

Communal Living

Your biggest problems sorted

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Your biggest problems sorted

Why do you need our help?

We know that managing a small development isn't easy. There's a lot to do and it all takes time. For small sites where a Managing Agent is perhaps not best value for money, BlockCare 300 is the ideal solution.

**Paperwork
getting
you down?**

**Not enough
time to manage
money?**

**Persistent non
payer causing
you distress?**

**Does this
sound like you?**

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What is BlockCare 300?

BlockCare 300 gives property owners the expertise they need to self manage, and takes care of all the essential admin.

From £630 per year, we will run the financial aspects of your block for you

We will:

- Manage a client bank account for you to reconcile
- Pay you any interest earned
- Demand and collect service charges
- Chase any non payers
- Produce your end of year service charge accounts so you don't even need an Accountant.

You still get to set the budget, instruct the contractors you want, and tell us who to pay.



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Is BlockCare 300 suitable for you?

Whether it's a block of flats, an estate of houses or an RTM, BlockCare 300 is designed for you.

Would you like someone to:

- send out demands?
- chase payments?
- bank money collected?
- pay the bills?
- keep all paperwork organised?
- prepare the service charge accounts?
- deal with Companies House?
- deal with sales and share transfers?

If you are a Client or Director who wants the freedom of keeping control of budgeting and spending, but wants the administrative support and benefits that come with being part of a larger company, then BlockCare 300 is for you!

Would you like you to be reminded when you need to:

- Set the budget?
- Renew the insurance?

Would you like protection from:

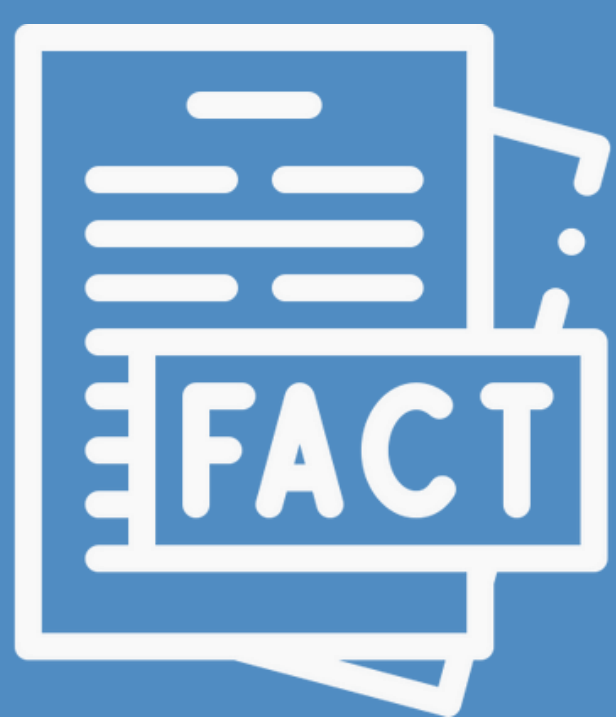
- 18 month rule and Section 20B Notices (1985 Landlord & Tenant Act)?
- Companies House Fines?
- A £2,500 fine for not producing service charge accounts?



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What additional benefits are included?

In addition to all the advantages outlined above, as a BlockCare 300 client you will also benefit from our online Help Centre tools. Here are some of our favourites:



130+
Factsheets
for every
major
property
issue



In house
Legal,
Valuation
and Building
Engineering
experts



Discounted
Insurance
rates thanks
to our
buying
power



No win no fee
litigation on
service
charge
arrears
cases



Call
meetings
and book
the
boardroom



Stop noise
nuisance,
unauthorised
alterations and
other breaches

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How much are you spending now? How much could BlockCare 300 save you?

Administration costs *	Statutory accounts	Buildings insurance	Bank charges
£800	£350	£130	£70
Your time: 40hrs / year (£20/hr).	No need for a separate accountant.	Save up to 20%.	Never pay bank charges again! **



Total estimated annual saving

£1350

per year or more!

*It is difficult to measure the cost of administrating a residential block and there are many factors involved. We've estimated the cost of processing the paperwork yourself, but a managing agent may charge more.

**As long as your account is in credit.

SAVE TIME

One place to cloud-store property docs including leases, budgets, demands, invoices and more... Factsheets on arguably every conceivable estate management matter. We deal with the Accountants, Companies House and those who won't pay their share.

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How much does BlockCare 300 cost?

SAVE MONEY

Save money... on accounts, insurance, bank charges and the cost of a Managing Agent. BlockCare 300 can save you Hundreds of Pounds.

For the Block or Estate:

£630 per year = £52.50 per month

→ For 1-4 flats/houses

£1,050 per year = £87.50 per month

→ For 4-8 flats/houses

£1,140 + £90 for each extra unit per year

→ For 9 or more flats/houses

SAVE YOUR BLOCK

We will help you avoid legal pitfalls including:

- Companies House fines.
- A£2,500 fine for failing to produce compliant service charge accounts and serve these on owners.
- The 18 month rule by serving any Section 20B Notices required and equalise the service charge funds by applying a balancing charge in accordance with Section 19(2) of the 1985 Landlord & Tenant Act.

