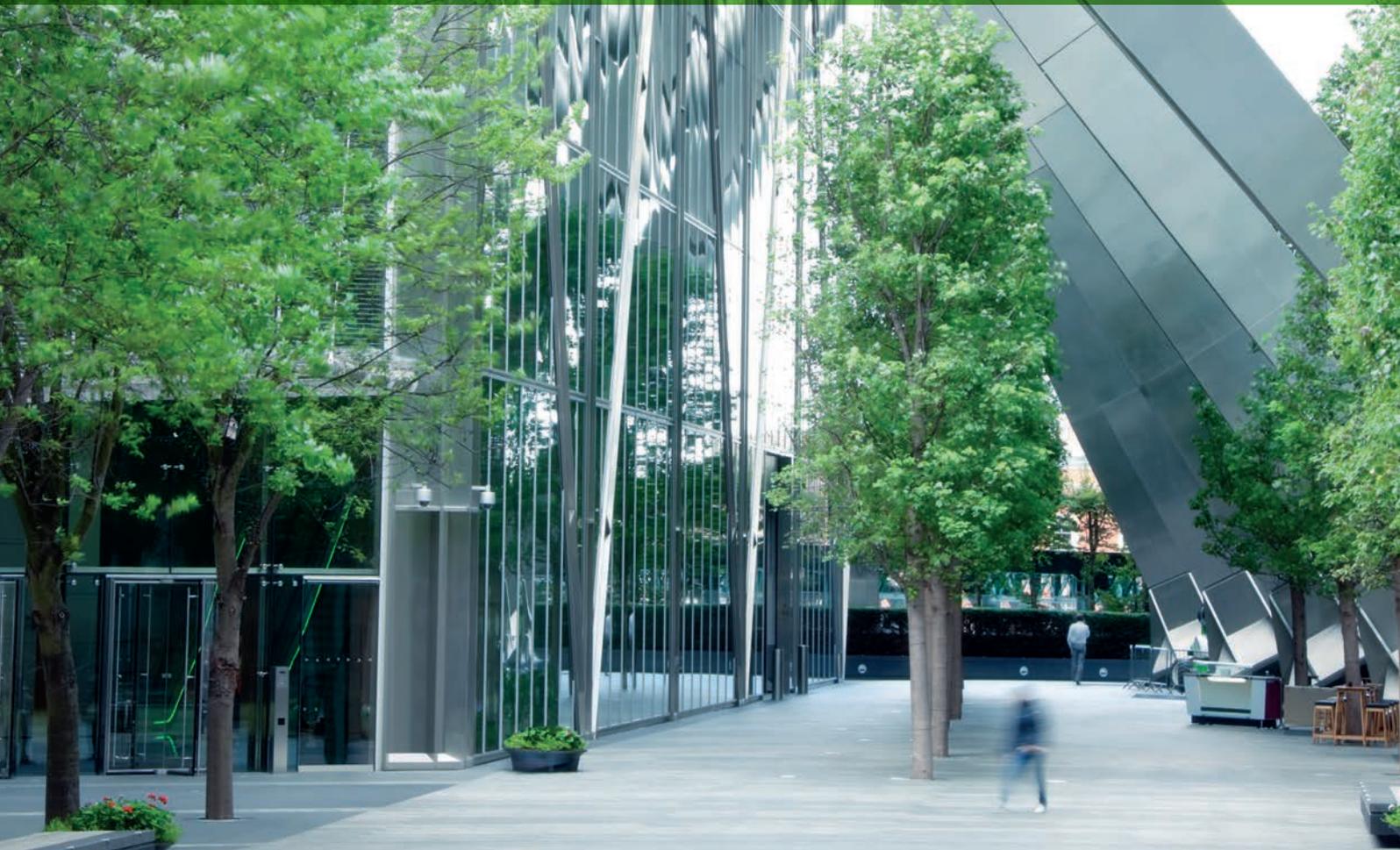




A robust look into your property costs



GN Property Audit

Uncovering your property costs

You wouldn't want to pay over the odds for your bills in your personal life. The same applies to the property costs in your business. However, checking whether you've paid the right amount can be a difficult and time-consuming task.

“The experience of our people, powerful in-house software and a relentless attention to detail ensure we continue to lead the way and maximise opportunities for our clients.”

Alan Weston BSc MRICS, Board Director, Goodman Nash

Clarifying complex costs

Holding commercial property comes with all kinds of costs. Not all are correct or fair. It's important to monitor these costs and respond to mistakes.

However, monitoring systems vary immensely. Some companies have proprietary or bespoke property databases to manage and administer their real estate. However, these are not always up to date, and some are better at keeping them current than others. Other companies have even more primitive systems in place, such as spreadsheets.

The problems do not stop there. Some systems do not record everything that's required and

involve paper-based file-management systems. Further complexities arise with changes in ownership and the landlord's selected property manager, and the need to re-charge across sub-let estates.

If you hold property under lease or have a sub-let estate, there are many opportunities to make mistakes. After all, we're only human.

Listed below are the areas we can examine on your behalf:

Acquisitions

Incentives including capital contributions, rent-free and rent-abatement periods, completion statements, and invoice apportionments.

Disposals

Associated property costs and invoice apportionments, including associated utility bills.

VAT treatment

VAT treatment on all property costs.

Accounts Payable Items - Focusing on:

- duplicate payments for such areas as rent, service charges, insurances and repairs
- misrouted payments
- reclaims of credits due.

Service charges - Focusing on:

- apportionment method - is it based on floor areas or a fixed percentage with flexibility on reasonableness?
- failure to apply cap levels
- management fees - are they reasonable or fixed?
- budget versus actual costs and account reconciliation
- major capital sinking fund treatment - has the budget been updated?
- pre-contract enquiry figures versus actual costs.

Other expenditure review - Focusing on:

- facility suppliers and contractors
- insurance cover and claims.

Utilities

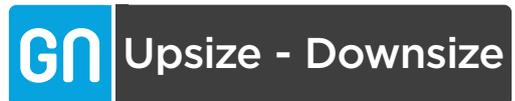
We work with expert partners to conduct water and electricity audits. Our partners examine consumption, leaks, surface-water drainage costs and past billing errors.

Let's talk

Don't let your business pay over the odds for its property. At Goodman Nash, we have the skills and resources required to audit your expenses and refund overpayments to your business.

That's not all. If we don't find and refund overpayments, you won't pay a penny. So you have nothing to lose and everything to gain. To find out more about how the GN Property Audit can save you time and money, please contact us.

Other GN Services



Head Office

Goodman Nash Ltd.

7/8 Prince Maurice Court,
Hambleton Avenue,
Devizes, Wiltshire, SN10 2RT

01380 739112

contactgn@goodmannash.co.uk

Bristol Office

Goodman Nash Ltd.

Ground Floor, North,
The Quorum,
Bristol, BS1 3AE

01174 404 077

www.goodmannash.co.uk