

COMMERCIAL PROPERTY SERVICE CHARGE SEMINAR

Change we can all believe in

LANDLORDS – at our service?

Julian Lyon MBA FRICS
General Motors *and*
RICS Corporate Occupier Group



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Bankkunden in Berlin (1931), Börsianer in New York

ULLSTEIN BILD (L.); RICHARD DREW / AP

Das Finanzsystem wankt

Seiten 48 bis 66

Die aktuelle Finanzkrise ist die größte ökonomische Bedrohung seit der Weltwirtschaftskrise 1929. In Europa und in den USA versuchen die Regierungen, notleidende Banken mit Steuergeldern zu retten und das Finanzsystem zu stabilisieren. Die Börsen reagieren mit heftigen Kursstürzen, die Bürger sind verunsichert.

Ausland

Panorama: Ara Israel? / Serbien Kosovo anrufen
Somalia: Pirate Panzerfrachter ,
USA: Sarah Palin
Österreich: Sch
Italien: Berlusc
Zeitgeschichte
von Katyn
Global Village:
burmesische Flü
gestellt zu werde

Wissenschaft

Prisma: Beging
einen Pilotenfeh
Krebsrisiko bei
Archäologie: F
steinzeitlichen F
Umwelt: Energi

Der Spiegel (6th October 2008)



- Property costs are the **ONLY** regular corporate expenditures that fall outside the control of procurement departments;
- Service charges are difficult to budget – timescales do not match corporate budgeting;
- Audit hates service charges with a passion due to lack of perceived controls;
- **Too often building managers SERVE the landlord and CHARGE the tenant**

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Times Caption Competition April 12th 2008

J. Johnson of Radyr, Cardiff

Ed Balls and Andy Burnham
playing on swings at a school
to launch a consultation on
their Play Strategy

NB: the Government did not
think Empty Rates (or Port Rates)
of sufficient importance to
warrant a consultation!





- Occupiers welcome the RICS Service Charge Code – but need it to become the norm more quickly
- Loughborough have identified a huge amount of occupiers' cash being spent, often without adequate controls
- **Remember it is the Occupiers' money that is being spent**



- Issues for 2010
 - Carbon Reduction Commitments
 - If we cannot run service charges properly what hope for CRCs?
- In the pipeline
 - Accounting Changes (Leases)
 - What capitalised service charges would occupiers have to record on their balance sheets?
- **We must have complete transparency**