

omnia  
property group



Think on, think omnia



WELCOME  
TO OMNIA  
**PROPERTY  
GROUP**

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# OMNIA PROPERTY GROUP

Across the group, Omnia are committed to delivering flexible solutions, value for money and the highest standards of customer service to our clients.



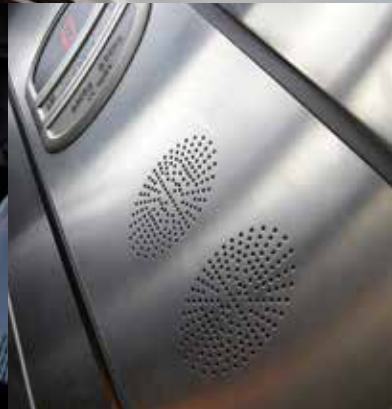
The Omnia Property Group works across all areas of the property market including residential block and commercial property management, offices and business centres, facilities management, student accommodation and residential lettings.

Our business was established in 2004 and has grown into a major player covering the whole of the UK. This now includes the management of over 1,000,000 sq. ft. of office space, in excess of 1500 residential properties and student beds across the UK and over 1800 block management units – over £350,000,000 worth of property in total.

Operating under three main brands, Omnia Property Group pride ourselves on our ability maximise income whilst minimising operating costs.



# OMNIA ESTATES



## Property and residential block management for developers, freeholders and residential management companies.

Omnia Estates is an ARMA-Q accredited property management division that works with private landlords, developers, lessees, management companies and freeholders across a mix of conversion, new build, and listed properties across the UK.

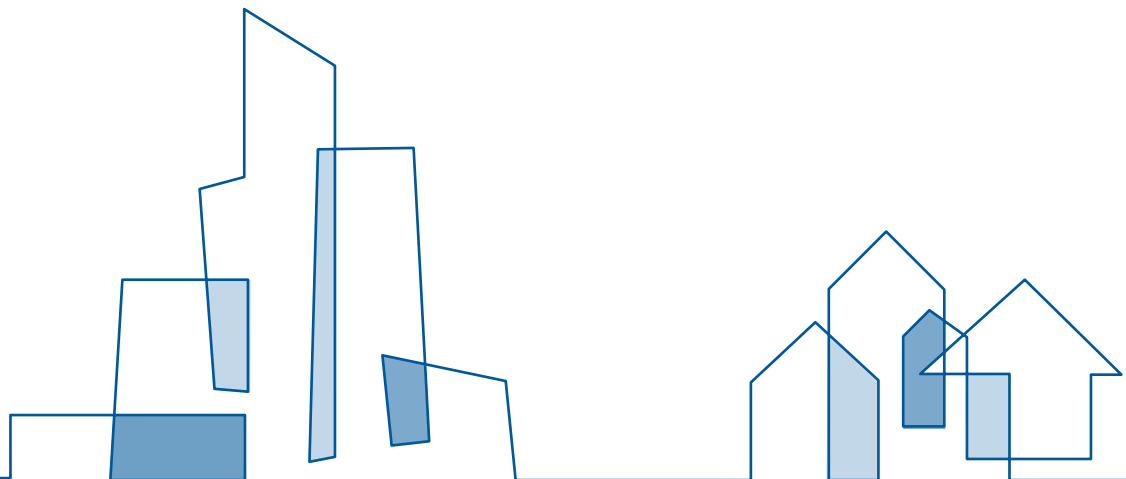
Block management is a long term commitment, so developing a strong working relationship and understanding client needs and expectations is paramount. With 15 years' experience, our professional team combines a broad skill base from agency, investment and professional sectors - who will ensure that your property portfolio is in the right hands. Our team is renowned for its ability to add value whilst exceeding the expectations of property owners and occupiers.

Omnia have an experienced property management team who are able to tailor bespoke packages to each of our clients, from developer service charge budgets to improving existing service charge budgets of established buildings.

Our client list varies from small management companies with four apartments, those with a few hundred properties, right through to large investment companies holding large property portfolios. To find out more about how the services we can offer you, please get in touch – we would be delighted to hear from you.

With over 60 years of collective experience, our professional team combines a broad skill base to ensure the best management of your property.

## Our professional team combines a broad skill base from agency, investment and professional sectors.



# OMNIA OFFICES

Business centres, serviced offices and flexible workspace solutions across the UK.

