



Grange
PROPERTY
MANAGEMENT

Your property
in safe hands.

Part of Clarion Housing Group



100% of our profit goes towards life-changing initiatives.

As a proud subsidiary of Clarion Housing Group, the largest housing group in the UK, Grange is in a unique 'best of both worlds' position when it comes to the level of service we can provide our customers.

With the support of our London-based parent company, Grange operates as an agile, highly approachable and efficient company with a head-office on the outskirts of Godalming in Surrey.

We have a clear mission; to provide a reliable, responsible and cost-effective service that assures you that **your property is in safe hands**. In order to achieve that end, every single employee shares the Grange core values, which include **transparency** for customers, **effectiveness**, and **approachability** (modelling the very highest level of friendly assistance and support for customers).

With over **30 years in the business** and more than **6,000 properties under management**, our teams of highly adept property managers give exceptional service tailored to our clients' needs, from estate and apartment block management to the management of large **mixed-tenure** developments. We are delighted to provide our services to **retirement, residential and**

commercial clients, and are highly experienced in working closely with resident management company directors, commercial landlords, and those who have 'taken the plunge' with right-to-manage. As well as all the services you would expect from a property management company, we also provide leasehold consultancy, and enjoy working closely with housing associations and developers.

Grange customers can also feel good knowing that **100% of our profit** goes towards funding our parent company's social investment programme, which delivers **life changing initiatives** to those who are the most in need.

If you are looking for an experienced and highly qualified managing agent that cares about providing exceptional service and value for money, rest-assured you are in the right place. We look forward to working with you.



A stylized, handwritten signature in blue ink that reads "L. Murphy".

Lorraine Murphy
Managing Director

Mixed-tenure development
at Graylingwell Park, Chichester



“Grange work really hard to make this such a wonderful place to live. The excellence of the landscaping, planting and maintenance puts Graylingwell Park in a league of its own.”

Frankie and Roy Todd, resident leaseholders, Graylingwell Park, Chichester

Our services include:



Financial Accounting Services

- Ground rent and service charge collection
- Client service charge account management
- Credit control - debt recovery
- Setting service charge budgets and regular expenditure reporting
- Production, certification and distribution of service charge accounts



Planned and Reactive Maintenance

- Managing house keeping contracts e.g. cleaning / gardening / window cleaning
- Health and safety compliance including fire and risk assessment, asbestos, mechanical and electrical plant etc
- Managing reactive repairs
- Planning and advice on long term projects
- Administration of section 20 consultation
- Setting specifications and negotiating competitive service contracts on plant
- Economy of scale procurement - providing best value
- Approved contractors list



Leasehold Consultancy

- Consulting and advising on lease matters
- Ensuring lessees are compliant with the lease terms
- Managing lessee applications for alterations



Insurance and Legal

- Competitive insurance procurement and revaluation
- Arranging company secretarial services
- Employment, management and training of site-based managers



Additional Commercial Services

- Commercial portfolio management
- Advising and implementing accommodation strategies
- Consolidating, disposing and acquiring office and retail properties
- Exit strategies and moves
- Project fit-out management and space planning
- Managing the landlord's repair and maintenance obligations
- Managing refurbishment works
- Managing applications for assignments and alterations
- Providing annual income and expenditure reports
- Inspections to common parts agreed with client
- Advising on compliance with relevant obligations
- Maintaining insurance policies for the client
- Advice on compliance with any statutory obligations
- Attending AGMs and directors meetings as required
- Dilapidation surveys
- BREEAM compliance
- Facilities management and contract procurement
- Security and concierge services
- Mechanical and electrical services
- Cleaning, maintenance and landscaping services
- Planned and reactive maintenance
- Health and safety compliance
Fire Risk Assessments,
Disability Discrimination Act
and Asbestos Audits

Commercial properties
at Chelsea Green



Sign of the Times

Hornet Hardware Est Clark

Shop with orange awning

HILL HOUSE INTERIORS
LONDON
Tel: 020 7549 9916 www.hillhouseinteriors.com

11

13 Lewis & Wayne 15

CRAFTSMEN IN DRYCLEANING

AND LAUNDRY SINCE 1953



“Grange provide consistent quality, clear and competitive pricing, and tailor their services to meet our needs and expectations. Their people add value through the diverse expertise and experience they bring.”

Michelle Reynolds, Group Commercial Director, Affinity Sutton

Your property in safe hands.



30 years +
property management
experience



6,000+ properties
under management



Property Experts
in retirement,
residential, commercial
and mixed tenure



Consultancy
for property management,
estate management
and leasehold



100% Profit Gift Aid
contribution to life
changing initiatives



Highly Adept
professional teams
of field-based
property managers



Helpdesk
dedicated to
property services



Employees
130 employees

We are part of Clarion Housing Group,
the largest Housing Group in the UK:



Largest Housing Group
in the country



50,000 New Homes
will be built over
the next 10 years



Heritage
100+ successful
years in business



Better Start
helping thousands of
young people to get
a better start in life



Creating communities
that are thriving
places where people
want to live



Member of g15
London's largest housing
association group



irpm
qualified property
professionals here



NATIONAL
HOUSING
FEDERATION

INVESTORS
IN PEOPLE



ico.
Information Commissioner's Office

Call 01483 411770
Email info@grangemanagement.com
Web www.grangemanagement.com
 [grange-management](https://www.linkedin.com/company/grange-management)

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