



Prime London's property experts.

Bellharbour

Building confidence in property management



who we are

Your elite property team - protecting your investment

We employ only highly experienced specialists with exposure to the effective management of prime developments. An elite group of property specialists, led by a Property Management Director, looking after your property and residents with the highest level of service and genuine respect. Always aware of the detail whilst remaining cost conscious, and with an understanding that your investment needs to be protected at all times. We believe you can expect more. If you're in property, we can manage it.



We help:

- III Developers
- III Directors
- III Resident Management Companies (RMCs)
- III Freeholders and asset managers
- III Home owners



Be inspired

We specialise in the management of large complex developments and high-end apartment blocks, and we're backed by an international organisation with a current portfolio of over 300,000 apartments globally.



Quicker responses from a more personalised service

Managing large scale sites requires a skill level that not many agents can prove. Using our extensive knowledge of managing inner city developments we'll look after your property, staff and reputation with the same care and consideration as we do ours.

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.

Why choose us?

- III We have a lower ratio of development staff to properties than our competitors
- III We'll maintain higher standards of presentation of your property
- III We have more in-depth knowledge of prime developments
- III Our strong management training of any staff hired to work onsite
- III An extensive suite of supporting services from the companies within the group





Getting it done

The property sector can be difficult to navigate at times, with constantly evolving legislation, a veritable tidal wave of documents to administer, and customers who expect a safe harbour at all times. Unlike many other companies who promise to provide an easier life, then fail to deliver, we actually just get it done!



a different approach

Fully committed to exceeding your expectations

Customer service

Our dedicated on-boarding team are experienced in dealing with all handover and pre-management processes, providing the right information via a channel of choice to help new homeowners settle in.

Stronger collectively

Being part of a group we have access to wider services. Via our sister company we can provide surveying, risk assessment and project management and together with our in-house support teams we deliver a stronger solution that makes us more responsive than other agents who utilise external service providers.

A pool of internal resources

HR and recruitment: Perfectly placed to headhunt the best talent, we use personal recommendations to create the best performing teams.

H&S: Keeping everyone up to date with legislation, and government guidelines, this resource means that we can jump on any H&S matter as soon as it arises. The department includes a wellbeing team who understand that the nature of the Property Manager role can be stressful, and are there to support.

Marketing and Communications: With a 'right message - right time' approach, we don't outsource these services because communicating with residents and clients is just too important!



A photograph of three business professionals in a meeting. A woman with blonde hair, wearing a blue blazer, is smiling and looking towards the right. Another woman with dark hair, wearing a white top, is looking down at a laptop. A man in a dark suit is partially visible on the right, looking towards the women. The background is a bright, out-of-focus office space.

Expect more!

You should expect more than a superior level of service, so your Property Manager will have a smaller portfolio, enabling a higher level of dedication to you, your building and your residents.



perfectly located

Greater knowledge, understanding and levels of care

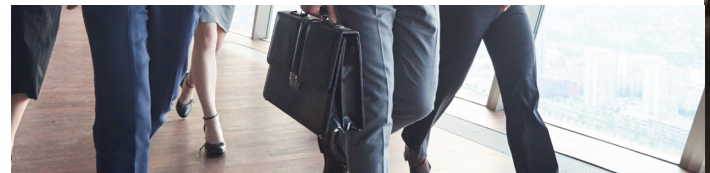
Being city based means that we have a deep understanding of London property needs and the speed of delivery that some city clients expect. Being city based also means we can be there when you need us.

You'll benefit from one of the fastest growing providers in the UK, but we never lose sight of the individual.

Providing the full range of block management services required to maintain buildings to the highest standard, we know how to keep residents safe in their environment.

Resident portal

The resident portal can be branded to the development, and is perfect for building communities, providing local, relevant and timely information, what's on events, booking of facilities and amenities, and much more. It also gives instant access to everything required to efficiently manage your property online.





Centralised

We have all resources required to deliver what you're looking for. The best highly qualified people with the right approach to the management of high-end developments. Building trust, partnerships and communities.

Bellharbour

Trading company of Crabtree PM Limited

Our credentials

Bellharbour is a trading company of Crabtree PM Limited, and part of the Fexco Property Services group.

The group was founded in 2015 by the Irish multi-national company Fexco to provide nationally-focused management and professional services to the built environment.

Fexco have been investing in the UK since 1983 and involved in block management since 1999, successfully growing the largest residential management group in Australia; Prudential Investment Company of Australia Pty Limited (PICA) who currently have 280,000 homes under their management. Established over 50 years ago. PICA is an Australian national property services company that remains one of the most reputable and financially stable companies in Australia.

Together the combined experience of the group amounts to the largest service provider in the UK.





Move to us

Because of our extensive experience with companies moving to us, it couldn't be simpler. Just get in touch, and let us do the rest.

Our free consultation with you will include a no-obligation review of your service charge budget, to see how we can achieve lower prices and ensure that the budget covers everything that's required. We can even supply a quote for your buildings insurance.



Bellharbour

there is no substitute for experience.

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