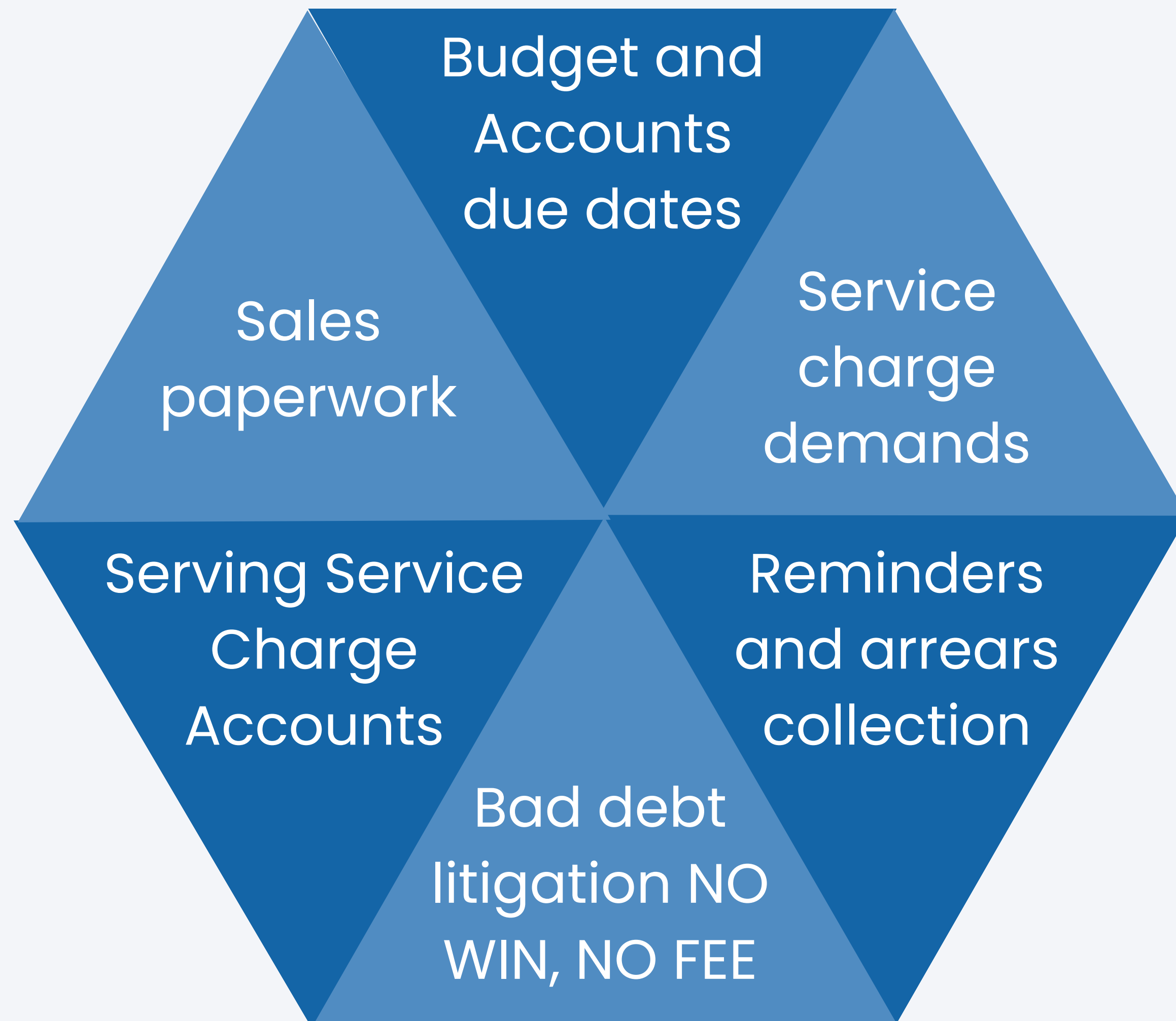
And we will underwrite the risk of bad debts with our no win no fee service charge litigation.

