BARNARDCOOK
PROPERTY & BLOCK MANAGEMENT

SPECIALIST BLOCK & ESTATE MANAGEMENT

Excellence Since 1902

125 Years of Property Stewardship in the London market

VOLUME
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A Legacy of Trust

Founded in 1902, Barnard Cook has served London's property market for over a century. Building on this legacy, we channel deep local knowledge into modern, tech-enabled management.

Since 2007, our focus has sharpened on a dedicated Block Management office, combining rigorous processes with accountable service to protect and enhance client assets.

"In a poorly regulated industry, our longevity provides our clients with a unique blend of traditional values and modern, tech-led management solutions."

Our portfolio ranges from small 3 unit conversions to 100+ unit developments, including listed buildings and contemporary estates across London.



The Barnard Cook Standard

- Financial Integrity & RICS Service Charge Residential Management Code Compliance
- Proactive Maintenance & 24/7 Support
- Health and Safety & Fire Compliance
- Professional Accountability (TPI Qualified)

Moving Beyond Industry Shortfalls

> *"We prioritise outcomes over jargon. Your building deserves accurate accounting, proactive works scheduling, and uncompromising legal compliance."*

24 Hours to Respond

All communications acknowledged. You speak to a qualified professional.

24 Hours to Action

Critical maintenance initiated within one working day.

A Seamless Transition

01

Consultation

Site visit to understand your building's history and challenges.

02

Management Proposal

A direct, jargon-free plan based on your specific needs.

03

Formal Appointment

Managing the transfer of all data, financial records, and maintenance history.

04

Resident Introduction

Organising leaseholder meetings to establish our Human-First structure.

The "Open Book" Guarantee

Your service charge is a trust fund for your property's future. We treat leaseholder funds with the highest degree of diligence required by the RICS Service Charge Residential Management Code.

Bespoke Trust Accounts

All funds held in individual interest-bearing trust accounts at Barclays, strictly following RICS codes.

Absolute Transparency

Every expenditure invoice is kept on file and available for inspection at any time. We operate a total "Open Book" policy.

Real-Time Portal

Digital access to bank transactions, supplier invoices, and arrears reports as standard.

Long-Term Preservation

> *"Our Strategic CAPEX planning replaces financial volatility with predictable stewardship"*

We commission 10-20 year Capital Expenditure Plans (CAPEX) to identify structural requirements before they become emergencies.

By planning years in advance, we enable our clients to build healthy reserve funds, avoiding sudden "financial shocks" and heavy levies.



Beyond the Checklist

Expert-led technical fire safety compliance and risk mitigation.

Compliance and Risk

In the wake of Grenfell, managing a building is about high-level technical fire safety compliance. We take a proactive approach to ensure your home is both safe and legally compliant.

Independent Audits

We commission Fire Risk Assessments (FRA) and Health & Safety reports only from specialised, independent consultants. No biased standards.

Remediation Management

Proven track record in resolving historical non-compliance and navigating the Fire Safety Act and Building Safety Act for Medium and High-Rise buildings.

> *"100% compliance with H&S and Fire Risk means we protect our clients' liability."*

The Value of Being a Priority.

Smaller Portfolios, Better Service

We intentionally limit our client-to-manager ratio to ensure we continue to provide the proactive oversight and personal service we are known for.

Senior Professional Oversight

Seasoned managers, not juniors. Every property is supervised by a team of experienced professionals.

> *"Cheap management usually comes at the cost of your manager's time. We don't compete on price because we refuse to overstretch our staff. Our fees reflect a commitment to smaller portfolios, frequent site visits, and the personal accountability that 'budget' firms simply can't afford to provide."*

Confidence.

> *"We do not strive to be the largest firm in London; we strive to be the most trusted. At Barnard Cook, you are a valued partner, not just another client on a spreadsheet."*



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