

Batcheller
Monkhouse

LETTING GUIDE

Let
us guide
you

www.batchellermonkhouse.com



INTRODUCTION

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Letting a property can be a great way of earning extra income or making a long term investment. When you let your property through Batcheller Monkhouse, our experienced and knowledgeable staff will help to guide you every step of the way.

We are members of ARLA Propertymark the Letting industry's regulatory body, which ensures that the lettings team are fully versed with the compliance, financial and legal requirements affecting the lettings market.

We are also a firm of Chartered Surveyors and RICS members, so you can be safe in the knowledge that professionals with the highest standards are handling your property.

Batcheller Monkhouse is one of the most respected and recognisable property brands in the South East, known for its quality and professional service.

In short, our goal is to help you realise the full potential of your property and maximise the rental income.

FINDING THE RIGHT TENANT

It is not
to left
chance

We take our responsibility for finding a suitable tenant for each of our properties very seriously.

This is achieved through getting to know our prospective tenants and is further backed up by effective independent tenant referencing. We also commission full, independent professional inventories, including 'check outs'.

All of this ensures that nothing is left to chance. For additional peace of mind, we are also members of the Tenancy Deposit Scheme.





OUR LETTING SERVICE

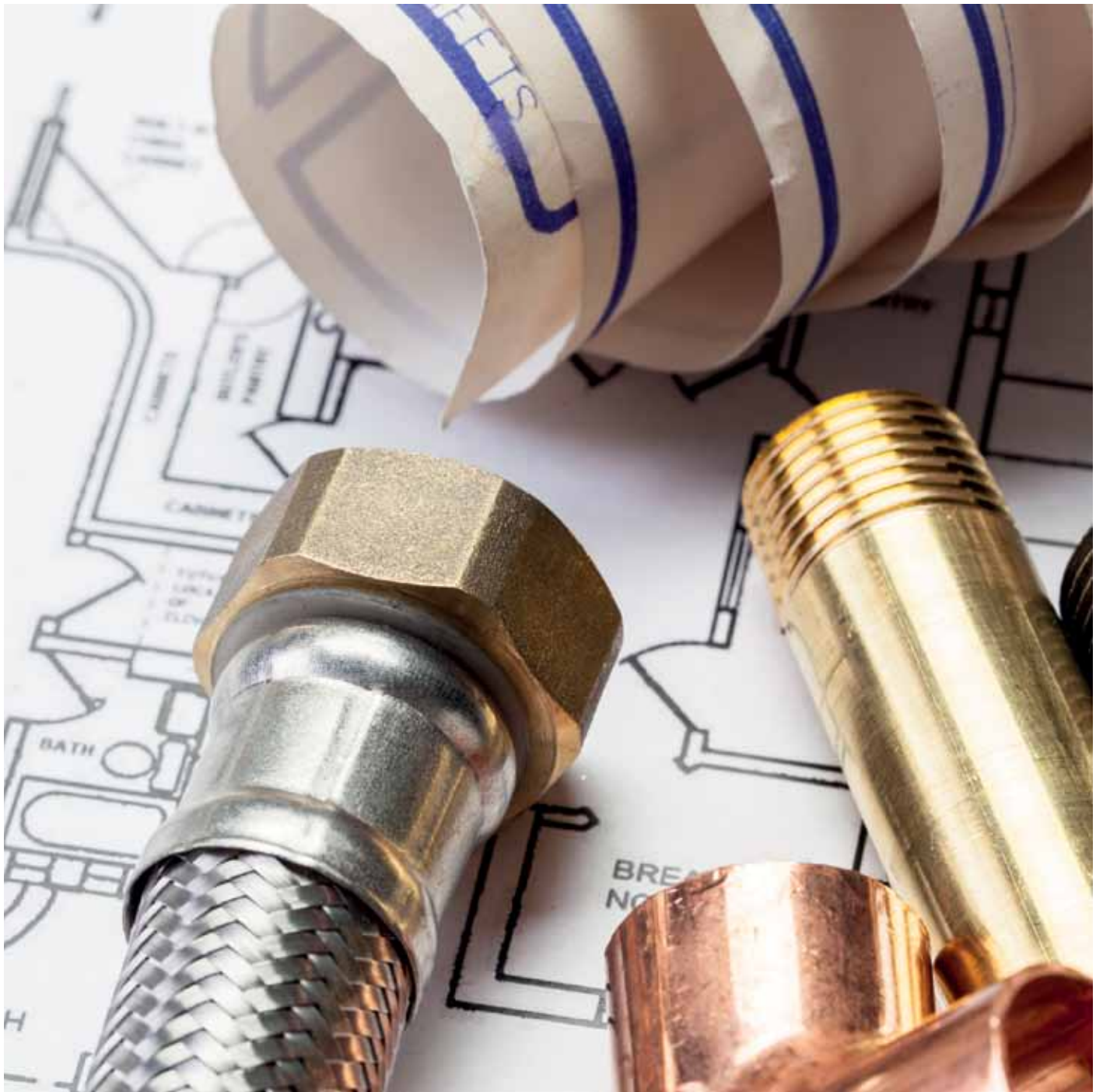
The Options

Our experienced and qualified team have been letting and managing residential property for over 60 years combined.

