

Property Management  
**Case Study**

# Discovery Wharf, Plymouth

Located on Sutton Harbour, Discovery Wharf is a prestigious development which was built in the early 2000's. Along with 59 apartments and 3 commercial units, the development offers extensive leisure facilities that include a swimming pool, spa pool, sauna, fitness suite, orangery, resident lounge and courtyard garden.



Vickery Holman was instructed by the recently formed Right to Manage Company in late 2012. The RTM have worked closely with the surveyor in order to form a working partnership to enable the development to move forward with a well maintained, compliant building in which residents enjoy living, with a well managed service charge budget offering transparency and value for money for leaseholders.

Since taking over management, Vickery Holman has undertaken to retender the major contracts offering leaseholders best value for money. Vickery Holman has also ensured that the developments plant, machinery and facilities are being maintained to a high standard to ensure compliance with the latest statutes, British Standards and health and safety legislation and regulations.

Moving forwards, Envoy are currently working alongside the RTM in order to ensure that an up to date and relevant long term maintenance plan is in place. This will be used to ensure that reserve funds are being collected in order to comply with RICS best practice and the lease.

Summary

Client     Discovery Wharf (Plymouth) RTM

Project     Management of a landmark development on Plymouth's historic waterfront comprising 59 private apartment, 3 commercial units and common parts including extensive leisure facilities

Value     Annual service charge budget, reserve fund and insurance rent of c. £150,000

Date     November 2012 to present