

The Services offered by Stuarts Homes

Full Management Service

Letting Only Service

A comprehensive table to demonstrate each service and scale of fees is below

Services and Scale of Fees

Price List 2025	Price exc VAT	Price Inc of VAT - Calc at 20%	Included in the FULL management	Included in Let Only Service
Market appraisal	-	-	Yes	Yes
Registering Landlord on national landlord database - Mandatory	£25.00 Plus database charge	£30.00	No	No
Registering Landlord on landlord ombudsman - Mandatory	£25.00 Plus database charge	£30.00	No	No
Initial Letting Fee Full Management This is inclusive of the following:- <ul style="list-style-type: none"> To Let board Property detail inc. photos and brochure Advertising on portals Accompanied Viewings Move in process with tenant Collection of first months' rent Collection of Deposit Payable each 'new' let unless within initial six month period - see below for scaling fees	£600.00 For Letting Only services:- Equivalent to one months' rent as Letting fee + vat as noted on Agency agreement	£720.00	No	No

Issuing Required documents in line with the Deregulation Act 2015	£15.00	£18.00	Yes	Yes
Conducting Right to Rent Online services checks on tenants prior to move in	£30.00	£36.00	Yes	Yes
Conducting Right to Rent checks via Landlord checking service upon expiry date of tenants visa status in line with Immigration Act 2016 legislations	£30.00	£36.00	No	No
Registration of deposit to deposit scheme	£15.00	£18.00	Yes	Yes
Issuing Prescribed information to tenants after move in	£5.00	£6.00	Yes	Yes
Transfer of deposit to LL own scheme in the event of a change of management or to transfer to a new agent	£15.00	£18.00	No	No
Fee to hold deposit in agent DPS scheme - annual fee	£50.00	£60.00	Yes	No
Administering deposit return at end of tenancy	£25.00	£30.00	Yes	No
Referencing in accordance with Stuarts referencing criteria - charge per person	£55.00	£66.00	Yes	No
Referencing chargeable if LL withdraws from tenancy before move in - Charge per person	£55.00	£66.00	No	No
Annual referencing on occupant tenant if requested - charge per tenant	£55.00	£66.00	No	No
Full Inventory with dated photos and in line with DPS requirements, check smoke alarms and CO monitors	£225.00	£270.00	Yes	No
Informing Utility companies of occupation and vacation of tenants, and dealing with void period bills liable to landlord	£25.00	£30.00	Yes	No
Process and Pay contractor invoices and account to landlord	-	-	Yes	No
Property Inspection including report to landlord	£90.00	£108.00	Yes	No
Pre Move Out inspection	£90.00	£108.00	Yes	No

Conducting the Move out process (ie on standard tenant notice, not on notice being served)	£225.00	£270.00	Yes	Service Withdrawn
Tenancy Renewal to Periodic (re-issuing all certifications and documents to tenants in accordance with deregulation act 2015)	£45.00	£54.00	Yes	No
Mid Term tenancy change fee (full policy available)	£195.00	£234.00	No	No
Implementing Annual Rent Increase via S13	£35.00	£42.00	No	No
Mediating annual rent disputes prior to tribunal	£35.00	£42.00	Yes	No
Responding to disputes to tribunal in the event of a court hearing	£120.00	£144.00	No	No
Issuing Copy Tenancy agreements	£35.00	£42.00	Yes	No
Arranging certifications (price per certification)	£25.00	£30.00	Yes	No
Arranging works - general property maintenance	£25.00	£30.00	Yes	No
Deal with day to day repairs liaising with contractors and landlords	-	-	Yes	No
Monthly Caretaking fee - ideal for long term vacant periods	£130.00	£156.00	No	No
Additional inspections in event of emergency**	£65.00	£78.00	Yes**	No
Advice and Mediation	on application			
Annual Administration Fee - Residential landlord returns (ie if tax deducted at source at agency) payable annually in April each year	£75.00	£90.00	No	No
Annual Statement Summaries (to assist with your annual self assessment returns)	£22.00	£26.40	No	N/A
Rent Guarantee insurance	on application	-	No	No
Deposit disputes:- Preparation of copy tenancy agreement, evidence of documents issued including archived items	£250.00	£300.00	Yes	No
Daily fee to attend court to support landlord	£600.00	£720.00	No	No
Issuing notice for possession S8	£135.00	£162.00	No	No

Arranging valuations (up to 3) from local estate agents on behalf of landlord for purpose of selling or re-valuing the property	£50.00	£60.00	No	No
Withdrawal of property from advertising if uploaded to advertising portals	£200.00	£240.00	No	No
If advertised with other agency without consent for dual agency in writing (plus immediate removal)	£200.00	£240.00	No	No
Stuarts Maintenance Operative call out fee - First Hour	£65.00	£78.00	No	No
Stuarts Maintenance Operative subsequent hours work	£50.00	£60.00	No	No
Stuarts Maintenance day rate	£210.00	£252.00	No	No
Hourly Fee for 'Ad hoc' not stated under terms of business - for example but not limited to out of hours, bank holiday emergencies, assistance to solicitors when gaining possession through court if applicable.	£95.00	£114.00	No	No
Minimum fee	£250.00	£300.00	No	No
Administration of major works or refurbishment over £2000	5% of total costs	6% of total costs	No	No
Arranging Estate agent valuations and access when landlord selling property	£50.00	£60.00	No	No
Second Letting fee within 6mth period	£450.00	£540.00	No	No
Third Letting fee within 12mth period of initial let	£350.00	£420.00	No	No
Letting fee with no advertising and no viewings conducted - ie Introduction only	£450.00	£540.00	No	No

** Out of hours means 5pm to 10pm only Mon-Fri and 9am to 3pm on Sat and Sun. This does not include bank holidays and therefore 'other work' charges will be chargeable on bank holidays and out of the hours stated here

** Structural property issues are not deemed as general property management

Guidance Prices for certifications inclusive of VAT

To Note:-

- subject to contractor prices so these may vary
- these are not included in management and are additional expenses.

Gas Safety Certificate (GSC) - Statutory	£90 to £110
Gas Safety Certificate including boiler service (recommended to evidence duty of care)	£130 to £160
Electrical installation certificate (EIC) - Statutory	£144 to £192
Energy Performance Certificate (EPC) - Statutory	£90 to £125
Legionella Risk Assessment (LRA) - Statutory	£98.40
Portable Appliance Test (PAT) - Duty of care	£72
Supply of Smoke Alarms	£21.60
Supply of CO monitors	£30.00
Installation of monitor (1-10 monitors)	£36.00