



Aspect Property Management Ltd.

Chartered Surveyors and Property Managers

What We Are

We are a privately owned, independent company formed specifically to manage long leasehold residential blocks of flats in central and south west London.

The company is accredited by the [Royal Institution of Chartered Surveyors](#). There are many benefits of this accreditation including: the assurance that we abide by the RICS rules and regulations, hold proper professional indemnity insurance, and can offer a Clients Money Protection Scheme.

We are a new company but already have a diverse client base including a property investment PLC, resident management company and private freeholders. Our goal is to develop the business by winning new instructions through recommendations and promotion of good practice. We aim to be competitive in the market and wish to develop long term relationships with clients as proof of our professionalism and benefit from the referrals for new business that these relationships generate.

And finally what we are not. We are not estate agents, nor do we deal with lettings. We do not have a financial interest in any of the contractors that we might use and our decisions are not biased by commissions from other service providers. We are wholly independent and will remain so.



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What We Can Do For You

Our ethos is to bring the best levels of service to a sector that historically has not had them. We do this in a number of ways:

We have wide experience of management in London. This ranges from dealing with one of the oldest surviving purpose built block of flats to dealing with concrete frame purpose built modern blocks. As qualified surveyors we bring an additional element to management not normally found. Such experience is of benefit to clients every day.

We will deliver a high standard of service to all clients. Telephone calls are returned on the same working day, letters are normally answered within 48 hours and issues addressed with a proactive management style.

We will tailor our services to your needs. There is no need for you to pay for what you do not require. This makes management services more cost effective. We would be pleased to suggest a basic framework suitable for your application and then add to this as you believe necessary.

No matter whom our client is, Resident Management Company or perhaps absentee landlord, we endeavour to treat all residents to the same high standard. It is clear to us that management of blocks is about inclusive decision making and transparency. We welcome the opportunity to be appointed jointly by landlord and tenants.



How We Operate

Specialist Consultants

We do not claim to be specialist in all of the areas that we encounter. Rather than try and do this we have taken a policy decision to outsource certain tasks such as building surveying. To give an example: we aim to tailor the skills of the surveyor that we employ to a specific project. The restoration and redecoration of a Grade II Listed building is a completely different discipline to the assessment of concrete condition in a 1970's block of flats.

We have long and established relationships with specialists in most fields that we and our Clients are likely to need. These include; Health & Safety, Communal plant and machinery, Party Wall matters etc.

Insurance

We are licensed by the RICS and meet the requirements of the Financial Services Authority. This allows us to offer advice on the various insurances that are relevant to this type of property management. We can arrange quotations and deal with claims on behalf of clients. We have extensive experience of working with loss Adjusters, to the benefit of our clients.

Investment in Technology

We operate a software system called Estate Computer Systems (ECS) Qube. We decided on this after looking at all the market leaders. It has been adapted specifically for Aspect and opens up opportunities for the future such as web enquiry screens.

How to Contact Us



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