

LOVELLE BACONS
PROPERTY & ESTATE
MANAGEMENT SERVICES

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**LOVELLE BACONS™
ESTATE AGENCY**

SERVICE CHARGE & BLOCK MANAGEMENT

- Large or Small Developments
- Credit Control & Service Charge Collection
- Facilities Management

**LOVELLE BACONS™
ESTATE AGENCY**

PROVIDING PROPERTY SERVICES SINCE 1932

MANAGING SERVICES AND CHARGES

What is Residential Service Charge Management?

Service charge management is the management of all matters related to the common parts of blocks of flats. It includes the collection of the service charge, ground rents, special levies, insurance, organising maintenance and repairs and the general day-to-day running of blocks of flats and other residential properties with shared grounds to ensure a high quality of maintenance and appearance.

Whilst Lovelle Bacons is of a size where we can manage large residential blocks, we pride ourselves on our personal, hands-on approach so we are just as comfortable dealing with a small number of residential property owners as we are looking after the bigger residential developments.



Why is it so important to have quality management?

It is difficult to underestimate just how important it is for a residential development to be well managed. Without proper management many problems can occur for flat owners, making properties often difficult to sell or let. Quality management helps to protect and maintain the value of your property and assists in providing an enjoyable environment in which to live. Poor residential management can result in financial problems, poor services and ultimately a deteriorating building, all of which can have a negative impact on individual property values. A well-managed residential block with keen credit control and reliable services in place will genuinely enhance values and create the reputation you want for your development. Our success is built on this understanding.



What does our service include?

Our residential block management service is wide-ranging and covers everything you need. Here is just a brief summary of what Lovelle Bacons Residential Block Management team can offer you:

- Dedicated experienced Property Manager
- Establishing the correct service charge budget to ensure a well-managed development
- Regular site inspections
- Monitoring contractors – In-house Facilities Management
- Collection of service charges and credit control
- Management of resident meetings if required
- Competitive buildings insurance and administering claims
- Health and Safety reviews
- Preparing of accounts for audit purposes
- Director and company secretarial services



INITIAL ADVICE IS OFTEN
FREE OF CHARGE, SO
PLEASE FEEL FREE TO CALL

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