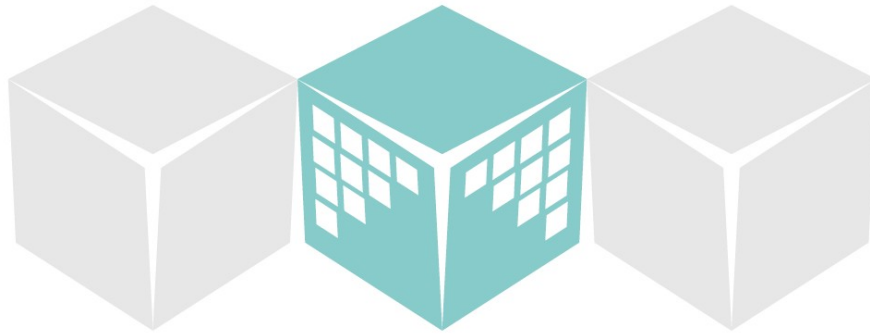


More than 20 years' experience managing service charges



# SIMPLE BLOCK

Whatever the size of your estate or block or how it is made up,  
if it is Leasehold or freehold and leasehold combined.  
We have service charge management solution for you.

Tailored to the needs of your site we manage your combined funds through our  
clear information policy and help you to keep compliant.

Across Worcestershire, Warwickshire, Oxfordshire and Gloucestershire



## Welcome to Simple Block

We understand the complexities of managing estates and blocks, whether they are leasehold, freehold, or a combination of both. Our tailored service charge management solutions are designed to meet the unique needs of your site, ensuring compliance and transparency.

### Our Services Include:

- ☑ Service charge management
- ☑ Financial management
- ☑ Compliance and regulatory support
- ☑ Modern communication tools

We work across Worcestershire, Warwickshire, Oxfordshire and Gloucestershire but we can work for your service charge estate anywhere with our client accounting service

### What is Service Charge Management?

Service charge management is simply collectively paying the costs of the building or estate you share with other leaseholders.

It is essential to know where the service charges are being spent & why a reserve fund is built for future expenses.

Running an estate of service charges is similar to running a business, and we ensure you are not caught out with insurance issues, accountancy, or document filing.

## Our 1-2-3 Approach

Our approach to managing service charges is simple and transparent:

- You only pay for what you need when you need it.
- Our fixed rate with a clear pricing policy on everything else.

## Modern Communication

Each leaseholder is invited to a unique portal where they can see:

- Service charge demands and payments
- Important information about the estate
- Notifications about events or changes
- Current documents, such as insurance policies

## How is Your Money Protected?

Your money is always safe with us.

Our client finances are operated by PICS Professional Limited, who are qualified and regulated to take care of your money.

This includes:

- A fully ringfenced & protected bank account solely for your estate
- An insurance-backed Client Money Protection Guarantee
- Regulations by industry standard Propertymark

## Frequently Asked Questions

Q: What regulations govern service charge management in the UK? A: Service charge management in the UK is governed by various laws and regulations, including the Landlord and Tenant Act 1985, the Commonhold and Leasehold Reform Act 2002, and the RICS Service Charge Residential Management Code.

Q: How do you ensure compliance with UK laws?

A: We ensure compliance by adhering to all relevant laws and regulations, maintaining transparent communication with leaseholders. Our team is qualified and experienced in estate management, property management, and finance.

Q: What is the role of Propertymark in your services?

A: Propertymark is an industry standard that regulates our services. They provide guidelines and regulations to ensure that we manage client finances responsibly and transparently.

Q: How is my money protected?

A: Your money is protected through a fully ringfenced and protected client bank account solely for your estate, an insurance-backed Client Money Protection Guarantee, and annual audits carried out by our professional body.

Q: What happens if there is a dispute regarding service charges?

A: In the event of a dispute, we follow the procedures outlined relevant to the guidelines and in accordance with UK Law

## About us

We are a small but experienced team with qualifications in

- Estate Management (The Property Institute—formerly ARMA)
- Property Management (Propertymark)
- Accountancy (The AAT)

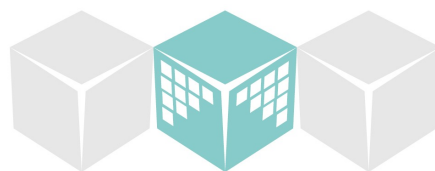
## The Business Owner



The managing director, **Victoria Beasley** holds all the qualifications above, and has more than 25 years experience in the property industry in both service charges and lettings as well as being a qualified accountant.

Victoria is actively involved in development panels for software providers and engages in forums that develop standards through professional bodies. She is passionate about raising the standards of the industry as a whole.

This combination of skills and involvement makes us ideally placed to be your preferred Estate Service Charge Partner.



# SIMPLE BLOCK

Please refer to your quote to ensure you are clear about the services included within your fee.

t: 01905 97 29 29

t: 01386 333909

e: [hello@simpleblock.co.uk](mailto:hello@simpleblock.co.uk)

A: PO Box 348, Evesham, Worcestershire WR11 9GJ