

RESIDENTIAL BLOCK MANAGEMENT



STRETTONS
EST 1931

Whether you are the freeholder or the residents' association, we know what you need from your agent. We have a team of experts on-hand to manage your block and offer the full range of services to strategically take care of your homes and investment.

At Strettons, when we manage a block, we follow our tried and tested formula for success which has helped our clients achieve the best results for 85 years. We will start with an initial meeting and go through a careful process which ensures that our team has an understanding of your leases and arrangements. We will design a service charge, set a budget and advise on the tenant re-charge proportions needed. For existing blocks, we review these arrangements to ensure that they have been set up correctly. Budgets are confirmed while year ends are closed and audited in good time.

From there, we provide full-scale services such as regular inspections and reports. We'll monitor services and make sure you're getting the best value for money on all contracts. If not, we will put services out to tender. Next, we will setup a sinking fund where leases permit and ensure compliance with health and safety legislation. We will work to create and implement a planned schedule of maintenance and we'll look at where value can be added to an income or advise on capital enhancement opportunities.

Each qualified member of our team will work to:

- Provide immediate service
- Protect and advise on health and safety
- Provide value for money on the services offered
- Produce clear and coherent accounts
- Promptly deal with all accounting
- Adhere to legislation

- Be on call to promptly respond to both yours and your tenant's needs

OUR FEES INCLUDE:

- Setting budgets
- AGM attendance
- Regular inspections
- Up to 4 meetings a year
- Balancing accounts at year end audits
- Tendering services
- Sinking fund administration
- Supervising on-site staff
- Organising maintenance
- Tenant liaison
- Contractor liaison
- Out of hours call service

Proud recipients of the following awards and nominations in 2018:



Customer Service Award



Residential Property Manager Of The Year

STRETTONS KNOW PROPERTY MANAGEMENT

For more information, contact a member of our management team:

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