



Block and Estate Management

A Different Approach to Block Management

KMP Solutions are a specialist property management company based in London providing block management services to a range of properties across London and the South East.

We pride ourselves on the enviable reputation that we have achieved amongst the freeholders and leaseholders of residential blocks that we manage. This has only come about through our hard-working ethos and our efficient and transparent service. Underlying all this is our determination to go to all ends to ensure a comfortable living environment for all leaseholders and residents in blocks which we manage.

Our services are tailored to the requirements of each individual property. We do not operate a *one size fits all* approach! We constantly liaise with all parties at a handover of management to ensure all individual requirements and concerns are taken care of and our services adapted accordingly. We will ensure as far as possible that services are not disrupted and that all financial accounting aspects are reconciled and agreed at every stage of the handover.

We deal with all day to day maintenance matters swiftly, whether the issue is as mundane as a flickering light bulb or as serious as a leaking roof or broken lift. We understand that just as no two people are the same, no two properties are the same. This understanding forms the basis of our tailored approach to block management. Whether we are dealing with freeholders, leaseholders or occupiers, we treat everyone with respect and professionalism. We work only with reliable and trustworthy contractors and third parties, who share our integrity and core values.

With the latest block and estate property management software, we are fully equipped to deal with both maintenance and financial matters at the click of a button. Our online system allows you to log in and download important documents as well as affording you the ability to make online payments for service charges from the comfort of your own home.

Why not call us today for an informal chat or to arrange a free no obligation appraisal of your block so that we can explain how we can look after your property, allowing you to look after the more important things in your life!

Block Management Services

General Management

- Arranging and reviewing all contracts
- General Health and Safety and Fire Risk compliance
- Assisting with insurance requirements
- Provision of company secretarial support including attendance at meetings where required
- General advice on property including dealing with all applications for assignments, alterations, enquiries, etc.

Property Maintenance

- Regular site inspections including bespoke reporting
- Proactive approach to maintenance
- Section 20 Major Works consultations, specifications and tenders
- Appointing specialist consultants for structural alterations, plant and machinery repairs and replacements

Financial and Accounting

- Preparing annual budget forecasts
- Collection of service charges and ground rents and liaising with clients and solicitors on collection of arrears
- Management of Service Charge funds in designated client accounts
- Preparation of regular income and expenditure reports
- Authorising invoices and making payments promptly to all contractors

 **24/7 Emergency Number**

 **Online Web Portal**

**Call us today on 020 8371 9171
or email info@kmpsolutions.co.uk**



Above all, from what our clients tell us, you will benefit and appreciate the personal and bespoke service that we offer. Our can-do attitude and ethos manifests itself in our approach to the management of your block and serves to assist us in maintaining an excellent relationship with freeholders, leaseholders and residents alike.

“I would like to thank you for your endeavours in successfully settling the drainage and electricity issues that had been plaguing our block for years before you took over the management.”

PETER C

“A management company that actually returns our calls and responds swiftly to emails! A breath of fresh air!”

THERESA R

“Thank you KMP for dealing with the handover so efficiently and effectively! We really appreciate that you dealt with the previous agent kindly and sensitively.”

JULIETTE G

Why Us?

Excellent Communication

Phone-calls, emails and letters responded to immediately

Total Transparency

Fixed fee pricing structure for our management services

Proven Track Record

Securing significant reductions in service charge expenditure

Vetted Contractor Selection

Ensures a top quality service to your block at all times

Rigorous Property Inspections

Detailed regular inspection reports produced and made available for leaseholders

Problem Solving And Tracking

A unique approach to ensure that all maintenance and other matters are dealt with appropriately and that nothing is overlooked

Our management portfolio ranges from small blocks and conversions through to large purpose built blocks and estates.





A hassle-free handover from the current managing agents – from the initial contact right up until the actual handover date and beyond, we can ensure that a smooth transition will take place with little or no disruption to the smooth running of the block.

Right to Manage

If you are a lessee or resident in a block of flats and are frustrated or concerned about the current management of your block, the law empowers you and your fellow residents to take full control of the management of your block from the current Freeholder or managing agents by instigating the Right to Manage (RTM) Process.

One of the key features and successes of the Right to Manage brought in by the Commonhold and Leasehold Reform Act 2002, is that it is not necessary for you or your fellow lessees to prove any fault on the part of the current managing agents in order to take control of your block. In simple terms, you as a lessee have an absolute right to decide who should manage your block and care for your home.

There are a number of requirements that must be fulfilled in order for the Right to Manage procedure to be commenced. Organising and administering the Right to Manage procedure can be a lengthy and time consuming process, particularly if carried out by someone without the relevant knowledge and experience.

At KMP Solutions we can help administer the process from start to finish.



Enfranchisement

In certain circumstances, Leaseholders have a right by law to acquire the freehold of the block in which they live, at a price and on specific terms in accordance with the Leasehold Reform, Housing and Urban Development Act 1993. This is known as the Enfranchisement process.

As with a Right to Manage claim, there are a number of specific criteria which must be met and likewise it is a lengthy process. The process is dictated by law and can be fairly complex. As a first step, it is necessary to ascertain whether at least 50% of leaseholders (who meet the qualifying criteria) are able and willing to join the enfranchisement claim. Depending on the location of the block and the lease expiry dates, the price payable to the Freeholder for acquiring the Freehold can vary greatly but is certain to be quite costly and this often precludes a proportion of the leaseholders from joining the process.

There are many considerations that need to be initially evaluated and then reviewed as the process moves forward and new issues come to light. Of utmost importance is that the process is arranged and managed by an experienced and professional company that is familiar with the process.

At KMP Solutions, we can help guide you through the process.



Let's talk...
Call us on
020 8371 9171



KMP Solutions Limited

Unit 8, First Floor

The Edge Business Centre

Humber Road, London NW2 6EW

 **020 8371 9171**

 **www.kmpsolutions.co.uk**

 **info@kmpsolutions.co.uk**

