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How block management can help landowners by [Ricky Charles](#)

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The landowners of most flat blocks who have benefited from past experience are of course familiar with current government manipulation within the UK property sector. It is evident that there will be a continuing effect as long as there is no fundamental change in central policy. Due to this, the freeholders and landowners ought to act in accordance to the moderately difficult legal framework in carrying out their day to day businesses. It has been proven that this political intervention has increasingly resulted to enhanced standards and should therefore be accepted.

It is evident that this has led to much effect on the tenant's rights and regulation as well as the legal necessities of the current day lease. There have been current released health and safety rules which have greatly changed how people manage their properties. For instance fire certificates have been reinstated with less regulatory wide range risk appraisals. But our liabilities one way or another seem less clear under these current regulations. It is thus important to tread cautiously since as these changes seem to have less impact on the experienced campaigners they may be a problem to the inexperienced. Most of the flat blocks are currently administered by resident owned freehold property corporations, whilst being run by the lessees. The best and easiest way for the directors to run is by appointing expert management agents. They help carry out the burdens on your behalf. The problem is that there are high costs incurred in getting external consultants and thus most corporations persist all alone and at times do it at standards that would be hard for the agents. Here are tips on securing payment by good block management managers or property management agents.

• Give a summary of the cost in conformity with the current service charge accounting principles - This greatly helps to bring about trust from each of the leaseholders and also improves on legal requirements. It also gives the leaseholders assurance that the money they pay is well spent as there is honesty and justice in explaining the requirements.

• Make sure pertinent statutory notices are issued with payment claims- Note that in cases where the notices are incorrectly prepared you can be objected. Any leaseholder with difficulties of paying can be advocated by LVT (Leasehold Valuation Tribunal).

• Provide the service charges and demand for rent on time as in agreement with the leaseholder.

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