Residential lettings & full management

LANDLORD SERVICES

10% of rent collected. No VAT currently charged.

Finding the right tenants

Rental appraisal, marketing guidance, accompanied viewings and thorough referencing - including identity, affordability, employment and previous landlord checks where available.

Getting the tenancy started

Coordination of tenancy documentation, deposit protection, inventory and move-in arrangements, with checks that the required letting and safety documents are in place.

Looking after your property

Rent collection and arrears follow-up, tenant enquiries, repairs coordination and routine inspections normally every six months, subject to access. Works are arranged within your agreed approval limits.

Keeping you informed

Monthly rental statements, clear records of authorised deductions and access to property documents through your landlord portal.

Supporting compliance

Coordination of safety certificate renewals, servicing and compliance reminders, with specialist advice or assessments arranged where needed.

Clear fees from the outset

Our ongoing management fee is 10% of rent actually collected, with no VAT currently charged. For rent of £1,500 per month, the management fee is £150. Tenant-find/setup fees, third-party costs and work outside routine management are quoted separately and agreed in advance.

The landlord retains responsibility for meeting their legal obligations and funding required works. Legal representation and specialist assessments are outside routine management. Referencing reduces risk but cannot guarantee future rent payment or tenant behaviour.

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