



RESIDENTIAL BUILDING PROJECT MANAGEMENT



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Save Money, Reclaim Time - We Do It All

Letter from the Managing Director

Thank you for considering Tantum Property Consultants.

Before founding the company, I completed my degree in Aeronautical Engineering and am a veteran of 20 years' experience in property development. I started with loft conversions and progressed to large new-build developments, and have worked on projects across the UK and France.

It is not easy to manage multiple professionals, from architects to builders. Therefore, I would like to introduce our new project management service for private, individual clients. We have designed it for those who wish to carry out redevelopments on their own property, or to complete a new build from scratch.

By choosing Tantum Property Consultants you can relax, as our professional and experienced team will execute your vision from start to finish and work so you don't have too.

Sincerely,



Siraj Deane

Founder & MD



PROJECT MANAGEMENT / New Build Flats



Location: Paris, France
Type: New Build Flats
Duration: 13 Months
Cost: 950,000 Euros

We expanded our wings to Europe upon a customer's request and have now overseen many projects abroad. This example was for a private individual client in a Paris suburb. We managed the building's transformation from an old, dilapidated structure to this magnificent 4 storey, art deco style property.

PROJECT MANAGEMENT / Loft Conversion & Extension



Location: Deal, Kent

Type: Penthouse Extension

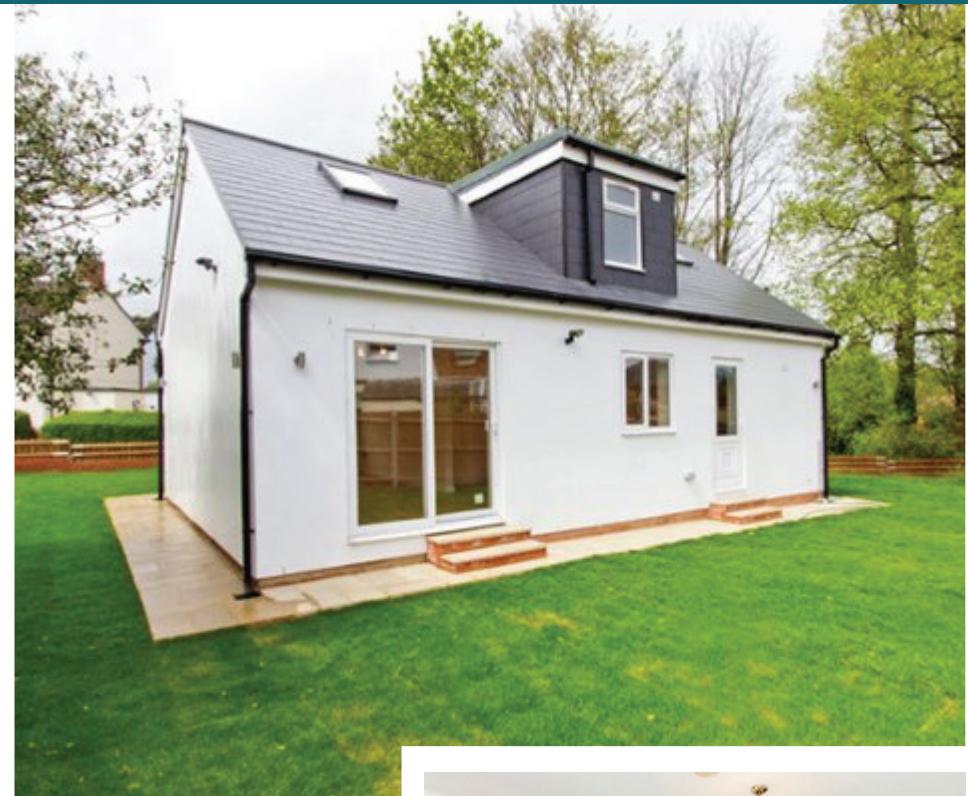
Duration: 4 Months

Cost: £125,000

Tantum managed the entire process from creation to completion, applied for all necessary approvals, provided notices for all adjoining parties and ensured the budget was effectively utilised. This meant the project was completed ahead of schedule.



PROJECT MANAGEMENT / New Build House



Location: Tunbridge Wells, Kent
Type: 2 Bedroom Detached Bungalow
Duration: 7 Months
Cost: £145,000

This project was managed from start to finish, including the acquisition of land, dealing with specialists, building inspectors, and other related services. We acted on our client's behalf and ensured the best result which exceeded their expectation.



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How it Works – Step by Step Guide

You will enter a development management contract with Tantum Property, which will clearly highlight the work that is being carried out, and allow Tantum to manage your project from start to finish. Tantum will then enter into contracts with each individual contractor, and pay for work in arrears. This ensures no large upfront payments are needed, as you will have an easy to use staggered one-channel payment system through Tantum. For peace of mind, all warranty and insurance, including all certifications, will be handed over to you at the end of the project.

Pre-Build

Once the contract has been signed, we will introduce you to your dedicated Project Manager, who will be overseeing your project. We will then use a combination of our existing network, talented local specialists and established local tradesmen, to get you multiple quotes and allow you to choose which contractor to use. We will not force you to use a specific contractor. Furthermore, we will also check their previous work, so we can verify that it is up to our very high standard, and ensure you are not being exploited on the quote - these can vary in price rather dramatically!

Once this is completed, we will be able to give you a very accurate payment plan based on schedules of work and material deliveries.



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During Construction

Your Project Manager will be overseeing all the development work. He will be giving you regular updates in person, and you will also be able to track the project in our online portal.

We will guarantee that the work is going ahead as per the plans, be compliant with all local building regulations, and keep the building inspector informed of all completed stages. With us overseeing the work, and the stringent contracts that we will have in place, we will ensure the builders adhere to the budget, which means you will not have budgets spiralling out of control!

After Construction

We will sign off the project, and then to keep control of the main contractors, we will allow you to withhold the final 5% payment for three months for any snagging works.

You will be provided with a completion file, which will contain the following documentation where applicable:

- Construction drawings
- Structural calculation
- Party wall award notice
- Environmental report
- Traffic & noise management report
- Electrical certification
- Gas safety certification
- Fire safety certification
- Sewer registration
- Water efficiency calculation
- SAP calculation & EPC
- Airtight testing
- Acoustic testing
- Insurance & warranty
- 10-year new build warranty
- Warranty for all appliances

Everything detailed above will be covered by a fixed payment of £2,500 plus VAT*.

*This competitive fee covers projects of up to £250,000.

MEET THE TEAM



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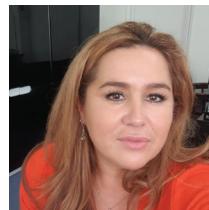
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