



WESTBURY

PROPERTY

Portfolio Management

Asset Performance

Capital Markets

westburyim.com



Westbury Property

Our landlords trust us to look after their interests; we save them money and we make them money through intelligent management of their properties.

Through decades of experience in the property industry we know that accurate management of properties is essential.

This means we carry out regular inspections and when the property approaches renewal, we get a fast decision from the tenant, or get it to market well before the current tenant vacates. We pitch letting agents against each other to ensure that only the best available tenants who pay the best available rents occupy your property.

We deliver on after-care promises; carrying out regular reconciliations of fees, regular property inspections, challenging unnecessary charges, manage any arrears and much more.

Central London

- An extensive portfolio managed by another agent arrived with a 30% vacancy rate
- Detailed feasibility exercise was carried out on the entire portfolio
- A programme of refurbishment and reconfiguration was carried out
- 100% occupancy has been achieved producing an income far in excess of the clients expectations

Case Study

30% → 100%

Our services

Portfolio management

Accountable, structured, tried and tested property management solutions.

Our systems ensure that each tenancy runs like clockwork from inception. Each property is well maintained, let at market rates and so produces the best possible returns for our clients. We also guarantee that transition between tenants occurs seamlessly without a void in the client's income stream.

- Regular inspections, contractor liaison & 24-hour emergency contact
- Great financial management – payment of service charges & ground rent
- Management team, in-depth referencing & detailed check-in/out inventories
- Liaising with utility suppliers & council tax departments

Asset performance

Whatever the challenge, we will find a solution.

Asset performance is at the core of everything we do. In some cases, we are employed specifically to look at various types of assets and to advise and then deploy strategies to increase or create an ever-increasing stream of income and to increase capital values.

- Rent & Tenant evaluations
- Refurbishment reconfiguration & build programmes where appropriate
- Full property appraisals & evaluations
- Regular reports in terms of progress of builds & income streams

“

Westbury have done wonders for our portfolio, firstly looking at income, then making some excellent strategic recommendations which resulted in a much improved return over a relatively short period of time. Our flats are let virtually all the time and tenants' needs are dealt with in a sensible and efficient manner. Financial management is excellent & reporting clear and timely. We're delighted with the level of personal service we receive.

Client P

Capital markets

Effective search and select service through our exceptional connections.

Our capital markets team are well connected in the market place and provide a search and select service for various types of investors looking for investment and development opportunities. Clients receive full reports on possible properties and selected opportunities are then acquired on their behalf – often below open market values.

- Extensive & in-depth search to satisfy requirements
- Monthly/Quarterly reports in terms of build progress & income streams
- Individual feasibility reports on each property
- Refurbishment, reconfiguration & build programmes where necessary

Why our service is the best

Easy Switch

We offer a hassle free service for landlords who currently have a managing agent in place or self manage, to switch over to Westbury. Our dedicated team will facilitate everything involved with moving agents and all the landlord needs to do is give us authority to act on their behalf.

Effective management

We represent all types of landlords with the same professionalism whether they have one or one hundred properties. Our vested interest is to make your portfolio perform beyond expectation. We advise on management and performance, but also the growth of your portfolio through intelligent investment.

Professionalism

Our staff at Westbury are our biggest asset. Our systems run like clockwork because of the people we employ; they are seasoned professionals with a wide ranging and unparalleled knowledge of property management and asset performance.

Results

Put simply, we get better results. We do it better than high street agents and self-managers. With our tools, processes and access to the tenant market, it doesn't make professional or economic sense to manage your own properties. It's what we do all day, every day - our returns speak for themselves. For more information please call us.



We offer landlords more effective management, saving money and improving performance.



Crouch End

- 21 x one, two & three bedroom properties
- Initial research showed apartments were heavily under-let with many in poor condition
- A swift exercise was undertaken to approach tenants independently about their rents
- An annual rental income increase of 34% was achieved in under 2^{1/2} years

Case Study



Income increase

Get in touch

Stuart Collar-Brown

@ stuart@westburyim.com

☎ 07920 460 213

Rob Maxwell

@ rob.maxwell@westburyim.com

☎ +44 (0)20 7612 1251

👉 westburyim.com