

Ringley presents

Leaseholder  **Support.co.uk**
The easiest way to manage your own block.

Contents

1. What is Leaseholder Support?
2. What do you get?
3. How does it work?
4. Why Leaseholder Support?
5. What next?

What is Leaseholder Support?

Leaseholder Support is a cheaper alternative to full property management.

Managing a block isn't easy. There's a lot to do and it all takes time. But, in a *small block*, it's not always worth paying a managing agent, so **Leaseholder Support** gives you the **essential services at a budget price**.

What do you get?

First of all, from **£525 (+vat)** per year you get the essential services.

Service Charge Accounts

There's no need to employ a separate accountant, we'll compile your service charge accounts for you. This would normally cost you around £350 a year. And best of all, you can keep track of this online, viewing your statements whenever you like.

Running your company

We'll run your company. This means sending your documents to Companies House on time and helping with budgets and reserves plans.

Arrears collection

When someone in your block falls behind with their payments we'll chase them for you. So, you can save yourself the embarrassment of knocking on your neighbour's door and asking for money. Our in-house legal team uses an established process that begins with reminders and concludes, if necessary, with court action. We offer a no-win, no-fee litigation service for all service charge and ground rent arrears that

Why Leaseholder Support?

occur during your membership with **Leaseholder Support**. So there's no need to write off bad debts.

Free banking

A lot of banks offer free business banking for a limited period, but after that you'll pay for every transaction, which quickly adds up. Join **Leaseholder Support** and - as long as the account is in credit - your block will never have to pay bank charges again! We estimate that an average block will save £70 per year this way.

These are the essential services, but you'll see a little later that **Leaseholder Support** offers much more.

How does it work?

Simply visit www.leaseholdersupport.co.uk and log in.

On the user panel you'll find everything you need to manage your own block.

At the touch of a button you can:

- see your service charge statement;
- see an arrears list, showing who has fallen behind with their service charge or ground rent payments;
- view recent expenditure made by the block;
- authorise expenditure for the block;
- produce mail merge documents and emails so you can write to everyone in the block at the same time;
- access a wide range of expert information to help you with almost every property situation you may encounter.

As the user panel indicates, directors have access to details of their own flat AND the block as a whole. For non-directors there is no access to sensitive information about the other leaseholders.

Why Leaseholder Support?

1. Save time

Leaseholder Support offers convenience. Your property matters are all in one place (whether its service charge bills or seeking planning permission to install a new

kitchen). There's no need to deal with accountants, Companies House or those who won't pay their share.

2. Save money

On accounts, insurance, bank charges and the administration (about 40hrs per year) usually provided by a management company. Naturally, you can arrange all of these things separately but with **Leaseholder Support** a typical small block **save hundreds of pounds** whether your block pays £525+vat (1-4 flats) or £875+vat (4-8 flats). We've looked around at average prices and done the maths:



* It's difficult to measure the cost of administering 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.

Plus:

Our **'DIY Tools'** and step-by-step guides give you the know-how to solve problems yourself. For example, you may need to deal with a noisy neighbour or stop illegal alterations taking place within the building. If you feel unable to tackle a problem yourself, we offer a range of one-off services, forming a 'pay-as-you-go' management system.

'Pay-as-you-go' management means you only pay for what you want. A traditional full-management contract for a small block could cost anything between £800 and £3000 depending on where you are and the level of service required. For some blocks that's the answer, but for others it's a waste of money. From £525 (+vat) you get the basics, and if anything more complex comes up - and you don't want to deal with it - you can pay a one-off fee to sort it out, and carry on as before. Property management companies don't like to offer this kind of service because it's inconvenient for them. But at **Leaseholder Support** we decided a long time ago that the customer must come first.

3. Save your block

There are many pitfalls when running a block, particularly when it comes to running a limited company.

A lot of our customers come to us because they've sent the wrong paperwork to Companies House, have a persistent non-payer in their block or need help with their budgeting and accounts. Our experienced team does these things every day, for large residential blocks around the country. So, we can help keep your property financially sound and on the right side of the law.

In summary

Remember, from £525 (+vat) per year we'll do the essential - and probably the most unpleasant - tasks for you. Things like running a company, service charge accounts and dealing with people who won't pay their share. In the meantime you have access to all the other paperwork and advice needed to run a small block.

It's not magic. We do the essential tasks and you choose how much help you need with the rest, which means **you** save money.

What next?

It's easy to sign up for **Leaseholder Support** - here are the options:

Free special offers

Test out our latest tools, preview others and see for yourself.

Block Care 100

£60+vat per year / £5 per month.

Sign up online for your DIY property management guide and 'no-win, no-fee' protection against arrears.

Block Care 200 (1-4 flats)

£525+vat per year / £45 per month.

Key services including service charge collection, running your company and year-end accounts. Call our Block Care team on **020 7428 1976** to begin the set up process.

Block Care 200 (4-8 flats)

£875+vat per year / £75 per month.

Key services including service charge collection, running your company and year-end accounts. Call our Block Care team on **020 7428 1976** to begin the set up process.

Block Care 500

From £2100+vat per year / £175 per month.

Expert property management 24/7 from your own dedicated team. Includes site visits, budget and reserves planning and meeting set up/attendance. Call our Block Care team on **020 7428 1976** to begin the set up process.

Leaseholder Support.co.uk is a service provided by **Ringley Ltd.**

The registered company address of **Ringley Ltd** is:

Ringley House, 349 Royal College Street, London NW1 9QS
Tel: 020 7428 1976 - Fax: 020 7428 1971

Registered in England. Company registration number: 3302438