

Property Management for split property



PLANDOME

ADAPTIVE REUSE LIGHTHOUSE

ABOUT 'PLANDOME'

Plandome specializes in delivering in-depth planning analysis reports that offer tangible and actionable insights for successful project execution. Our comprehensive reports include detailed layout plans and work breakdown structures, including Gross Development Value (GDV) analysis. These deliverables empower clients with the information needed to make informed decisions, mitigate risks, and optimize return on investment.

Our user-friendly reports translate complex planning regulations into clear, actionable steps, making the development process straightforward and accessible. Each report features a clear planning statement that outlines the development process, ensuring clients fully understand the path forward and can confidently navigate their projects.

Our Services

At Plandome, we provide a range of services to streamline the planning process and support our clients in achieving their property development goals. Our services include:

Loft Conversions: Transform loft space into functional, stylish living areas, maximizing property value and space.

Commercial to Residential Conversions: Assist in converting commercial properties into residential spaces, aligning with market demands and maximizing investment potential.

Residential Extensions: Design and manage custom rear and side extensions to expand living spaces and enhance property aesthetics.

Planning Permission Services: Handle the complexities of planning permission, managing compliance and paperwork to secure timely approvals.

Garage Conversions: Convert garages into usable living areas, adding valuable space and functionality to homes.

Permitted Developments: Guide projects that fall under permitted development rights, expediting approval processes.

Prior Approval Applications: Manage the application process for projects requiring prior approval, ensuring regulatory compliance.

Construction Drawings: Provide accurate and detailed construction drawings to guide builders and support successful project completion.

Kitchen Extensions: Design beautiful kitchen extensions that add functionality and value to properties.

Conservatories: Plan and manage conservatory installations, creating bright, versatile spaces within homes.

Guidelines

Key Management Challenges

1. Shared Spaces and Responsibilities

- **Problem:** Title-split properties often include common areas like staircases, hallways, parking spaces, or gardens. Managing these shared spaces can lead to disputes over usage, cleanliness, and maintenance costs.
- **Example:** Owners may disagree on how often the shared garden should be maintained or who bears the expense of repairs.

2. Legal Compliance

- **Problem:** Each unit must comply with local building regulations, fire safety standards, and leasehold/freehold laws. Ensuring ongoing compliance across all units can be resource-intensive.
- **Example:** A fire safety upgrade required for shared stairwells may create complications in cost-sharing or coordination among multiple owners.

3. Tenant and Owner Disputes

- **Problem:** Noise complaints, rent arrears, or disagreements over maintenance responsibilities can cause friction among tenants and owners.
- **Example:** A tenant in one flat may frequently disturb others, creating tensions that require resolution.

4. Financial Management

- **Problem:** Collecting service charges for shared expenses, budgeting for long-term repairs, and ensuring transparency in financial records can be complex.
- **Example:** If one owner delays paying their share of repair costs, it may disrupt the entire maintenance plan.

5. Maintenance and Repairs

- **Problem:** Coordinating repairs and ensuring consistent standards across all units and shared spaces is challenging, especially with multiple owners or tenants involved.
- **Example:** A leaking roof affecting multiple units may lead to disagreements on the urgency or cost-sharing arrangement.

Guidelines

Practical Solutions

1. **Professional Property Management Services**
 - Hiring a property manager or management company can centralize oversight, ensuring shared responsibilities are handled impartially. They also handle disputes, financial planning, and regular upkeep.
2. **Clear Contracts and Agreements**
 - Draft legal agreements that define roles, responsibilities, and cost-sharing mechanisms for shared spaces. Include a clear process for resolving disputes to prevent conflicts from escalating.
3. **Leverage Technology**
 - Use property management software to streamline tasks like collecting service charges, coordinating repairs, and maintaining communication between owners and tenants.
4. **Regular Meetings and Communication**
 - Establish regular communication channels or meetings to keep all stakeholders informed about property management updates and decisions. This fosters collaboration and transparency.
5. **Emergency Reserve Fund**
 - Maintain a reserve fund for unexpected expenses, such as urgent repairs, to avoid delays and ensure smooth management.

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Contact Us

Mobile No.: +447575044947, +44 7834220796

Website: www.plandome.co.uk

Email: Em@em.plandome.co.uk

Social Media



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