



PRINSEGATE

CHARTERED SURVEYORS

BLOCK MANAGEMENT

WE SURVEY, YOU SAVE



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YOU SAVE.



ABOUT

PRINSEGATE

THE FASTEST GROWING SURVEYING PRACTICE IN THE UK

Established in 2014 by Nicholas Prinse, Prinsegate Chartered Surveyors pride themselves on maintaining professional standards, whilst delivering cost effective and efficient solutions for their clients.

We have our Block Management team working on your projects.

Covering the UK Nationwide, our team undertakes all manner of residential and commercial property management matters, including sales and acquisitions for both owner-occupiers and investors, building/structural surveys, party wall agreements, end-to-end block/project management and consultancy services.





PRINSEGATE

HEAD OF BLOCK

Ezinne Ijeoma is a chartered qualified accountant with 10 years finance and management experience, 5 years of project management experience, and 7 years in Block Management.

Ezinne loves to see Estates function effectively and be maintained to a very high standard. She has worked and continues to work with Directors and Leaseholders to ensure top-notch services are provided on a consistent basis.

With her vast expertise in finance and project management, Ezinne has helped Directors and Leaseholders reduce consistently rising service charge invoices, by preparing robust budgets and following a stringent tendering process to achieve value for money on all contracts.



Professional &
Experienced



Local
Knowledge



Communicative



EZINNE IJEOMA



CHARTERED SURVEYORS

MANAGEMENT

She has also successfully managed multi-developments (Commercial and Residential) ranging from 10-apartment to over 800-apartment blocks. She has further managed diverse major works, from the Section 20 process, site meetings, contract Management, snagging to sign-offs.

Ezinne has further turned around a number of poorly managed Estates into a 'beauty to behold', thus making the block and individual properties appreciate in value and attractive to the rental and sales market.

She genuinely cares about her Estates and the Residents too, so she is always on site for visits, meetings and just a quick chat-up with the residents.

Do you like the feeling you get when you walk into your Estate daily?

'If your answer is 'No', then please reach out to Ezinne.'







WHAT IS BLOCK MANAGEMENT?

Management of the internal and external communal areas of an Estate. Its focus is on the Blocks,
not the internal or individual apartments.

Areas covered in Block Management:

Shared open spaces

Hallways and stairs

Hallways and stairs windows

Vents

Roof

Lifts

Plant room

Garden

Insuring the building, Etc

Block management does not involve activities relating to individual properties, tenants or internal property related issues.



WE OFFER AN ALL-EMCOMPASSING RANGE OF BLOCK MANAGEMENT SERVICES

WHICH INCLUDE:



Health & Safety
Inspection



Service Charge
Accounting &
Budgeting



Fire Risk
Assessment



Leaseholders/Residents
Meeting



Arrears
Collections



General
Maintenance



Insurance
(Lifts etc)



Contract
Management



Emergency
Works



Company Secretariat
Service



Section 20
Major Works &
legal work



Annual
General Meeting



Service Charge &
Ground Rent
Collection



Inspections



Residents Management
Company Services





WHY CHOOSE US FOR

BLOCK MANAGEMENT SERVICES

COMMUNICATION

We have invested in robust IT systems to ensure accurate and timely information is available to leaseholders/Residents (e.g., service charge budget, invoices, insurance documentation, leaseholder information, etc.).

We utilise all key communication channels to ensure that leaseholders are kept updated with timely information (including site visits and residents' meetings). No resident should ever have to chase for information or updates regarding the Estate.

VALUE OF MONEY

At Prinsegate Block Management, we are very passionate about helping leaseholders get the best services for their block at very reasonable prices.

We put the needs of our customers first; therefore, go above and beyond to get the best contractors to carry out mandatory, routine and ad-hoc maintenance works by carrying out a stringent tendering exercise, so that they obtain 'best value'.

We ensure that your service charge funds will be well managed to keep expenses consistently reasonable.

MAINTENANCE

Each estate is treated as if it were our own home.

As a multi-disciplinary practice, we have a team of expert surveyors on standby to cater to virtually any aspect of your property.

Given that we also have on-site developer/contracting experience, we take a practical real-world approach to property. This is what sets us apart from other block managers: a wide array of hands-on expertise at reasonable pricing.



FEE GUIDE

OUR BLOCK MANAGEMENT SERVICES

Number	Description	Cost (London) £
1	Management fee (5-14 Apartments)	250 (per flat) per annum
2	Management fee (15-50 Apartments)	230 (per flat) per annum
3	Management fee (50-100 Apartments)	210 (per flat) per annum
4	Company Secretariat Services (if required for RMC)	550 (per annum)
5	Service Charge Budgeting & Accounting fee	1000 (per annum)
6	Year-end Accounts prep and filing	300 per annum
7	Set-up Fee (Contract)	200 (one-off)
8	Roof Survey, Defect Report and Costings for CAPEX	550 (one off)
9	S20 Consultation processes	30 (per flat)
10	24 hours Emergency cover	20 (per flat)
11	Client-secure Online Portal	Free

ALL PRICES ARE EXCLUSIVE OF VAT.



FREE ZOOM CALL

NO COMMITMENT,
JUST REASSURANCE AND GUIDANCE.



LEARN MORE & ENQUIRE HERE



JOIN US ONLINE:



STAY CONNECTED BY JOINING OUR TALENT COMMUNITY

WANT TO ENQUIRE?

EMAIL US AT INFO@PRINSEGATE.COM

020 8001 7909

WWW.PRINSEGATE.COM