Our extensive knowledge of the local area, together with our professional approach, ensures that we are in a position to advise on maximising the potential income from letting a property and providing a high quality service.

We offer a flexible range of services, tailored to meet our landlords' requirements, including:

- Tenant Finding
- Rent Collection
- Full Management
- Rent Guarantee
- Void Management
- Project Management Service



OUR FULLY MANAGED SERVICE

Leave it to US

An experienced member of the lettings team will look after landlords who choose our Fully Managed Service. This person will be dedicated to your property and based locally, allowing us to work closely with local suppliers and carry out routine property checks.

We have worked hard over many years to build relationships with an extensive list of proven contractors, ensuring that maintenance issues are resolved quickly and at a competitive cost.

We also provide a 24-hour emergency contact number for tenants and landlords.

All of this enables us to provide our landlords with peace of mind, safe in the knowledge that their property is managed with the utmost care.

Additionally, we are able to offer a project management service for properties that require updating, refurbishing or re-decorating.

OUR MARKETING EXPERTISE

How we achieve results

Marketing your property to the widest possible audience of potential tenants is our absolute priority, achieved through the right mix of advertising media.

ONLINE: A strong online presence is now the single most important means of exposing your property to the market. All of our properties appear on our own website, in addition, appear on a number of key portal sites, including Rightmove and OnTheMarket.

In addition we have a strong and continuously growing presence on the four biggest social media platforms: Facebook, Twitter, LinkedIn and Instagram, as a result we are able to expose your property to a vast audience capturing those beyond our database. We have the ability to target key characteristics and demographics to ensure that your property is reaching those people with a keen interest to rent.

PHOTOGRAPHY: Good quality photographs are essential and we take great care in producing the best possible pictures for use in print and on the web.

ADVERTISING: We feature prominently in the lettings section of the leading local and regional press in the areas covered by our offices, ensuring that the right audience will see advertisements of your property.

PR: We work hard to get our properties written about in the local press. Articles about our properties appear regularly and provide excellent free advertising.

A blue sign with white text is mounted on a building facade. The sign is rectangular and features a thin blue horizontal bar at the bottom. The text is in a white, serif font. The sign is attached to a dark metal bracket that has a decorative scroll at its end. The background shows a portion of the building's exterior, including a window frame and a textured wall.

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THINGS TO CONSIDER

At least
150 Laws
to legally being a Landlord

Rental properties are required by law to comply with various regulations prior to any marketing and letting. Batcheller Monkhouse are well placed to help with these. For Example...

THE LANDLORDS GAS SAFETY (INSTALLATION AND USE) REGULATIONS 1998: The regulations require that the installation of appliances and pipe work are checked for safety prior to the commencement of a tenancy and every 12 months thereafter by a qualified Gas Safe Engineer

THE ELECTRICAL EQUIPMENT (SAFETY) REGULATIONS 1994: As a Landlord you must ensure the electrical system and all wiring and appliances are safe.

FIRE SAFETY /SMOKE ALARMS / CO DETECTORS: Provide a smoke alarm on each storey and a carbon monoxide alarm in any room with a solid fuel burning appliance. Make sure any furniture and furnishings they supply are fire safe

ENERGY PERFORMANCE CERTIFICATE (EPC): It is a legal requirement for all Landlords and Agents to display an EPC prior to marketing a property.

MINIMUM ENERGY EFFICIENCY STANDARDS (MEES): The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 set out the minimum level of energy efficiency for private rented property in England and Wales. Properties let on tenancies entered into after 1 April 2018 must have an EPC rating of at least 'E' (unless a valid exemption applies).

RIGHT TO RENT: A Landlord has a duty to ensure that the Tenant has a Right to Rent in the UK under the Immigration Act 2014.

REQUIRED INFORMATION. The landlord must provide the tenant with:

- A copy of the government's How to rent: The checklist for renting in England
- A gas safety certificate
- Deposit paperwork - the landlord must protect a deposit in a government approved scheme
- The energy performance certificate



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the mark of
property
professionalism
worldwide

