



Touchstone

property management



# Lender Services.

We understand how to balance our duty of care to you,  
the lender, with our role as agent for your customer.



# Receivership and Asset Management **Services**

We provide property management services to the UK's leading financial institutions. Our experienced property managers will help you with every aspect of managing income from your property.

As LPA (Fixed Charge) Receivers we are appointed on approximately 1,000 cases providing National coverage: England, Wales and Northern Ireland (Receivership principles cannot be applied to Scotland). Our receivership work is carried out from our Bath office with dedicated client-facing teams, covering:

- Appointment and investigation
- Compliance
- Property management

- Property accounting
- Credit control/rent collection
- Dedicated re-let and sales

Our sound accounting and reporting systems help us provide first class property management support, allowing us to rapidly respond to changing market conditions and make the most of every property asset we manage.

Performance driven, we take a commercial approach, providing regular strategy and case reviews for clients.



# LPA Receivership

## Key LPA (Fixed Charge) Receivership Services

- Establish and manage the occupancy position
  - Collect rent from any legal tenant within the property
  - Pass the rent to the lender to service the mortgage account
  - Maximise net income from any lease or tenancy agreement
  - Minimise void periods wherever possible
- Manage the property and deal with compliance issues during the tenancy period
  - Ensure that the value of the security is maintained
  - Work within our clients aims and objectives
  - Develop the most appropriate strategy for each individual property

As receivers, we distance the lender from taking on the landlord liabilities produced when collecting rent. A court order is not needed to appoint a Receiver and therefore, in most cases, LPA (Fixed Charge) Receivers can obtain possession of a property without the need to obtain a court order.

We have a thorough knowledge of the operational, financial and compliance requirements of residential LPA Receivership and Property Management. Our services are fully supported by a robust accounting and reporting system that offers you a high level of visible performance measurement. Additionally we provide a RICS regulated client account and complaints procedure.