



BLOCK MANAGEMENT



What we do best

Proactive maintenance of common services to minimise breakdowns

Responsible fund management

Attention to detailed works schedule

Accurate planning for capital expenditure projects

Manage and communicate with our customers in a manner we ourselves would like to deal with

Continuously look to improve the service we provide to you

Align the wants & needs of stakeholders with the applied principles of good estate management

Support you in establishing a “Right to Manage” framework & “Collective Enfranchisement”

Our Philosophy and Ethos

Customers are entitled to expect a certain level of service from their block manager. Our business model is primarily aimed at providing a professional bespoke service, communicating with our customers regularly, providing clear financial transparency and offering a first class customer service

We appreciate and understand what matters to our customers and returning home at the end of the day to a well maintained block, where the common areas are clean, gardens are well decorated, refuse bins are clearly stowed away and service issues are dealt with quickly, will always put a smile to their face.

We love the intricacy involved in any minor or major maintenance works strategy and enjoy getting our hands dirty by providing the correct level of support to both our customers and contractors from diagnostics to design and implementation stage.

It is a given that you as an individual have the right to manage your own house, so why not the block you leave in. Solum is happy to provide invest time in our customers to provide them with right guidance and structure to enable them to do just that.

With over 50 years combined relevant experience between the directors, Solum aims to provide a service that we would be happy to receive ourselves, no matter the size of the block or location.

This philosophy and ethos is embedded deep within Solum and everyone that is employed by Solum.

A personal touch goes a long way in management

What makes us different

**We care about your property
just like it's ours**

**Health & safety of block
residents and contractors alike
is our priority**

**Regular e-newsletters with
updates about your site and
other useful information**

**Easy access to your financial
records**

**Our mission is to provide an
outstanding service that is
efficient, professional &
personal**

**We ensure transparency by
encouraging leaseholders to vet
our shortlist of contractors**

**Periodically review third party
contractors to ensure best value**

**Our goal is simple:
"Building Relationship"**

Our Services

The lease is the legal contract between the Freeholder and the Leaseholder.

Its purpose is to lay down the ground rules of the agreement. An estate manager is ultimately responsible for administering those covenants, giving due consideration to relevant legal requirements.

Lease covenants usually include the collection and expenditure of service charge monies. The costs are normally then recoverable from the leaseholders. These monies are used to employ suppliers and contractors to carry out the duties and services as stipulated in the lease.

We at Solum work independently to the contractors we work with, so that we can serve you without hesitation. Depending on the type of work all third party contractors that we work with are reviewed regularly, for comprehensive workmanship and to ensure best value for your money.

As well as administering the lease, a good manager generally looks after the interest of leaseholders, residents and contractors that work on site, ensuring everyone is working together to achieve the common goals.



It is prudent that investors & leaseholders continuously build a sinking fund for a rainy day

What you should expect from us

**Frequent Site
Inspections & Reports**

Financial Reporting

Accurate Budgeting

Health & Safety

**Right to Manage &
Collective Enfranchisement**

**Dedicated Property
Management Team**

**Comprehensive Repairs &
Maintenance and Major Works
Strategy**

**Prudent Fund
Management**

Get In Touch

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