Subject to £500 minimum
Professional Third Party Inventory & Schedule of Condition & Check-in	Inclusive of Paige & Co's admin fee
Studio	£185
1 Bedroom Property	£200
2 Bedroom Property	£210
3 Bedroom Property	£220
4 Bedroom Property	£235
5 Bedroom + Property	£270
Professional Third Party Check-Out	Inclusive of Paige & Co's admin fee
Studio	£145
1 Bedroom Property	£160
2 Bedroom Property	£170
3 Bedroom Property	£180
4 Bedroom Property	£190
5 Bedroom + Property	£210
Deposit registration – TDS Custodial	Included
Deposit administration / repayment	Included
TDS dispute / adjudication submission	£125 + VAT
Routine property inspections – 2 per year	Included
Additional property inspection with report	£100 + VAT
Routine repairs & maintenance coordination	Included
Coordination of Works over £5,000	10% + VAT of contractor cost
Section 13 Rent Increase	£120 plus VAT
Change of sharer	£150 + VAT landlord fee
Fire Risk Assessment Arrangement & Review	£150 plus VAT + Third Part Assessor Costs
Asbestos Survey Arrangement & Review	£150 plus VAT + Third Part Assessor Costs
Asbestos Reinspection Register Arrangement & Review	£100 plus VAT + Third Part Assessor Costs
Health & Safety Risk Assessment Arrangement & Review	£150 plus VAT + Third Part Assessor Costs
Flat Entrance Door Survey	£100 plus VAT + Third Part Assessor Costs
EPC – arranging renewal	£50 + VAT + contractor cost

Gas Safety Certificate & Annual Boiler Service – arranging	£50 + VAT + contractor cost
EICR & Associated Actions – arranging	£75 + VAT + contractor cost
PAT testing – arranging	£50 + VAT + contractor cost
Legionella assessment – arranging	£50 + VAT + contractor cost
Smoke/CO alarm installation – arranging	£75 + VAT + contractor cost
Smoke/CO alarm testing – where separately required	£50 + VAT + contractor cost
Renewal /Arranging of licences/certificates requiring additional administration	£120 plus VAT + Local Authority fees
Key cutting / replacement keys	£30 plus VAT + Contractor cost per key
Insurance claim administration	10% + VAT of settlement
Court/possession work	Quoted separately
Attendance with Bailiff	£200 plus VAT
Providing appointed solicitors with necessary documents	£100 plus VAT
Handover to new agents	£100 plus VAT