



Expertly managing property, whilst looking after residents and home-owners across London and the Home Counties, for your ***peace of mind!***





Property maintenance at its best

Crabtree is a highly reputed and established block management company with extensive knowledge of managing inner city developments. We currently service over 17,000 units in London and the Home Counties.

Now 35 years in the industry and we're trusted by 1000's of homeowners, freeholders, lessees and Resident Management Companies (RMCs) to ensure the upkeep, daily running and safety of their property.

A highly efficient way of achieving this

We have the right systems, procedures and people in place to cope with the day to day running of sites of any scale.

We have invested in faster response processes to ensure our clients and residents are kept fully informed of everything that matters, at all times.

Our property management teams will be familiar with your property, so you'll have instant access to the right people when you need them.

Here's what we could do for you:

Dealing with financials: We manage the annual budget and the collection of service charges, ensuring funds are used appropriately.

Looking after home owners: We deal with the day to day management of residents through regular communications, attending site meetings and AGMs. Our Online Customer Portal provides 24/7 access to accounts, billing and help.

Maintaining property: We organise and manage contractors and suppliers to carry out property repairs and maintenance to the common parts of a block or estate, including external grounds on the development.

Supervising general operations: We handle all on-going enquiries related to the property. We also provide additional services such as health & safety, risk assessments and advice on insurance requirements.

Who we help

Developers

We work with some of the top developers in the UK and advise on everything from small block conversions through to 1,500+ unit private estates.

Many of our clients have worked with us for over 10 years or have come to us through personal recommendations. We recognise that your customers are our customers and your reputation requires ongoing enhancement long after you have left the site. Your reputation is our business and we never forget this.

Resident Management Companies (RMCs)

Because we understand the potential difficulties, pitfalls and responsibilities of running a limited company, we can relieve you of all of this.

Running an RMC is rarely as straightforward as it seems. There are compromises to be made, cash flow to be managed, forward planning, accounting, ever-increasing legislation and all sorts of day-to-day issues that arise needing your time and attention.

We'll take the strain - working pro-actively with resident directors of management companies and carrying out a full suite of outsourced services on behalf of the RMC. We also provide advice and assistance so that director duties can be carried out competently.

Freeholders & asset managers

As investors you'll require the expertise of a professional managing agent who can relieve the burden of day-to-day management and offer up-to-date advice on the requirements of ever-increasing statutory legislation. We do this for a range of freehold clients, and few agents can match our expertise and responsiveness.



Group backing

Fexco Property Services was founded in 2015 by the Irish multi-national Fexco to provide a nationally focused set of management and professional services to the built environment. As well as Crabtree, the group currently includes Bellharbour, Remus Property Management, and Ellis, Sloane & Co. Limited.

Fexco have been involved in block management since 1999, successfully growing the largest residential management group in Australia with more than 220,000 homes under management. They are now bringing this experience to bear in the UK market.

More resources

Being part of the Fexco Property Services group, our processes are easily scalable to accommodate new requirements and to plan for what is coming down the line. Supporting services from the wider group teams include H&S, HR, Insurance, Communications, Legal and Company Secretarial.

You'll have access to some of the best property experts in the UK, highly qualified and constantly learning. Our property managers are either Associates or fully qualified Members of the Institute of Residential Property Management (IRPM).



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