

Total Transparency



Experienced, Dedicated and Professional at all times...

Vision Property & Estate Management is a privately owned, independent company specialising in managing residential developments on behalf of owners, freeholders and developers. We are an established company offering a bespoke management service to suit your buildings needs.

Vision Property & Estate Management was founded to provide leaseholders with a unique service which offers the leaseholder a transparent, quality service with a proactive hands on team of professional property managers to maintain your home or investment.

Vision Property & Estate Management offers tighter credit control on expenditure to provide services and provides you with a forum to have a say over the day to day running of your building via our interactive website.

Why choose Vision PEM?

- Vision PEM knows the relevant legislation and follows good management practices particularly those set down in the RICS code of practice service charges residential management code (second edition) & follows strict ARMA guidelines.
- Vision PEM's impeccable reputation is due to building an experienced and dedicated team of property managers who treat the leaseholders as clients. They have an in-depth knowledge of residential management, a wide range of necessary skills and offer the upmost professionalism at all times.
- Vision PEM is a trusted service.
- Vision PEM can offer savings on service charges by using our long established network of contractors and service providers.
- Vision PEM offers a fixed management charge with no hidden costs.

“ Choosing Vision Property & Estate management is the best decision we have made to run our building. From the date of takeover they have listened to our concerns and have provided hands on service. We are delighted with the service they have provided offering us lower service charges, transparency and better maintenance. When I call with a query I actually get to speak to the appointed block manager. So refreshing! The best decision we ever made.”

David Krimgoltz 21 Wellington Ramsgate

Our services

Block Management

At Vision, we currently manage small and large blocks and tailor our services to suit your needs. Block management is a specialist service for multi-occupational residential properties.

Block management clients can expect:

- Personal service from a professional qualified team. We will attend site, visit all leaseholders and discuss what is required and tailor a management package to suit your block.
- Communication via a dedicated number.
- We provide online access to information regarding your property so you can view your block at any time.
- We can offer large savings on service charges by using our long established network of contractors and service providers.
- Fixed management charge so no hidden costs.
- Prepared annual budgets agreed with directors of the block.
- Planned maintenance programs that can be viewed online.
- Call out services for repairs and servicing to the communal areas.
- Ensure the terms of the lease/ transfers are enforced.
- Recovery of service charge arrears.
- The facility to make payments towards service charges on line and the ability to access your account anytime.

For developers and freeholders we can tailor management packages to meet your needs.

Vision PEM can offer you:

- Collection of ground rents from lessees and make one payment to your account.
- Organise and maintain a high standard of planned servicing to the property and ensure leaseholders are informed.
- Deal with all enquiries from purchaser's solicitors through the sale process and provide annual returns.
- Provide potential property purchasers information packs on our services, estimated costs and the services they will receive if they decide to live at the block.
- Teams available to sell new build properties through our recommended agents and a hands on service to guide any potential purchasers through the buying process

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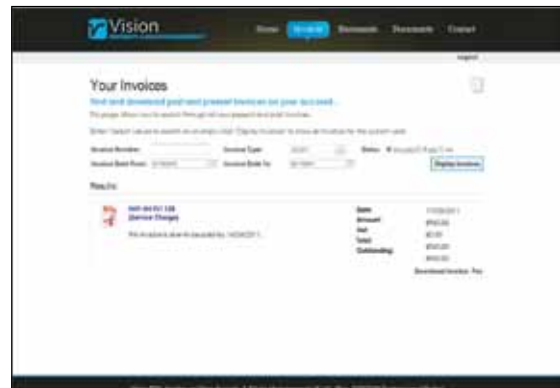
Our services

Client online log in

One of Visions key features is the client log in area. This allows leaseholders to access and view their own accounts relating to their blocks at any time. Leaseholders can access accounts, newsletters & any documentation on the building 24 hours a day, 7 days a week, 365 days a year.

Upon becoming a client with Vision, you will be given a client username and password for you to log into the system which can be easily found on our user-friendly interactive website. This can be located by logging on to www.visionmanagementuk.com

Once logged on, you will be presented with your main home screen which will allow you to see your account overview. This will show you everything from your estimated budget, actual expenditure, invoices and what your current balance is. It also allows direct access to all documentation required for your property i.e. insurance schedules, surveys etc



“ I am the chairman of the residents committee of Hill Hall at Theydon Mount, Epping, Essex. Our development consists of 8 apartments in an Elizabethan mansion with 8 houses in the old stables courtyard and 4 cottages in the grounds of approximately 29 acres with outbuildings, ponds and tennis courts etc. I have been involved in the residents committee since the property was developed approximately 10 years ago. Appointing Vision was the best decision that we have made and we are very fortunate in having found Vision Property & Estate Management. The Vision team is tireless in dealing with us and the problems that they have inherited. I cannot recommend the company highly enough”

Frank Rabin Hill Hall Epping Essex

Our services

Buying your freehold & Lease extension

Buying your freehold

What's involved?

Purchasing your freehold, or enfranchisement as it is known, is the process of where you and a group of leaseholders in your block purchase the freehold from the current landlord.

