



BlocNet

Management Proposal

Jebb Avenue
London, SW2 5XL

For

**JEBB AVENUE MANAGEMENT
COMPANY LIMITED**

July 2021



Company Overview

Established in 2009, BlocNet is committed to working alongside our clients with complete transparency.

We challenge the traditional property management industry. We believe Property Management is about individuals and personal engagement to provide the best service possible.



BlocNet is a niche managing agent, appealing to those management boards who wish to play a proactive part in the way their blocks are managed and who value integrity and honesty in their working relationships.

We are a small team that focuses on efficiency and delivering a consistently high-quality service to our leaseholders.

Integrity ■ Transparency ■ Value

Our commitment to Jebb Avenue Management Company Limited

All buildings require regular maintenance and repair. BlocNet ensures leaseholders get the **best value for money** at all times.

We do not take commission from expenditure made on your behalf and all discounts we achieve from our contractors or suppliers are passed on in full, to our clients.

BlocNet are not affiliated to any insurance brokers or maintenance contractors but we do have a network of trusted suppliers which we are able to call upon for the benefit of our clients.

All financial decisions made are in the interest of our leaseholders.

Through our on-line portal, all leaseholders are given **unrestricted access** to all general information and expenditure relating to their building.

Leaseholders are given unique access to the portal to enable them to;

- **track the budget** for their building,
- **manage their service charge account,**
- **see supplier invoices** and
- **run up-to-date reports** such as an **expenditure analysis** showing exactly where their service charge monies have been spent.

Integrity ■ Transparency ■ Value

How we would manage Jebb Avenue

We favour pro-active maintenance rather than reactive/response repair.

Blocnet will always undertake a condition survey which will be used to prepare a preventative maintenance plan.

This benefits our clients in the following ways:

- **Produces lower costs through competitive tendering**
- **Reduces disruption to the building's residents**
- **Allows for planned funding and statutory consultation (where required)**

We carry out regular site inspections to identify day to day maintenance issues and to check the quality of service provided by our contracted suppliers.

The results of each inspection are published on the portal.

BlocNet comply to major works legislation

BlocNet will work alongside the Building Surveyor to prepare technical specifications for the works and competitively tender them to ensure leaseholders get best value.

Effective consultation with leaseholders ensures everyone is engaged with the works and how they are to be done.

Regular site inspections during the construction phase help us deliver a successful project, on time and within budget.

Where necessary BlocNet can employ our independent Building Surveying partner, **Set Square Surveyors**, to ensure defects are correctly diagnosed, contractor's work is of the highest possible standard, and major works are properly managed.

Integrity ■ Transparency ■ Value

Our Management Team



Jai Patel, Director

Having worked in the industry for over 20 years, Jai brings a wealth of knowledge and experience to BlocNet.

She is an active supporter of leasehold reform, with a focus on supporting leaseholder interests in the face of unfair and unscrupulous practices.

Jai has successfully attended First Tier Tribunal hearings on behalf of clients on a number of occasions.

In her spare time, she likes to practice yoga and meditation and spend time with her family



Paul French, Director, MSc MRICS

Paul is a Chartered Building Surveyor with over 30 years private practice working for residential and commercial clients.

He regularly chairs RICS conferences and seminars and has published property-related articles in Estates Gazette and Building Survey, Appraisal and Valuation. He is a past chairman of the Federation of Corporate Real Estate and is Managing Director of Set Square Surveyors.

In his spare time, he enjoys sailing (badly) and cycling (slowly).

Danielle Harvey, Office Manager

Danielle has been working in block management for 9 years and has a strong knowledge of the industry. She has 6 years experience working as a property manager and has managed buildings across London and Essex.

Danielle enjoys outdoor activities and spending time with her family.

Integrity ■ Transparency ■ Value

Our fees

Management Fee:

£260 per flat per year

Company Secretarial:

£395 per year plus disbursements

Bank Account Administration:

£195 per year

Major Works/S20 Consultation:

4% of the contract sum

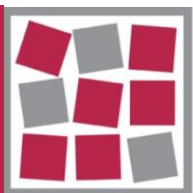
Insurance Placement fee:

10% of placement fee from insurer/broker
or

£40 per flat, whichever is lesser.

The above fees are all subject to VAT

Integrity ■ Transparency ■ Value



BlocNet



Office Address:

BlocNet Limited
1st Floor,
19 Borough High Street,
London, SE1 9SE

Email: info@blocnet.co.uk

Tel: 0203 318 3051

www.blocnet.co.uk

Registered Office: 1st Floor, 19 Borough High Street, London, SE1 9SE
Company No: 07058596 **VAT No:** 992 3926 75