



A ROLLING STONE...

Property Management • Residential Lettings • Investment & Development Consultancy

START ►



Redpath Bruce

The property market constantly changes. To maximise and manage your investment enlist the skills and experience of...

...Redpath Bruce

Whichever sector of the marketplace you operate in we will leave no stone unturned to help you achieve your objectives.

Property Management

Residential Lettings

Investment Consultancy

Development Consultancy



To provide high quality... ..is set in stone

In 1907 William Redpath Bruce (1883-1973), father and grandfather of three of the present principals, set up in business on his own account as a House Factor in a one roomed office at 103 West Regent Street, Glasgow.

In 1973, seventy years on, after various changes in location, the business returned to 103 where until September 2016 the practice continued.

Various amalgamations and acquisitions have taken place over the years which has ensured the continuing growth of the firm and in 2006, immediately prior to our centenary, an office was opened in Edinburgh and in 2016 the Glasgow office moved to larger premises: Crown House in West Regent Street.

Redpath Bruce LLP is a practice of Chartered Surveyors dealing with our investment and development consultancy and sitting alongside this firm is our property management company, Redpath Bruce Property Management Ltd, a member of the Property Managers Association Scotland Ltd and registered as a Property Factor in Scotland.

This company comprises a staff of around 50 made up of property management, accounting and administrative personnel. We are committed to staff training and a number of our property management staff have passed the Institute of Residential Property Management (IRPM) examinations and continue to study for further IRPM examinations.

The firm at all times maintains the highest standards of integrity in its business dealings together with a modern, progressive and efficient approach to clients' affairs.



Redpath Bruce has been managing residential property for over 100 years.

We have a wealth of experience upon which to draw when managing the property of our existing clients and dealing with the unique requirements of new developments.

We offer a full service to owners whose properties share facilities and amenities. An integral part of our business includes placing communal buildings insurance and as a firm we are regulated, to carry out general insurance business, by the Financial Conduct Authority



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SCHEDULE OF STANDARD FACTORIAL SERVICES

REPAIRS & MAINTENANCE

- Arranging common repairs and maintenance by instructing contractors and service providers on behalf of the co-owners.
- Entering into contracts where appropriate with contractors and service providers, i.e. for gardening, lift maintenance, cleaning, utilities etc., and arranging the employment and remuneration of on-site staff.
- When requested investigating any complaints of unsatisfactory work and making every effort to resolve these complaints.
- Where appropriate obtaining competitive quotations from several tradesmen and seeking the authority of the co-owners before proceeding.
- Provision of advice on maintenance, repairs and improvements if necessary.

INSURANCE

- Where appropriate, placing common insurance through an independent Insurance Broker for cover such as Buildings, Property Owners Liability, Engineering, Terrorism, etc.
- Intimating insurance claims relating to common property covered under insurance policies placed by us.

ACCOUNTS

- Checking all accounts from contractors and service providers against instructions, quotations and for arithmetical accuracy, including the charge of VAT.
- Settling contractors' and other accounts when due, subject to the availability of co-owner funds.

- Apportioning the cost due by each owner and issuing accounts, including management fees and insurance if relevant, either quarterly, half yearly or annually as appropriate.
- As required collecting and administering cyclical maintenance funds or sinking funds.
- Following strict debt recovery procedures for unpaid common charges including, if necessary, the instruction of legal action.

CONTRACTORS

- Employing contractors as directed by the majority of co-owners or at our discretion based on our experience that the contractor is reliable and capable of completing a repair satisfactorily and at a reasonable cost.
- Provision of contractors' emergency out of hours contact details.

ADMINISTRATION

- Periodic visits to the property.
- Attending Annual General Meetings of owners if appropriate.
- Assisting in the formation of Property Owners' Associations.
- Day to day administration of co-owners' communications.
- Day to day administration of enquiries and communications from third parties relating to the management of the common property, i.e. professional advisers, local authorities etc.
- Attending ad hoc meetings of owners, contractors, professional advisers and others as required in the course of the management of the property.

ADDITIONAL FACTORIAL SERVICES AVAILABLE

APPORTIONMENT AT THE TIME OF SALE

When a change of ownership takes place we make the necessary apportionment of insurances, repairs and other outgoings between the seller and purchaser and provide detailed information to solicitors.

ADMINISTRATION OF MAJOR WORKS, PLANNED MAINTENANCE AND GRANT APPLICATIONS

Assistance is available in administering substantial repairs and maintenance, planned maintenance schemes and grant applications.

Management services are provided to investor clients and clients of buildings in multiple ownership. These properties form a large part of our portfolio and we tailor our management service to suit the requirements of each property and in accordance with the titles.

Our investor clients benefit from a full service, which includes rent collection, building maintenance, insurance and service charge administration. Our aim is to deal efficiently with the management of commercial premises thereby allowing our clients to concentrate on their day-to-day business.



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We have a long established business serving landlords of individual buy-to-let investments and those with larger portfolios. As members of the Council of Letting Agents our trained staff are able to offer the highest levels of service to our clients.

RESIDENTIAL LETTINGS



“When you see the value of continued growth, the circumstances around you become stepping stones”

CLYDE M. NARRIMORE



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Redpath Bruce specialises in the provision of investment acquisition, investment disposal and development advice throughout all commercial sectors. The firm also provides advice on residential development and investment transactions.

Redpath Bruce Property Management performs all the associated commercial management functions along with the active asset management processes which enhance our investor's returns and add value to their holdings.

INVESTMENT & DEVELOPMENT CONSULTANCY



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a stone's throw away...

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