



Block Management for Developers

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!

Management of New Developments

A successful development project will hinge on many different components coming together such as location, planning, accessibility and of course costs. The most vital element arguably is the ability to sell the completed flats at the anticipated level so as to realise the value in the project.

Whether selling the units off-plan or otherwise, any buyer will want to know that their hard-earned money will be protected for the long term. They are looking for a package that will include assurances that the building will be well maintained so as to protect the value of their asset and that snagging matters are dealt with properly and in a timely and professional manner.

For a developer that can demonstrate this from day one, there is every likelihood that the project will conclude successfully and the desired results will be achieved. This is where KMP Solutions come in. We are able to assist developers to make the sales and subsequent transition process as smooth and attractive as possible. Quite apart from the legal training and qualifications of the Directors at KMP, we have extensive hands-on experience built up over almost a decade in precisely this specialist field, and so are perfectly placed to add value and lighten your load.

From creating a detailed Budget Forecast with accompanying explanatory notes for inclusion within the sales pack in your show flat, to putting clear procedures in place as to when, to whom and how any snagging and defects should be directed post completion, we put together an enviable package which is genuinely appealing to prospective buyers.

With regards to the actual implementation of a service charge once your development completes, we recognise and appreciate that there is likely to be a significant amount of time that passes from when the first flat sells until the last ones sell. For this reason, we have created a flexible service charge model for the first year or two of our management, whereby only essential services are rolled out initially so as to keep service charges at an absolute minimum to ensure that your contribution (as developers with responsibility for all the unsold apartments) is kept to a minimum.

At the same time, it is very important for us to ensure that the block always looks well-presented and appealing to prospective purchasers coming to view unsold flats and also to ensure that all regulatory responsibilities that fall on you as Freeholder are being dealt with on an ongoing basis. We will of course discuss your individual requirements to ensure that the management package implemented, fits with your requirements for the building.

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



A Three Stage Approach for Developers

Stage 1 Conception

- Advanced Budget Forecasts to assist with off-plan sales
- Apportionment of Service Charge Percentages and Schedules
- 3D Visualisations for sales literature
- Acting as liaison with Leaseholders on existing developments
- Dealing with Section 5 Notices



Stage 2 Construction

- Devise practical long term management strategy
- Lease structuring in relation to service charge provisions
- Assisting solicitors with Replies to Enquiries
- Dealing with completion apportionments



Stage 3 Completion

- Implementation of cost effective soft management package
- Welcoming new owners and set up of individual utility accounts
- Compliance with Regulatory matters
- Long term implementation of full management on completion of sales
- Assisting and acting as liaison for snagging matters





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

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

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**

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Let's talk...
Call us on
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