

Lantern, Borough, SE1

Key facts

- **Date built:** 2006
- **Date management started:** 2016
- **Client type:** Right to Manage
- **Tenure mix:** Private homes
- **Number of homes:** 16 apartments in two interlinked buildings
- **Other uses:** A ground floor commercial unit

What we deliver

- We manage the homes and commercial space to the RTM Company's specific requirements
- We have overseen structural surveys and remediation planning at Lantern to rectify defective roof membranes and penthouse glazing inherited from original construction
- We have provided Fire Risk Assessments and associated reports and remediations



- Advised on upgraded security (cameras, mag-doors, etc.) and overseen its installation
- Guided the RTM Company through the legal and contractual complexities of External Wall Cladding fire risk assessments and certification, and supported the application for associated government grants
- Supported longer-term projects and planning, for upgrades to large infrastructural instalments such as car lift



Notable achievements

- Overseen priority actions related to Fire Risk Assessment, including fire door remediation, way finding notices, and installation of fire box and signage
- Developed the step-by-step strategy for investigation of long-term leaks and for the remediation of the roof membrane across the two blocks
- Successfully pursued a number of leaseholders for long overdue service charges, restoring the RTM Company's cash flow to a healthy state
- Established discipline and annual structure into many of the previously ad-hoc building maintenance activities, such as building electrics, water pump overhaul, lift maintenance, annual building insurance and electrical supplier reviews
- Managed the tendering and delivery of entire common area redecoration for the first time since new
- Improved residents' discipline regarding storage of personal items in building basement

Testimonial

"Rendall & Rittner has been managing our building for over 9 years to date and has always delivered a strong service and support for the particular needs of our building. Over the years, while the individual Property Manager on our account has changed occasionally, in every case, R&R has appointed someone with solid experience, strong organisational skills and who is both very responsive to on-going day-to-day issues, but who also provides regular and detailed progress updates on our longer term projects and plans."

A Director of Lantern RTM Company Ltd



Get in touch

Please email us at newbusiness@rendallandrittner.co.uk

