

## **Service Charge Recovery and Lease Enforcement**

We work with many flat management agents and residential management companies and so understand very well the need for a quick and cost effective system for recovering arrears of service charges, ground rent and insurance premiums. Blocks of flats do not usually have the money to incur large legal fees.

We have set up a specialised team and computerised system which gives the following benefits:

- It is very quick (we usually respond within 1 or 2 days);
- We have low fixed fees for most tasks involved in debt recovery;
- In most cases we can work on a **NO WIN NO FEE** basis and will recover all of our fees from the flat owner or their Building Society together with the arrears;
- Regular reports to you.

In the great majority of our cases, we obtain recovery of all sums due and the costs involved without there being defended court proceedings. If a claim is defended, and it cannot be resolved, we have the expertise to deal with it in either the County Court or the Leasehold Valuation Tribunal.

Our expertise means that we are also best placed to assist landlords and managing agents with the enforcement of leases for problems such as parking, noise, unauthorised alterations etc.

**For further information in relation to our NO WIN NO FEE service charge recovery service, please contact:**

Mark Timberlake: [m.timberlake@laceyssolicitors.co.uk](mailto:m.timberlake@laceyssolicitors.co.uk) or 01202 755200

This fact sheet provides information and comments on legal issues, however the contents of this fact sheet do not constitute legal advice, is not a comprehensive treatment of the subject matter covered, and should not be relied on as such. Legal advice should be sought about your specific circumstances before taking any action with respect to the matters discussed.