

## BLOQ MANAGEMENT PORTFOLIO: ROBINSON BUILDING BS3

This landmark building was converted from a paperbag factory in 2009, creating 100 apartments in BS3. The architects sought to retain the industrial heritage of the building both inside and out whilst creating interesting and practical living spaces.

It is now is one of the most popular places to live in the area and residents are a lively mix of owner occupiers and tenants. Key features include:

- ❖ Retention of original features
- ❖ A central communal energy system
- ❖ Secure parking
- ❖ Integral lifts

One of the reasons the building is so popular is the spectacular architecture. From the ETFE Cushion Roof to the powder coated replica conservation windows and glazed brick interior walls, planned maintenance is a significant factor of the building management.



*Glazed brick interior features frame the replica conservation windows; historic style, with modern values.*

Bloq Management works hard to develop good communications with residents. There is a private residents Facebook Group, used for sharing information, staying in touch and discussing issues.

### Bloq's Pro-Active Management approach

- ❖ Organise maintenance – both routine and planned
- ❖ Manage budgets and maintain accounts organising insurances
- ❖ Maintain our communication with Directors and Lessees
- ❖ Stay on top of legal, health and safety and leasehold issues

### Bloq's Seven Star fresh thinking inspires a more effective service.

- ❖ Community approach saving costs
- ❖ Sensible attitude to Security
- ❖ Effective time management for early maintenance alerts
- ❖ By using what's freely available we get better communications
- ❖ A caring approach fosters good community relations
- ❖ No loading of third party charges
- ❖ We do our best to be ethical.



*Dual naked lifts provide spectacular views through the building*