



LORNHAM
London

Block Management

"We understand that each block is unique and as an independent family-owned company we pride ourselves on delivering a high-level personalised service tailored to your requirements."



About Us

Lornham was founded in 2012 by Dominic Wertheimer followed shortly after by Rupert Wertheimer joining in 2016 to set up the Block Management department.

Rupert's team has grown in both strength and numbers building a solid reputation as one of the leading managing agents in Central London.

How We Work

As a client, you will be assigned a dedicated property manager with an assistant property manager to support you. This approach ensures that we deliver a high-quality and efficient round-the-clock service allowing for any issues to be dealt with in a responsive and professional manner.

Our Scope

Our portfolio includes managing traditional buildings as well as modern buildings. Therefore we work with developers and building committees in order to ensure all services (i.e. plant & machinery) within the building are functioning at all times. We instigate annual maintenance schedules and closely monitor the service charge budget throughout the year.

We believe relationships and place great value on cultivating strong connections by attending on-site meetings with contractors, residents, site staff, and clients which are all critical to understanding your building.

As members of ARMA (Association of Residential Managing Agents), we adhere to the highest industry standards to ensure our clients and lessees are treated professionally and fairly.

Core Services

Budget

Advise and propose an annual budget in line with the lease requirements and building needs.

Service charges

Collect and demand as per the lease.

Arrears chasing

This robust 'credit control' process is managed by our team in order to track and chase arrears

Finances

Advise and monitor service charge cash flow and reserve fund collection or planning.

Legal

Offer counsel on lease requirements and oversee any disputes that may arise from lessees or their tenants breaching the lease. If required we will liaise with solicitors on more complex and litigious matters.

Health & Safety

Annual risk assessments ensure your building is kept up to date with all the latest guidance and advice.

Ground Rent

Act on your behalf to collect and distribute ground rent.





Site Staff

On your behalf, our team will manage all site staff, from full-time porters, to cleaners, and other contractors who may visit the site regularly or on an ad hoc basis.

Maintenance

We undertake due diligence to review all Annual Maintenance Contracts (AMCs). This ensures that the building has the appropriate cover and clients receive value for money from their suppliers.

Site visits

From carrying out inspections to meeting contractors, residents, and owners we value the importance of regular property visits and will take care of this for you.

Insurance

Obtain competitive quotes for Buildings & Terrorism, Directors and Officers, and Engineering insurance. Also, arrange Rebuild Cost Assessment reports to ensure your building is insured at the correct value.

Meetings

From Director's meetings to AGMs, we will set up arrangements for in-person or video conference calls.

Additional Services

Section 20 Consultation

Lornham can take either a project co-ordination role or a project management role depending on the complexity of the works involved. For more complex works, we usually will instruct a 3rd party surveyor to handle the technical side leaving us to co-ordinate with the client and lessees on all other matters.

Lease compliance

From receipting notices to issuing a full sales management pack (LPE1), we ensure that these are dealt with promptly to ensure your sale, re-mortgage etc. runs smoothly without delay from your managing agent.

License To Alter

We have built a robust process managing and co-ordinating with third-party professionals (surveyors, solicitors, acoustic specialists) to ensure that any works are done within lease requirements and minimize the prospect of any future disputes.

Company Secretarial Services

Lornham provides the full Companies House service to manage appointing directors, issuing share certificates, and filing accounts & the confirmation statement.



Lornham Portfolio

From traditional period buildings to modern developments the following examples illustrate the wide range of buildings across Central London that we manage.



Chelsea, SW3

7 units

Commercial modern
development



Covent Garden, WC2

4 units

Luxury high-end
development



Chelsea, SW3

17 units

Luxury development



Maida Vale, W9

10 units

Traditional red
brick building



Belgravia, SW1

6 units

Prime Central
London



Rupert Wertheimer

Director – Head of Block Management

Rupert joined Lornham in 2016 and brings with him 20 years' experience in the London property market.

Prior to Lornham Rupert led a team of property managers at a well-known block management firm in Fulham. This followed management roles in London's lettings markets covering South Kensington, Chelsea, and Richmond.

When not working Rupert is a keen cyclist and wine enthusiast.

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