**bca**





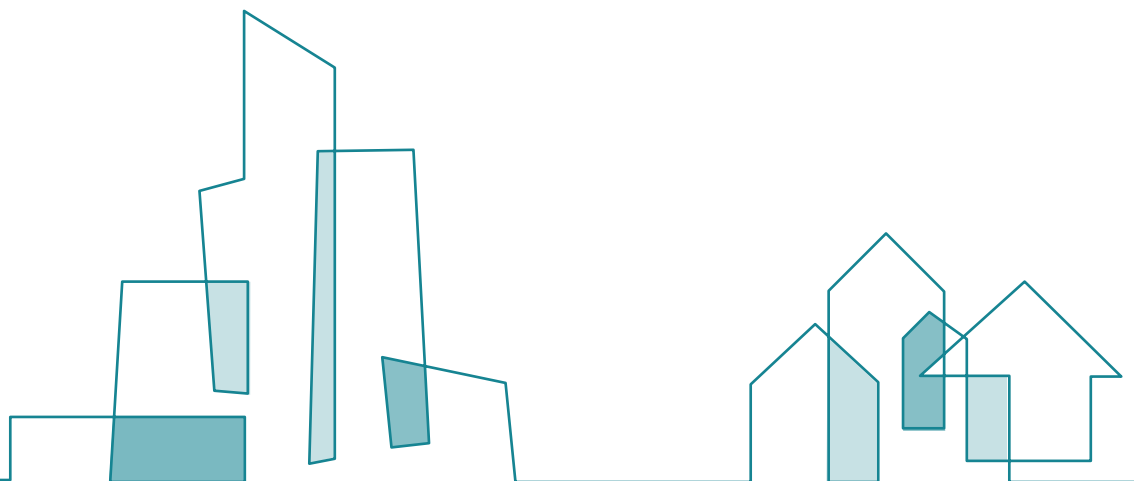
Omnia Offices provides commercial office space nationwide and has been supporting the needs of start-up, growing and established businesses since 2004. Omnia offers you flexible accommodation that's tailored to your business needs, whether your business is up-sizing, down-sizing, opening a satellite branch or just looking for a more flexible arrangement. With a range of buildings offering both serviced or leasehold offices, there are Omnia buildings in city centres and business parks across the UK.

With Omnia, you will find all you need for a modern, attractive workspace; fast IT connections, plug and play phones, scanning, copying and meeting rooms, conference and training facilities. With a serviced office from Omnia you can start work immediately, in a fully

furnished, ready-to-go workspace and with a range of support services available on demand. Whatever type of office accommodation your business needs, and however specific your requirements, Omnia can help.

The services available from Omnia Offices are wide-ranging, whether you are looking for short or medium term office letting or one of our many virtual services. Whichever you choose, our commitment to high levels of customer service combined with value-for-money will give you all the help and support your business may need.

Our office locations cover the whole of the UK – from Livingston in Scotland to Wokingham near London.



# OMNIA SPACE

## Student and professional investment property management.

Omnia Space is an independent student and residential property management division that launched in 2006 to meet the needs of the expanding and ever-complex student accommodation management market. Our success has seen the business grow nationwide into multiple cities across the UK.

Managing in excess of 1500 beds requires facilities management know-how and planning, plus an enthusiastic and committed team. Our maintenance division guarantees a 24/7 response to any building issues whilst the letting, admin and finance teams are skilled at dealing with the intricacies and specialisms of student accommodation, including reconciling complex rent payments and keeping up-to-date with everchanging legislation.

Additional skills include negotiating Nomination Agreements and Leases with universities and project management of new-build and refurbished student accommodation developments. We have worked with several investors and developers from early planning stage through to full occupancy and on-going management.

### Bespoke marketing

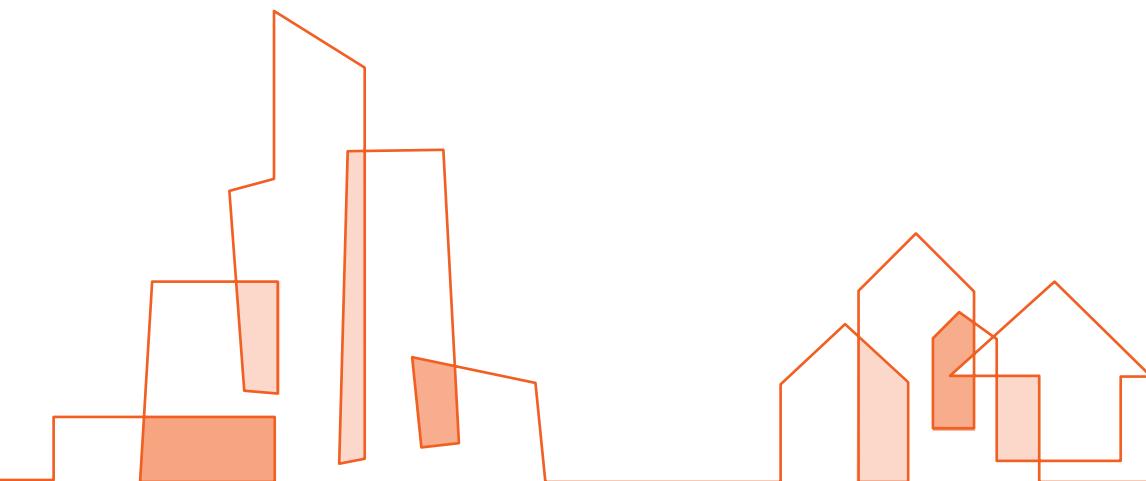
Marketing student property is an Omnia speciality. A bespoke plan is produced for each building, based on location, the development and its target market. The Omnia Space website is our largest source of enquiries with visits every month from all over the world and is promoted via major student accommodation portals, global online advertising and social media channels.

