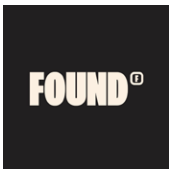


We are family. A FlatGuard partnership with Found helps Manchester continue to move



ABOUT FOUND

Found operates as a 360 lifestyle brand across residential and commercial property assets, bringing buildings, homes and green spaces to life to help people live, work and play.

Acting as the in-house operations business for Far East Consortium (FEC), Found is at the forefront of exciting development and regeneration across several parts of Manchester, including Victoria North joint venture between FEC and Manchester Council set to create 15,000 new homes over the next 15 years.

Managing all these assets means Found has a mix of houses, high rise apartments, commercial assets and a vast array of estate and neighbourhood areas within its portfolio.

RELATIONSHIP WITH FLATGUARD

Gemma Price is the Managing Director of Found. She first worked with Bridge Insurance Brokers when she was employed by Bruntwood. Then a move to urbanbubble meant her insurance needs were managed by the FlatGuard team, to suit the different building styles and their bespoke needs. Gemma joined FEC to set up its operational business two years ago, which became Found - and she immediately invited FlatGuard to review the insurance risks and requirements.

OVERVIEW OF INSURED PROPERTIES

At the start of the Found journey, the team operated 422 homes in the Meadowside neighbourhood and 80 homes at New Cross Central. That has grown to nearly 900 homes under management and new Estate areas, following the completion of Park and City View in July of this year as FEC completed on the first phase of its development in the new Red Bank Riverside neighbourhood. Further growth will come when Crown View completes in early 2026, adding a further 293 homes under management.

Found will also manage the new Estate areas within Collyhurst Phase 1, as FEC have completed on

the first phase of houses within the Collyhurst neighbourhood.

The size and pace of these developments, and the scale of their varied insurable elements, requires a partner, not just a broker. Value is important, Gemma says, but from the outset, she wanted a strategic partner approach from a broker that would proactively target underwriters with the capacity and capability to underwrite the levels of insurance required. With new developments coming on board every few years, this approach and partnership is for the long-term.

Talk to our expert team today and discover how FlatGuard can work for you.

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BENEFITS OF WORKING WITH FLATGUARD

Gemma hails the way in which FlatGuard acts as a proactive, personal partner in getting to know the business, working alongside the client from the start with a high level of competence, expertise and energy.

The FlatGuard team went with Found at the start to pitch to underwriters and discuss with them what FEC had planned over the next few years. This led to better options for the leaseholders (as the underwriters understood the need to reduce the risks and claims), protection of FEC's assets, stability for Found and the leaseholders, and immediate savings of around 10%.

Gemma credits FlatGuard's sheer commitment as a partner at every step of the process. This goes beyond providing advice or connecting with the right insurers, it means being a partner that is determined to get to the shared goal in the best possible way. For example, Found will manage publicly accessible green spaces, that include woodlands and rivers, as part of the Red Bank and Collyhurst neighbourhoods. Andre Backner and John Batty at FlatGuard were able to work quickly on some challenging and complex non-standard block requirements to suit all these difference spaces and ensure everything was covered.



FOUND®

Gemma Price
MD Found

“The entire FlatGuard team really is a family - literally as well as professionally. I am incredibly fortunate to be part of it and to have them supporting Found on our journey, as we help FEC and Manchester City Council regenerate and revive even more parts of the city and bring quality neighbourhoods to life. As an innovative organisation, they move at a fast pace and are very agile in the way that they work. I feel genuinely appreciated as a client and partner, and I benefit from a level of expertise and enthusiasm that is second to none.”

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