This can be more expensive than acquiring a right to manage on your block; however, you will have the benefit of no longer having to pay ground rent and may well increase the value of your property. You will also be able to appoint your own block management company with homeowners and shareholders taking back control of your block.

The process must follow the required legal steps and you will need to hire a surveyor to value the freehold and a solicitor to deal with the legal issues which surround it. This may sound rather daunting, however, at Vision; we aim to make this process as easy as possible with our team of surveyors and solicitors. We are able to guide you through the steps and manage the whole process for you.

Lease extension

Why extend my lease?

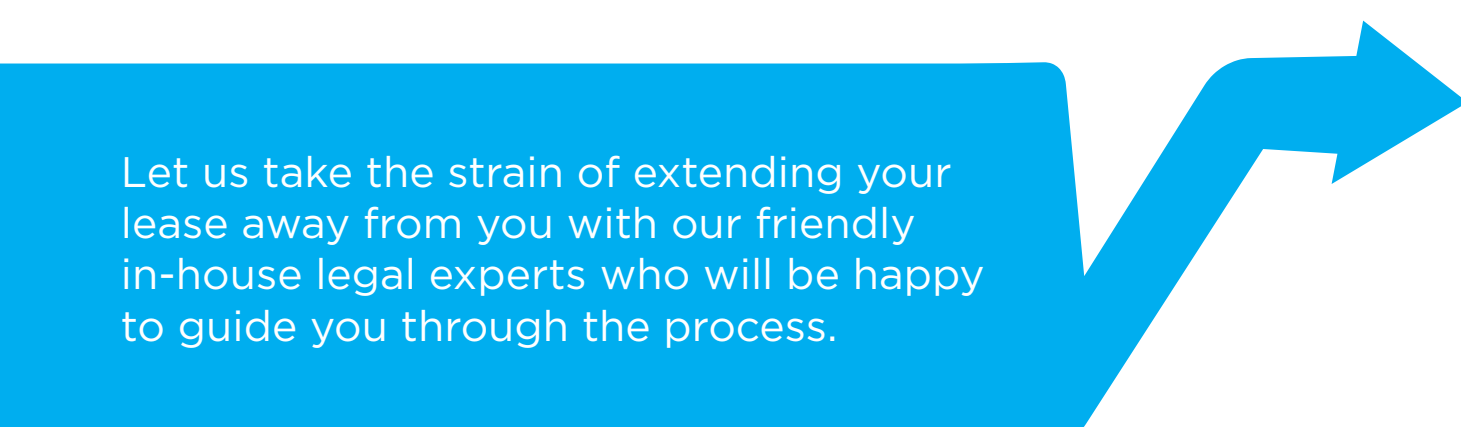
As time goes on, your lease will get shorter and this has an impact on the re sale value of your home/investment. When the term of the lease goes below 70 years, it becomes quite difficult to obtain a mortgage and the value of the property tends to get lower.

However, should you wish to extend your lease, this reverses the process and allows the property to be sold at market value, however, the longer it is left without action, the more expensive the process may be.

Most leaseholders can indeed extend their lease. There are a few qualifying criteria that must be met, however, the 2 main ones are:

- You must have lived in the property for a minimum of 2 years
- You must own a lease with an original term of at least 21 years

Your landlord may have already approached you with an offer or you may just be thinking of getting the procedure underway. Either way, why not give us a call to see how we can help. Our in house legal & surveying experts can guide you through the process and inform you of what to expect.



Let us take the strain of extending your lease away from you with our friendly in-house legal experts who will be happy to guide you through the process.

Right to manage

Lower service charges

A large number of flat leaseholders in the UK do not own the freehold and are frustrated with having no say or little control over the day to day management of the block. The Commonhold and Leasehold Reform Act 2002 provides a right for leaseholders to force the transfer of the landlord's management functions to a special company set up by them - the right to manage company. The right was introduced, not just as a means of taking control from bad landlords, but also to empower leaseholders, who generally hold the majority of value in the property, to take responsibility for the management of their block.

The law states, that if half of the owners in a block of flats want to change management of the block, or manage it themselves through a managing agent (providing they comply with the legal formalities), there is no reason why they cannot do so.

