



All properties that we manage undergo a detailed rental valuation by a Housing officer. This will determine the maximum rental we can charge for a certain size of accommodation in a certain area. We will collate market evidence from other letting agents and private landlords to assist in this valuation.

To find out more

To find out if your property is suitable for the scheme, please telephone us on **01803 861259**.

Property Inspections

We will visit your property and discuss with you what, if anything, needs to be done to make sure it meets our usual letting standard.

Landlords whose properties need improvement may be able to benefit from Private Sector Renewal grants. We will be able to advise you what grants are available.

Sole Agency Agreement

Once the property is ready to let, we will sign a sole agency agreement with you. This will detail your responsibilities as landlord, our responsibilities and the tenant's. You will be able to sign an agreement for a minimum of 12 months and for up to three years.

Repairs

You will be liable for the maintenance of the exterior of the building, plumbing, gas & electrical installations and interior fittings. As part of the management service we can organise all repairs for you using only fully qualified contractors. We will agree with you in advance what level of involvement you wish to have.

How will I know that the tenants will look after my property?

We will carry out regular quarterly inspections both inside and outside your property. We will ensure that tenants understand their contractual obligations and will inform them if they fall short of the required standard.

When a tenant leaves

We will inspect the property when the tenant leaves. If there has been more than fair wear and tear you can make a claim for the cost of necessary works up to the value of four months rent under our rent deposit guarantee scheme.

We operate a fast tenant referral system and will attempt to re-let your property within two weeks. If we cannot do this, we will continue to pay 50% of the rent for a maximum of two months.

Direct Lets Landlords



**For more details contact us now on
01803 861259**

To get this information in another format
or language call 01803 861234

**This leaflet outlines
in brief the Council's
Direct Lets Property
Management Scheme**



**South Hams
District Council**



Direct Lets Landlords

What is Direct Lets?

The scheme is a South Hams District Council run property management service. We work closely with private sector landlords to improve access to a portfolio of private sector tenancies for families in housing need.

What the scheme offers

The scheme offers landlords a property management service with benefits which include:

- a rent and damage deposit guarantee scheme - up to the value of four months rent.
- guaranteeing 50% of the rent during void periods. (up to a maximum of two months).
- arranging and paying for annual gas safety checks.
- arranging and paying for an initial Energy Performance Certificate and electrical safety checks.
- access to private sector renewal grants (subject to availability).
- a fast tenant referral system.
- a tenant credit and referencing service.
- regular management inspections.
- a comprehensive inventory together with digital photographic evidence.
- ensuring that gardens are kept tidy.
- free first year subscription to South Devon Landlords Association.
- in-house support from within the council's resources.
- market rents.
- rent collections service.

All for a competitive management fee of 9% per month plus VAT.

Tenants

All prospective tenants will be families in housing need as identified by the council's Housing Advice team. Most families will have successfully managed in the private sector before their tenancies became threatened.

All tenants will be asked to complete an application form and provide two references. The name of their last landlord must be given if they have held a tenancy. We will complete an assessment and complete a full credit reference check through Experian in order to find you a suitable tenant.

Rent

Most tenants will be in receipt of full or part housing benefit which is paid directly to them. We will collect rent as part of the management service.

Suitable properties

The type of property we are looking for depends on tenant demand. We will be mainly interested in two and three bedroom good quality, unfurnished family properties, ideally with a secure outside area.

We have to make sure that properties we take on are safe, in good repair and have the essential amenities. We will need to see proof of ownership, buildings insurance (including malicious damage cover) and necessary permission from your mortgage lender, if you have one. (You may find that obtaining insurance through the South Devon Landlords Association will be more cost effective).