

Residential consultancy



Cluttons' residential consultancy team offers a full and integrated service to its clients. With unrivalled expertise and knowledge of this fast-moving sector, the team provides advice and support across all aspects of the residential sector.



Portfolio lettings management

Since the Housing Act 1988 relaxed controls on residential lettings this market has flourished.

Our team provides a full range of portfolio lettings management services including:

- strategic, research-backed advice on asset location
- acquisition and disposal
- investment advice on expected cash flows and internal rates of return

This is supported by our centralised lettings asset managers who provide a wide-ranging and flexible management service, offering clients the freedom to select those aspects of our expertise they require.

The government accepts the private rented sector is part of the solution for future housing needs. This is reinforced by a growing interest in the sector from institutions, once the preserve of niche residential investors. Performance monitoring of the private rent sector by the Investment Property Databank (IPD) has added further impetus to this trend. Cluttons is pleased to be both a pioneering and continuing sponsor of the IPD Residential Index.

We are proud of our track record of providing advice to investors in this vibrant sector.

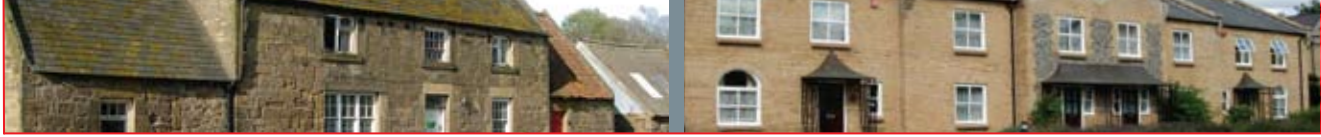
Estate management

Cluttons is one of the UK's leading firms of residential estate managers, responsible for managing a significant number of central London estates for high-profile estate clients, charities, property companies and private individuals.

We offer a full asset management service, with a practical and responsive approach to the day-to-day management of clients' property. The services offered include:

- strategic advice and management
- rent collection and control of rent arrears
- client accounting
- open market and geared ground rent reviews
- service charges for blocks of flats
- statutory tenancy management
- re-registration of 'fair' rents and 'assured' rent reviews
- attendance at the Rent Assessment Committee
- litigation





Bank consultancy and valuation service

Our residential valuation team offers an integrated service advising on all areas of investment, development and owner-occupier situations to banks and financial institutions.

Close liaison with our agency and investment teams on individual markets and yield trends ensures our valuations combine market experience, research and forecasting.

Key services:

- extensive knowledge of letting and investment markets
- consultancy advice
- leading valuation software systems/data analysis
- first review consultation
- insolvency/recovery advice
- development monitoring, construction review and draw down certification

We undertake valuations for a wide range of banks, institutions and property companies throughout the UK and abroad.

Portfolio valuations

Reviewing the value of your residential portfolio may be necessary for various reasons including performance monitoring, secured lending and taxation.

Cluttons has one of the largest teams of qualified surveyors specialising in valuing residential property, able to produce reports in a range of formats and graphics as required.

We often are instructed to agree values with district valuers.

Affordable housing

Cluttons undertakes agency and valuation services on housing stock for around a hundred lenders and housing associations, ranging from small specialist operators to many of the large organisations in the UK. Our relationships with lenders and housing associations are mainly valuation and agency based, and we have also advised on many specialist matters including:

- value implications on negotiations of Section 106 agreements and other planning considerations
- sales and purchases of land and housing for private and affordable use
- private finance initiatives and financial brokerage
- housing needs and associated letting and investment markets

- affordable housing provisions in mixed use developments
- homebuy and intermediate affordable rented housing opportunities
- student accommodation

We are pleased to be working with most of the lenders and housing associations in this market and are familiar with their needs. Our specialist services are coordinated by the London team in association with the teams in our regional offices.

Leasehold enfranchisement

Through our estate management and valuation work, the firm has been involved with leasehold enfranchisement since the beginning of the statutory legislation.

We have the largest team in the UK of specialists in this field. We deal with house enfranchisements, individual 90 year lease extension of flats and collective enfranchisement schemes for blocks of flats.

Our experience enables us to give valuation advice on both straight forward and complex cases. Our professionals frequently appear before the Leasehold Valuation Tribunal and the Lands Tribunal giving expert evidence on behalf of our clients.

The firm deals with a large number of solicitors and barristers on the valuation aspects of each claim and working with them on points of law.

We are frequently involved with the detailed measurement of mixed use buildings to see if they are eligible to enfranchise.

Expert witness

Our expertise enables us to offer several specialists to undertake expert witness work and appear before the Court, Leasehold Valuation and Lands Tribunals.

Residential agency

The residential professional team is supported by our other specialist teams especially residential agency (sales, lettings and management), residential investment agency (purchases and sales of assets), and project and building consultancy when dealing with refurbishments, routine and planned maintenance, and dilapidations.



Portfolio lettings management

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