The international student market is key to our marketing approach. Our team works hard at developing ongoing relationships with international students, societies and agencies to achieve maximum occupancy.

Our secure 24/7 GDPR compliant, online booking system enables students to apply for our properties at any time, day or night.

### Security and peace of mind

Fully authorised and approved by the universities, Omnia Space is regulated by ANUK and is a member of the Property Ombudsman Service. All client monies are handled within strict guidelines and held securely in individual trust accounts.





**Our success has seen the business grow nationwide into multiple cities across the UK.**





# OMNIA PROFESSIONAL LETTING



We aim to build long lasting relationships with our clients by providing an excellent service for both tenants and landlords whilst maximising rents and minimising costs.

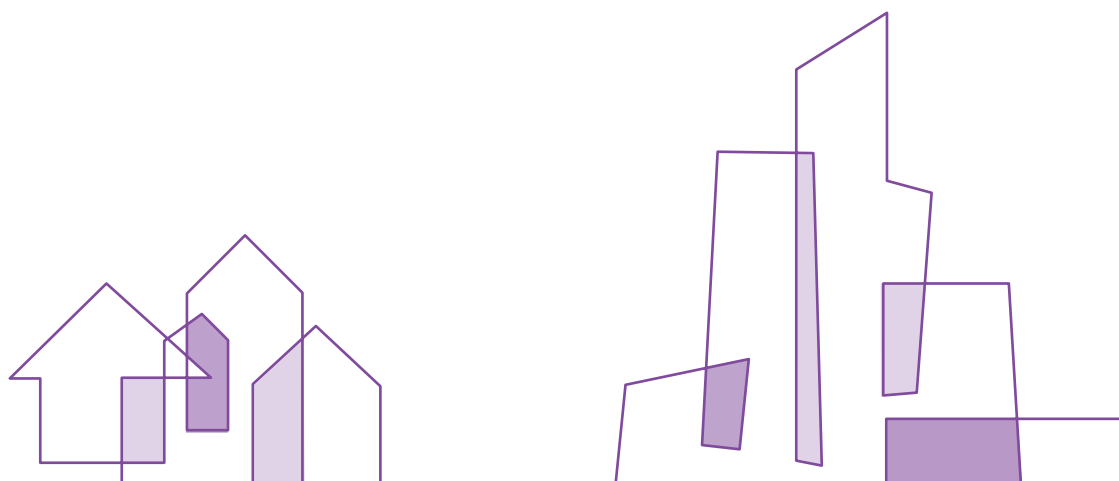
## Whether you simply need to find tenants for your properties or a full management service, Omnia has a dedicated team which is focused on providing a high-quality experience and calibre of tenants.

### Our service includes:

- A tenant finding service
- Property valuations
- Property viewings
- An effective marketing service including access to our extensive tenant database and property portals
- Full referencing including credit checks, bank account validation and landlord and employment references
- Deposit registration with the Deposit Protection Service
- Monthly rent collection and rental statements including income and expenditure reports with comparisons against budget, net rents paid to client by 20th of following month
- Annual income and expenditure reports produced at the beginning of each year
- Periodic property inspections
- Full moving in and out property inventories, documentation for end of tenancy inspections and deposit processing, deductions and refunds
- Full facilities management, including all statutory and regulatory checks
- Health & safety and fire risk assessments where required
- 24/7 emergency maintenance response team
- If outside contractors are required, we only use local ones again keeping costs down
- All monies held in client / trust accounts with HSBC

We also operate in conjunction with our block management division on a number of large developments. This allows us to offer preferential rates and an all-encompassing management service to leaseholders due to our frequent onsite presence and the economies of scale achieved.

Our client base varies between individual private landlords, large investment companies and high net worth individuals with the service offered tailored to their needs.





## OMNIA COMMERCIAL DIVISION

**Omnia strive to deliver an excellent property management service. The focus is on our client portfolios; ensuring landlords are obtaining optimum results from their investment.**



Omnia's commercial division includes offices, industrial parks and retail development - more than 1000,000 sq. ft. of commercial property, with a capital value approaching £100,000,000.

A structured accounts department carries out the full spectrum of financial management duties. Our streamlined financial management process results in rents and service charges collected and reconciled efficiently on our clients' behalf. We set high standards when it comes to accounting, reporting and occupier credit control. Property managers and our accounts team work together, to ensure that all queries are dealt with speedily from one site, with none of the delays associated with an off-site accounts team.

Regular team meetings support this, making sure best practice is maintained. In addition, all factors involved with M&E, contractors, environmental and H&S are scrupulously

dealt with by our health, safety and compliance team and our helpdesk team.

Working to develop and maintain landlord/occupier relationships allows Omnia to understand occupier requirements, and then relate them to the occupational lease structure and identify lease restructuring opportunities.

We also advise on lettings strategies, and where appropriate can offer serviced office solutions to aid occupancy. Our project management division can handle all aspects of office fit out work enabling a quick and easy solution to satisfy tenant and landlord demands.

For Omnia, property management is a long-term commitment, so developing a strong working relationship and understanding of the client needs and expectations is paramount.

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