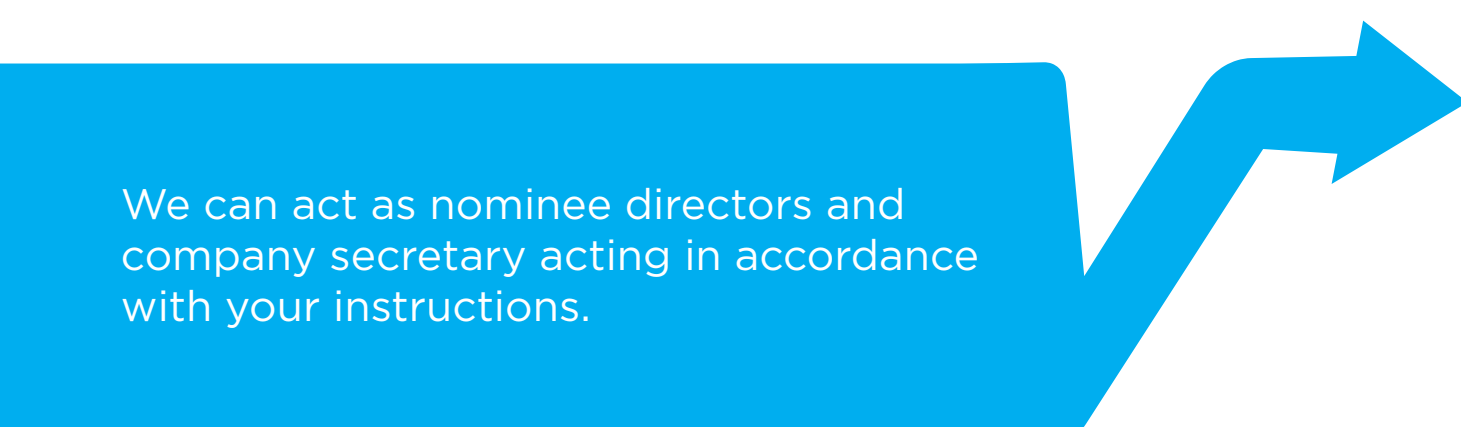
The process is relatively simple. The landlord's consent is not required, nor is any order of the court. There is no need for the lease-holders to prove mismanagement by the landlord. The right is available, whether the landlord's management has been good, bad or indifferent.

Vision RTM has helped hundreds of leaseholders over the last few years. We have set up numerous right to manage companies and we estimate that we have saved leaseholders hundreds in service charges in their first year alone. We can also commit to the fact that once leaseholders are involved and have a say in how their block is run they see major improvements in the maintenance of the building making it a better place to live.

There are three conditions:

- 1) at least half of the flat owners must want to do this.
- 2) at least 75% of the building must be residential.
- 3) at least two-thirds of the flat owners must have long leases.

If your block fulfils these criteria then it is highly likely you will be able to go through the right to manage process with 100% success. There are a small number of technical legalities which can prevent some blocks going through the right to manage process and so you should discuss with our sales team beforehand whether to progress your claim as one right to manage claim or several for your complex.



We can act as nominee directors and company secretary acting in accordance with your instructions.

Vision portfolio management services

Taking care of everything...

Vision has developed a specialised portfolio management service for our larger portfolio landlords providing them with a one stop solution for their entire property portfolios. With our experience, you can be assured that your portfolio is being run proactively and efficiently. We can deal with everything from the day to day maintenance of your portfolio using our approved contractors, to collecting rent payments and chasing up late payments from tenants.

Larger portfolio landlords are increasingly seeking companies to deal with their portfolios on this basis to allow them to focus on new ventures and different projects. Why not get in contact with us today to find out how we can help you?

- Letting and re-letting of your properties using our approved agents, ensuring void periods are minimised and maximum rental is achieved.
- Viewings with lettings agents are fully co-ordinated and keys are safeguarded.
- Full negotiation service with letting agents and tenants upon original offer.
- Issuing documentation such as contracts to the agents and can sign these on your behalf if you wish.
- Refurbishment and general repair services on properties. All issues can be either reported to you or a spend limit can be agreed for future works.
- Manage income and expenditure, chase any arrears and provide a full financial report on your portfolio.
- We can arrange insurance for you should you wish us to do so.
- Inspections can be arranged, either every 4 or 6 months and full written reports will be given with any damages or improvements needed noted.
- Landlords can be as hands-on or hands-off as they wish.
- We are able to arrange annual gas safe inspections and EPC's.
- Check in/out & full inventory services can be arranged on your behalf and kept on file with all details of your property (extra charges may apply for inventory).
- All deposit matters can be dealt with at the end of a tenancy.



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Vision Costs

Block Management

Annual management fee will be negotiated upon your blocks specific needs and charged per flat owner.

We offer a bespoke package and do not include any extras charges just one fixed charge which is set for the duration of the contract.

Vision Portfolio Management

We charge a percentage of your monthly rental income from your portfolio which is taken from the rent which is received monthly. This fee can be negotiated upon your specific needs for your portfolio upon us taking over management.

Right To Manage

We charge a flat rate fee of £50+VAT per flat for administering the entire right to manage process from beginning to end, with a minimum fee of £600.00 per block. For blocks that have more than 10 units, we can work on a **no win no fee basis, please call us today to discuss on 0845 456 8775.**

Lease Extension

Price on application.

Freehold Purchase

Price on application.

Contact us

Call a member of the team on 0845 456 8775 or write to us at:

Suite 2,
Elmhurst 98-106,
High Road, South Woodford,
E18 2QS.

Alternatively, you can email us on info@visionmanagementuk.com

Find us on

 Facebook – search Vision property management

 Twitter – search @VisionPropMgt

Contact a member of our team today on:

0845 456 8775

Or visit our website:

www.visionmanagementuk.com