

Over **£230,000** of debt chased, going back a decade.
£37,000 per year insurance savings.
~**£400,000** roof repair project under way.

Proper Blocks took over management of a 48-unit East London block in Summer 2026:

WITHIN 30 DAYS

30

from taking over

- **Budget prepared and signed-off** for the following year, reducing the amount demanded from leaseholders while allowing everything below to be delivered.
- **Fire risk assessment** brought back into date, with every remediation action on a tracked plan, alleviating the criminal liability on the RTM company.
- **Roof replacement in Section 20 consultation**, Notice of Intention served and an independent surveyor instructed.
- The **lift's statutory examination** carried out through the engineering insurer, so the firm inspecting it is never the firm paid to maintain it.
- **Number-plate parking enforcement** live across residents and all twelve shops, each resident self managing their permit and allowance of visitor passes.
- **CCTV put to work**, reducing fly-tipping and allowing clean-up costs to be recharged to the unit which dumped it, as opposed to sharing those costs across the block.
- **Full insurance coverage for the RTM**, funded by a 66% reduction in buildings insurance, cover widened to add terrorism, criminal fidelity, and directors' cover.

WITHIN 60 DAYS

60

recovery and compliance

- **Eleven debtors, over £230,000** running back more than ten years, letters before action sent, and court claims issued against the debtors.
- **Contractor agreements terminated** where they had ignored warnings to improve standards. Refunds where possible, and replacements appointed.
- **Asbestos re-inspection** commissioned, almost 5 years overdue, after asbestos was uncovered during earlier major works.

We only take on a small number of buildings each year, and we limit the number of blocks each manager runs. This ensures we maintain our high standards, and we can be on-site when required.

If your board is thinking about a change, let's meet in-person or online to talk through your challenges and how Proper Blocks could help you. No obligation.

hello@properblocks.co.uk · properblocks.co.uk

Proper Blocks Ltd (17301605). The Property Ombudsman, membership T14754. £500,000 Professional Indemnity insurance. (Our registrations and insurances, including ICO registration ZC141151, are in the name of Big Brain Ltd (Co. No. 11209610), a sister company.)

Howard Stone, Founder. Career finance director and CFO, 15 years repairing and revitalising small businesses in distress. A decade as RTM director. Survivor of two ineffective and unresponsive national block managers. linkedin.com/in/howard-stone-uk

£350 per flat a year, £150 per commercial unit. No commissions, no introduction fees, no kick-backs. Our 6-month guarantee promises a full refund of our fees if we fail to meet the expected standard.