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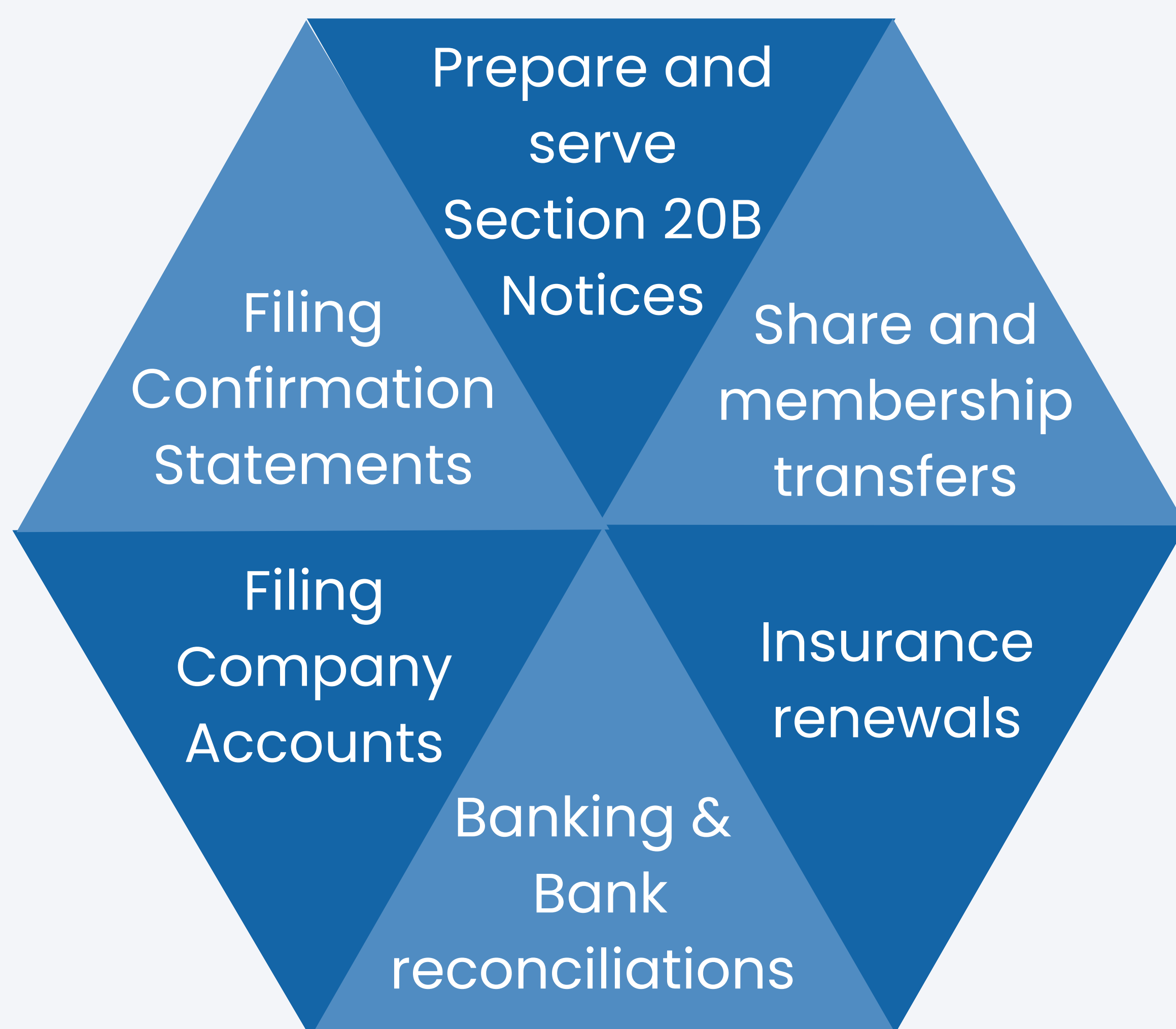
How does BlockCare 300 work?

We manage:



For the service to run smoothly all we need from you is to:

- (1) Set the service charge budget each year**
- (2) Enter payment requests We will pay the bills, collect the service charges and do the accounting.**



Your biggest problems sorted

BlockCare 300 online reporting includes:

Directors and Clients

- See the arrears list.
- See court action on arrears, and the next stage due.
- Authorise expenditure for the block; recent expenditure, and every invoice you uploaded.
- Produce mail merge documents and e-merges (email merges) enabling you to write to everyone in the block at the same time.

Owners and Leaseholders:

- See their service charge statement.
- Manage their payment method (set up a direct debit or pay by card).
- Use the help desk and information available.



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What do we need to set up your account?

It costs £100 for us to set you up. Here's the checklist of what we need, where existant:

lease or transfer documents
(at least one typical document)

last service charge accounts

last company accounts

last confirmation statement

list of owners

list of service charge percentages

share or membership register

copy of the current insurance schedule

accounting records, bank statements, ledgers etc

Note: preparation of accounts for prior years or part years are a chargeable extra

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What do we need to set up your account?

Call our BlockCare team on 020 7428 2056 to get set up today.

BlockCare 300 simply takes the hassle out of block and estate management. It's not magic. We do the essential tasks and you choose how much help you need with the rest. This saves you money.

We've cut out site visits, meetings and left you in charge of budgeting & expenditure.

You can upgrade to a fully managed service IF you need to, but we've packed all the expertise that our Property Managers rely on into the online helpdesk to support you.

BlockCare 300 is a product of the Ringley Group, one of the UK's leading Managing Agents. We manage nationwide from our offices in London, Manchester and Liverpool.

Ringley understands that small blocks need professional advice, packaged at a price that offers great value value for money. So we've come up with a solution that's perfect for you.

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**Call our BlockCare team on
020 7428 2056 to get set up today.**

AS SEEN IN

The National & Regional Press:
Move or Improve, Period
Ideas, Canary Wharf, Property
Square, Hot Property, House &
Home, Standard, Telegraph,
Mercury, Gazette, Your Home,
Express, Messenger, Herald,
Latest Homes, Evening Post...



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