

A photograph of a modern brick apartment building with a canal and a pedestrian bridge. The building is multi-storied with large windows and balconies. A canal runs alongside the building, and a pedestrian bridge crosses over it. The scene is bright and sunny.

THE PROPERTY SERVICE YOU CAN TRUST

Since 1883

PROPERTY CONSULTANCY | PORTFOLIO MANAGEMENT | BLOCK MANAGEMENT

BRIGHT WILLIS

Property Management



PROPERTY SERVICES SINCE 1883

Bright Willis has been an established name in property since 1883, handling your property as if it was our own has always been our prime objective.

We employ modern management systems alongside **fully trained, vastly experienced** and dynamic property managers to help ensure an unbeatable service.

We pride ourselves on our **honestly and transparency** throughout all our processes, as well as understanding the need for **clear and effective communication** at all times. We regularly encourage feedback to help us keep on top of what you need.

If you feel it is time for a change, please contact us.

*We are so confident you will be satisfied with your improvement in service, that we are offering a **two month free trial** with no obligation.*



**FEES
STARTING
FROM AS
LITTLE AS
£150***

* EXCLUDES VAT, COST PER UNIT, PLEASE ENQUIRE FOR MORE INFORMATION

In practice

We will make sure all your statutory obligations are up to date

We will establish and agree a future maintenance programme

We will plan for any future capital expenditures

We will carry out regular inspections

We have a team of contractors who have been with us for many years

We are happy to engage with any contractor known to our clients

We will prepare detailed tender documents for capital works and follow the correct section 20 procedures

We offer 24 hour/365 day emergency cover for peace of mind

We will ensure annual management and service charge accounts are prepared by external independent accountants

We will send out demands and statements and deal with any arrears

We will prepare budgeted cash expenditure forecasts to help maintain and improve the level of service and protect your investment

We will make sure that the provisions of the Lease are maintained

Our costs

Our charges are tailored to each individual developments requirements, but always remain competitive.

All costing is transparent, clear and negotiated from the very start of the process.

NO HIDDEN CHARGES, GUARANTEED.

What we will do

At Bright Willis, we have systems in place to help ensure that we are managing your property in the most efficient way we can, examples of how we can achieve this include;

We will survey your development and look at your existing budgets

We will recommend any changes or improvements

We will identify if savings can be made

We will look at your existing maintenance arrangements and agree with you a future maintenance programme

We will look at your existing housekeeping arrangements and monitor this very closely (*after all gardening and cleaning is the first thing that people see*)

All Leaseholders will be contacted and given contact details, reporting procedures and emergency contact numbers

We will make sure that all statutory requirements are fully compliant

We will communicate clearly and effectively with all Leaseholders and encourage feedback

We will be clear and transparent about all charges and costs

An important mention about insurance

Are you aware that most insurance companies pay commission to the broker and to the managing agent. Some managing agents also act as a broker and therefore receive all the commission.

Because of our portfolio and relationship with our insurers, we can obtain extremely competitive premiums, we are able to validate claims immediately up to a prescribed limit and more importantly we can share any commission with our clients.

Unlike other managing agents, we fully involve ourselves with claims because we feel that it is important that our clients receive the best possible outcome and that can only be achieved by being hands on.

If nothing else, let us see if we can improve your building insurance premiums.

Our foremost responsibility is to **PROTECT** and **ENHANCE** your investment





For further information or advice
please contact

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Property Management

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