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-  Are your service charges out of control?
-  Have you seen year on year increases without explanation?
-  Do you consider proposed works unnecessary or too expensive?
-  Do you consider management/administrative fees are too high?
-  Does your landlord/agent employ aggressive and threatening tactics to compel payment?
-  Are you already at loggerheads with your landlord/agent with late payment fees and associated costs already building up?
-  Want to know whether you can withhold or challenge service charges for disputed items without fear of escalating costs?
-  Want to have every service charge item examined for statutory and contract compliance?
-  Want your service charge legal rights set out in clear and understandable English?


### **Pro-Leagle's Service Charge Dispute Analyser:**

-  Asks you the right questions under simple headings (Status of Dispute, Maintenance, Repair & Improvement Works, Statutory Notices, Buildings' Insurance and Administration Costs) with useful help hints
-  Highlights, expands and focuses on any area of service charge in dispute
-  Examines actions taken by your landlord to comply with service charge legislation (Acts and Regulations) and your lease
-  Examines actions taken by yourself, your fellow leaseholders or legal representative



 Prepares a personalised report in clear language, with a simplified summary of the most important findings, by –

- Collating legislation relevant to your specific situation from the Landlord & Tenant Act 1985, Landlord and Tenant Act 1987, the Commonhold and Leasehold Reform Act 2002 and all relevant Regulations
- Highlighting where (if any) your landlord has failed to comply with service charge legislation and the consequences
- Highlighting where (if any) your landlord has failed to comply with contract law and the requirements of your lease
- Highlighting any landlord breaches using a traffic light coding system of minor- major breach
- Informing you of any actions you need to take regarding any item of service charge
- Highlighting important case law (mainly from the Upper Tribunal, Court of Appeal or House of Lords) used by the lower courts including the Leasehold Valuation Tribunal to interpret legislation and justify your legal position

 The Final Report Action List may contain letters to write to the landlord. Pro-Leagle Wired offers specialist letter templates as a separate service (£4.99 (inc. VAT) each

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**About the Author:**

*The Service Charge Dispute Analyser was written by Corinne Tuplin, a solicitor and expert in long-leasehold law. Corinne Tuplin has 9 years PQE (post qualification experience) and specialises in all aspects of landlord and tenant. She is a published author of Law Packs, including DIY Right to Manage and is a Topic Expert on Long Leasehold issues at LandlordZone.*

