

Flat monthly fees with a clear scope.

Tight on cost, exact on reporting, and finished to sell. All fees exclude VAT. Per property unless stated otherwise.

SECTION 1

Monthly management tiers

Flat monthly fee, clear scope, no surprises.

ESSENTIAL

£95/mo per property

For vacant properties, flips, remote owners.

- ✓ Quarterly or half-yearly inspections with photo reports
- ✓ Insurance compliance visits — £45 each beyond base cadence
- ✓ Key holding, access & security monitoring
- ✓ Emergency call-out response
- ✓ Winter drain-down & void protocols
- ✓ Utilities, meters & supplier management
- ✓ Council tax admin & empty-premium mitigation
- ✓ Insurance renewals & claims handling
- ✓ Freeholder liaison & service charge admin
- ✓ Post collection & post-auction admin

Most popular

COMPLETE

£149/mo per property

Hands-off ownership, end to end.

Everything in Essential, plus:

- ✓ Reactive maintenance management
- ✓ Contractor sourcing, vetting & supervision — 3-quote standard
- ✓ Planned & preventative maintenance schedule
- ✓ Out-of-hours emergency repairs
- ✓ Warranty & defect claims
- ✓ Full tax-ready cost ledger
- ✓ Invoice processing & payment coordination
- ✓ Monthly owner statement & report
- ✓ Year-end tax pack for your accountant

PORTFOLIO

£129/mo per unit, minimum 5 properties

Asset management for scaling investors.

Everything in Complete, plus:

- ✓ Quarterly portfolio strategy review
- ✓ Deal analysis — purchase + reno vs GDV
- ✓ Auction legal pack review coordination
- ✓ Pre-purchase viewings & condition reports
- ✓ Preferred contractor rates passed through
- ✓ Priority response SLA

Volume pricing: £129 (5–9 units) · £115 (10–19) · custom 20+

SECTION 2

Fix & flip project management

Add-on to any tier, banded by renovation budget.

BAND	RENOVATION BUDGET	PROJECT FEE
LIGHT	Under £25k — cosmetic refurb	£2,450 fixed
MID	£25k–£75k — full refurb / layout	9% of build cost
HEAVY	£75k+ — structural / extension	7% of build cost, min £6,500

Every band includes

- ✓ Scope, budget & contractor tendering
- ✓ CDM 2015, planning & building regs coordination
- ✓ Weekly site visits & photo reports during works
- ✓ Budget tracking & variation management
- ✓ Snagging, sign-off & sale-ready handover

Heavy band adds party wall + asbestos coordination as standard.

Payment

30% on start · 50% monthly across the build · 20% held to practical completion.

Success fee

Optional success fee: 1% of sale price, or 10% of profit above agreed GDV target.

SECTION 3

Sale support & priced extras

SALE SUPPORT PACKAGE

£950 per disposal

Free when a success fee is in place.

- ✓ Agent selection & fee negotiation
- ✓ Pricing strategy with comparables analysis
- ✓ Marketing prep — photography, floor plans, EPC
- ✓ Viewings hosted (10 included, then £45 each)
- ✓ Sales progression chased to completion

EXTRAS MENU

Any tier.

EXTRA	PRICE
Additional inspection visit	£45
EPC arranged (cert included)	£95
EICR / gas cert coordination	£45 + cert
Asbestos survey coordination	£125 + survey
Party wall coordination	£350 + surveyor
Planning application coordination	£450 + fees
Staging & dressing coordination	£250 + package
Furniture package sourcing	10% of package
Photography / 3D tour	£180 / £320
Vacant-to-let conversion setup	£750

SECTION 4

How we work

01

ASSESS

Condition survey, scope of works, budget build and deal appraisal before a pound is spent.

02

PLAN

Contractors tendered on a 3-quote standard. CDM, planning and building regs mapped up front.

03

DELIVER

Weekly site visits, photo reports, live budget-vs-actual ledger and tight variation control.

04

REALISE

Snagging closed, property staged, agent appointed and the sale chased to completion.

Renovation works and third-party costs billed at cost with full invoice ledger. Prices exclude VAT.