

RIB

ROBERT IRVING BURNS

Residential Services Brochure

www.rib.co.uk

About Us

RIB were founded in 1962 and the ethos of the business is the same today as it was when it started. The fundamental emphasis is of giving our clients **a service they can rely on**. A service that is as personal as their individual property needs and a service that is structured, **professional and responsive**. What makes us unique is the way in which our departments work together with our commercial, residential, and management teams cooperating on complex mixed use instructions and developments in order to maximise the value created for our clients. Our commitment is to our clients. To developing long- term, trusted relationships that both stand the test of time and, most importantly, give them the resources they need, both from a business standpoint and strategically, to **make informed decisions** across all aspects of commercial and residential property.

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Residential Sales

What sets Robert Irving Burns apart from other estate agencies is our highly-specialised knowledge of the **Prime Central London** property market and we are consistently one of the **top performing agents in Marylebone and Fitzrovia**. This means if you are looking for a home to buy or property to invest in, we can provide you with tailored advice to suit your needs. We know that a professional team of estate agents is key to a successful sale of your property.

To ensure success in selling your property, our **dynamic sales team** is there to guide you through the whole selling process. This means that from listing your property on our website to completing the sale of your home, you are in safe hands. Throughout the sales process, you are constantly updated on any progress by means of our weekly progress reports.



Prime Central London



Top performing agents in Marylebone and Fitzrovia



Dynamic sales team



Tailored bespoke advice

54%

of initial offers become agreed offers



Top Agent by market share in Fitzrovia
(source: Rightmove)



Our expert knowledge of the London Property Market means we are able to maximise the value of our clients' property

We sell homes throughout Prime London areas including Soho, Fitzrovia, Marylebone, Bloomsbury and Mayfair and have transacted on an array of different properties. Some of these have included **large developments** by institutional developers and boutique developments where we **advised on development** throughout the process. In addition to these highly sought after developments, we have also been involved in the sale of mews houses, townhouses and more traditional unmodernised apartments which allow a new purchaser to put their stamp on a property.



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Residential Lettings

Our outstanding Oxford Circus based lettings team ensures that you maximise the rental value of your property. With our professional team behind you, you can be certain that all aspects of the tenancy are taken care of. Our **comprehensive property letting service** provides individually tailored services to suit your needs including rent management and property management.

Whatever your requirements, our aim is to take the time, worry and hassle away from being a Landlord.

In order to maximise the rent, our lettings and management teams can also provide advice on any refurbishments that could **boost the property's rental value**. Once you are happy with the condition of your property to rent, we will take high-quality photographs and market your property to a wide audience. Our stock is also of a high quality, our recent lettings range in price from **£1,800 pcm to £7,800 pcm** and are some of the finest properties throughout Prime London areas. It is testament to the level of service we provide that **over 50% of our tenants renew** in an average year. We excel in the London lettings market, in part due to our **extensive database of landlords and tenants** built over many decades in the industry.

Recent lettings
range in price from
**£1000-
£7,800 pcm**

98%
of agreed offers
end in a move in

Over
50%
of our tenants
renew in an
average year

59%
of offers received
become offers
agreed



We have an
extensive database
of both landlords
and tenant



We build long
term relationships

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Lettings Management

Working in conjunction with our team of lettings professionals, RIB can provide a management service on properties that are let out to tenants. From ensuring that rents are collected promptly through to arranging quick repairs when things go wrong in the property to organising all the legal checks and documentation needed for the property to be compliant. RIB's team of experts will make the complex process of letting out your property as simple and pain free as possible.

As part of our Property Management service, RIB has a dedicated Maintenance and Repairs Reporting Portal which provides advice and instructions to tenants, available in over 20 different languages so the tenant can be more confident that they are reporting the issue correctly if they are using their native language. The portal prioritises the issue and for minor problems gives guidance to the tenant to enable them to resolve the problems themselves where possible. For more complex issues, the tenant can provide photos and relevant information to enable our Property Managers to take the correct course of action and avoid unnecessary contractor call out charges. This system allows the tenants to report issues and obtain advice 24/7 and, in the event of an emergency out of normal working hours, they will be given access to our Emergency Helpline.



Information available in over 20 languages



24/7 advice and emergency helpline



Alessio De Marco
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Our team can help you with:

- Collecting rent with deposits held in an accredited scheme
- Keeping accurate records and making payment of invoices, bills, insurance, and service charge accounts
- Guidance on registering with HMRC NRL (Non-resident Landlord) Scheme, for which we provide quarterly and annual statements to HMRC
- Legislation changes which may affect your property
- Annual gas safety inspection with smoke alarms and CO2 alarm checks



Advice on regulations and legislation

- Five yearly EICR (Electrical Installation Condition Report)
- Regular visits (normally twice a year)
- Inventory checkout and guidance on permitted dilapidation deductions
- Negotiate on your behalf with the tenant on dilapidation deductions to reach an amicable agreement



Regular inspections of property



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