



Your property
in safe hands.



Part of Clarion Housing Group



We'll take care of your property, leaving you to enjoy your retirement.

At Grange, we pride ourselves in delivering an exceptional bespoke service in managing retirement properties, from 'day-to-day' maintenance to larger ventures such as tailored landscaping, repairs and redecoration. We work with Residents' Associations, Right to Manage Directors and Resident Management Companies, as well as leaseholders. With the constant visibility of our dedicated on-site Scheme Managers, we aim to build and maintain our reputation for effectiveness, approachability and transparency. For further peace of mind we offer a monitoring and alarm system through CentraPulse, which is installed throughout a number of our schemes. We also work alongside our clients' existing systems to ensure a smooth and seamless continuity of support services.

" We are confident we are being looked after and have open communication with our excellent Scheme Manager."

Tony Ashby
Gange Mews Resident

" We have just had our first year end accounts back... these are the best we have ever had. We would certainly recommend Grange to other residents' committees and management schemes."

Vera Adgie – Director
Riverbourne Court, Right to Manage Company

Our Retirement Property Management Services include:



Financial Accounting Services

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



Planned and Reactive Maintenance

- Managing house-keeping contracts
e.g. cleaning / gardening / window cleaning
- 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

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



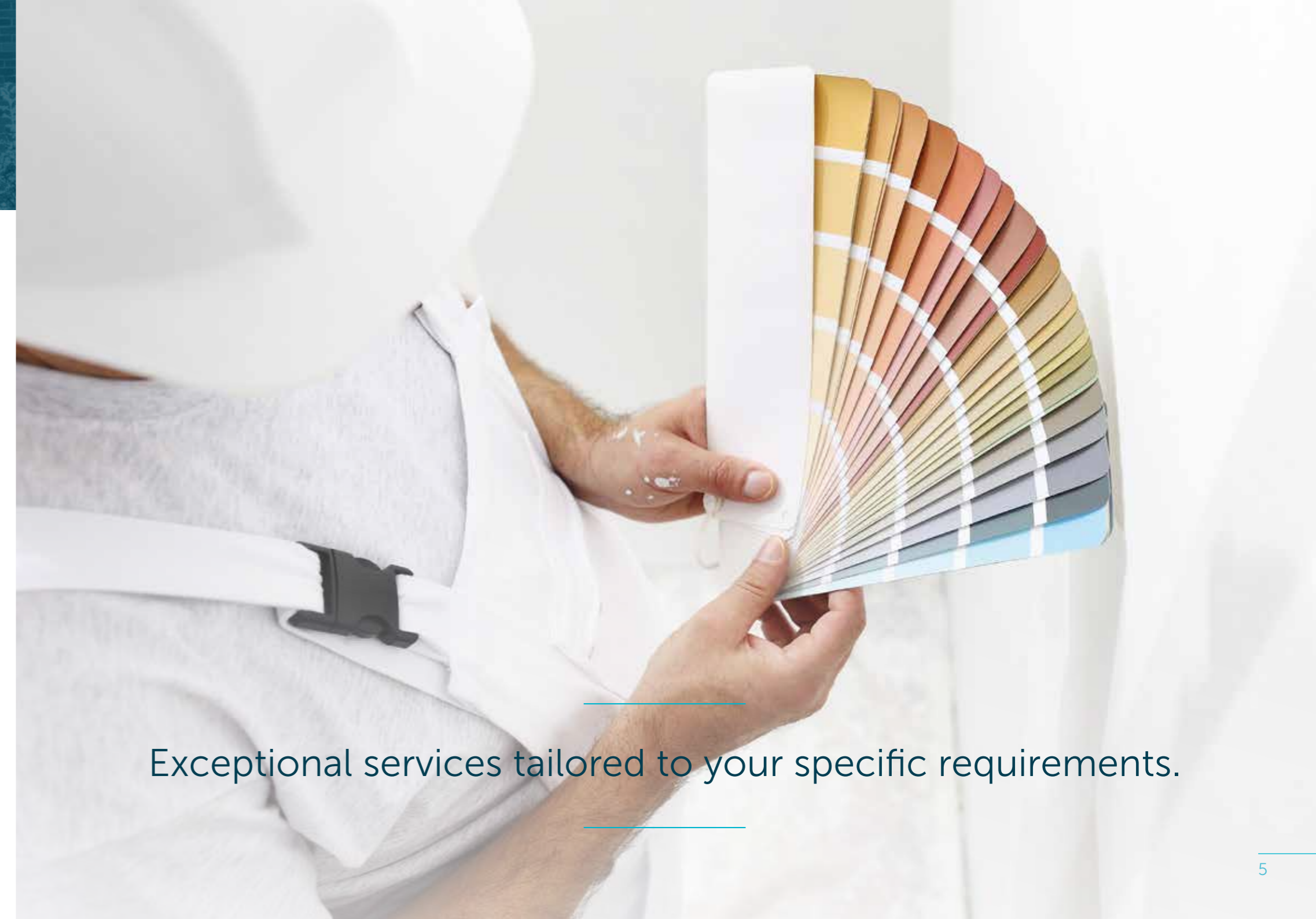
Insurance and Legal

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



Environment, Health & Safety and Sustainability

- Compliance on health and safety matters including fire and risk assessment, asbestos, mechanical and electrical plant etc



Exceptional services tailored to your specific requirements.

Your Retirement Property Management Team:

When you appoint Grange as your managing agent, we will work with you to understand your requirements. We bring on board experienced Scheme Managers, who oversee the running of your scheme on a day to day basis providing service and support to the residents. Our Scheme Managers are closely supported by our Regional Managers and follow the strict code of conduct as set out by the Association of Retirement Housing Managers.



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



irpm

qualified property
professionals here




NATIONAL
HOUSING
FEDERATION

INVESTORS
IN PEOPLE

ARHM
ARMS in Residential Housing

ico.
Information Commissioner's Office

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Grange
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MANAGEMENT

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