



Service Charge Review & Support

Understand your charges. Identify overpayments. Improve cost control.

Service charges can represent a significant property cost. Rising budgets, unclear allocations and unexpected expenditure can make it difficult to establish whether your business is paying the right amount.

ATP helps commercial tenants understand their service charges, identify areas that warrant investigation or challenge, and pursue corrections or recoveries where supported by the evidence.

What we review

Lease provisions

How the charges relate to the services and costs described in your lease.

Budgets, accounts & reconciliations

Increases, discrepancies and adjustments requiring explanation.

Apportionment

How shared costs are allocated to your premises.

Works & expenditure

Repairs, replacements and improvements, including potential betterment.

Supporting information

The evidence behind charges and any gaps requiring further enquiry.

Our approach

01 Discovery

We begin with your lease and available service-charge records to understand the position, identify the main concerns and establish where further investigation may be needed.

02 Findings & recommendations

We explain our findings clearly, distinguish substantiated concerns from areas needing more evidence, and recommend practical next steps. Where the information supports it, we quantify potential adjustments or overpayments.

03 Further support

Where agreed, we investigate specific items and support discussions with your landlord or managing agent, seeking appropriate corrections, recovery of overpayments and clearer arrangements for future charges.

More than potential savings

Our focus is on better visibility, accurate charging and stronger control of property costs. We take a constructive approach to resolving concerns while maintaining workable relationships with landlords and managing agents.

Getting started

Send your current lease, recent service-charge budgets/accounts and reconciliations, together with the demands or correspondence causing concern. Ideally, provide five years of records where available; we can discuss an initial review using the information you already hold.