



FRAZER KIDD

& PARTNERS

FIXED CHARGE RECEIVERS





Introduction

Frazer Kidd & Partners is one of Northern Ireland's leading independent property practices and has been actively involved in all aspects of commercial and residential property since the Firm's inception in 1895.

Frazer Kidd & Partners is regulated by the Royal Institution of Chartered Surveyors (RICS) and is led by three Partners: Maurice Kidd, Ian Frazer and Brian Kidd, who collectively have in excess of 90 years experience in the Northern Ireland Property Market. The Firm also boasts a dedicated and professional staff of Chartered Surveyors, Surveyors, Accounts and Support staff providing a personal service to all of our clients, who each have direct access to a partner.



Frazer Kidd & Partners is one of Northern Ireland's leading independent property practices

Fixed Charge Receivers

Frazer Kidd & Partners is pleased to be able to offer their expertise in the role of Fixed Charge Receivers and property receivers. A dedicated team of experienced surveyors has been created, who possess the relevant skills and expertise in order to maximise the income and value of the property asset.

Our Firm has a wealth of experience and knowledge that we are able to call upon in order to be able to respond quickly to queries and provide recommendations that will assist in the short term and long term recovery of a property asset. This type of service is already being provided for individual property owners, property companies, and financial institutions where advice, recommendations and strategic reports are provided on a regular basis.

When appointing a surveyor from Frazer Kidd & Partners as a Fixed Charge Receiver there will be various stages that each individual property asset will go through. Our Fixed Charge Receiver will:-

- Carry out a full site/property inspection
- Undertake detailed research on the property and its market environment
- Issue a written report which will detail the findings and contain a full list of recommendations
- Implement a strategy that will aim to maximise the current income and reduce any debts/arrears on the property asset
- Produce an estimated timescale whereby the long term target of releasing the maximum value of the property asset can be achieved.

Our Fixed Charge Receiver will have the ability and necessary skills to be able to:

- Collect rent
- Arrange insurance cover
- Organise a schedule of repairs
- Ensure that a maintenance programme is adhered to
- Liaise with tenants
- Investigate the property rates payable
- Asset manage the property.

When appointing our surveyor as a Fixed Charge Receiver you will be provided with a reporting structure consisting of:

- Fortnightly executive summary reports
- Monthly meetings where our surveyor will explain the strategies that are being worked through for each individual property.

The appointed Fixed Charge Receiver will also be available to meet or discuss any issues that arise during the receivership of the property at your convenience.





“Our dedicated team has the skills and experience to be able to professionally and efficiently manage each individual property asset.”

Profiles

Our dedicated team has the skills and experience to be able to professionally and efficiently manage each individual property asset. Our Fixed Charge Receivership team is made up of the following personnel:



Ian Frazer
Partner

Ian is the head of Frazer Kidd & Partners Property Management department and has over 25 years experience managing an extensive range of commercial and residential properties throughout Northern Ireland and Great Britain. Ian has developed a vast array of knowledge of the Belfast and Northern Ireland property market and is able to call upon a wide range of contractors and professionals if needed when acting as a Fixed Charge Receiver.



Mark Cunningham BSc (Hons) MRICS
Commercial Surveyor

Mark joined Frazer Kidd & Partners in 2011 after previously working for Deramore Property Group where he gained valuable experience of property investment, development and the asset management of residential and commercial properties. Mark has continued to develop his skills at Frazer Kidd where he is actively involved in the asset management of various properties and regularly produces strategic advice and recommendations to clients.

Agency Department

Our dedicated team will be able to access the resources at Frazer Kidd & Partners and when the decision is made to sell a property asset they will be able to instruct Frazer Kidd & Partners Agency department.

The Agency department has developed a strong reputation of a professional and committed team provides a personal service to our clients. In the current climate the Agency team recognises the need to act and respond in a quick and efficient manner in order to achieve the best deal for the client.

Profiles



Brian Kidd BSc (Hons) MRICS IRRV
Partner

Brian is the head of Frazer Kidd & Partners Agency Department and has accumulated 20 years experience in the local and wider UK property market. Brian previously worked for Chesterton before joining Frazer Kidd and has built up a varied client base consisting of local UK Property Companies, Pension Funds, Private Property Owners, Investors and Retailers.



Stephen Reid BSc (Hons) MRICS
Commercial Surveyor

Stephen has worked for Frazer Kidd & Partners for six years and throughout that time he has gained significant experience in dealing with all aspects of commercial property, particularly sales and lettings. Stephen has worked for the firm through vastly different market conditions and is able to draw upon his experience gained in order to deal with clients' property interests in the most effective and expeditious manner.



Adam Annett BSc (Hons)
Surveyor

Adam has been with Frazer Kidd for four years and works closely with Brian and Stephen in the Agency department. Adam has managed a wide variety of lettings and sales of commercial property. The significant knowledge and experience that Adam has gained allows him to meet clients' needs in an efficient and proactive manner.



What next?

Should you require any additional information or wish to discuss our services please do not hesitate to contact us.

Contact

Ian Frazer
Frazer Kidd & Partners
Telfair House
87/89 Victoria Street
Belfast
BT1 4PB

Tel: 028 9023 3111
Mob: 07769 707899
Fax: 028 9024 4859
Email: ifrazer@frazerkidd.co.uk

Mark Cunningham
Frazer Kidd & Partner
Telfair House
87/89 Victoria Street
Belfast

Tel: 028 9023 3111
Mob: 07423 456147
Fax: 028 9024 4859
Email: mcunningham@frazerkidd.co.uk



FRAZER KIDD

& PARTNERS

www.frazerkidd.co.uk