

# LANDLORDS

## How we can help

Action Homeless is a local charity looking to work with Private Landlords in the Leicester and Leicestershire area to provide safe, affordable, good quality accommodation for people who have experienced homelessness. We support people facing homelessness who may have lost their home following a relationship breakdown, be living in an overcrowded household or have had to leave the parental home. With your support we can give people the opportunity to improve their quality of life, and this begins by providing them with a place they can call home.

Action Homeless has 49 years' experience managing properties and can offer a range of services including:

- ✓ Guaranteed rents and under writing of voids
- ✓ Property management and maintenance service
- ✓ Rent collection and deposit management
- ✓ Active management of tenants including legal requirements and managing warnings and evictions if required
- ✓ HMO Licensing and management
- ✓ Tenant finding and reference checks
- ✓ Health and safety compliance checks



We work flexibility to ensure that we meet both Landlords and Tenants needs. We ensure tenancies are well managed and enable long term lets.

In addition to competitive charges for services provided to Landlords, we can access incentives and increased rents for landlords.

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## Our bespoke offer

Our research has shown that Landlords want to work with agents who are reliable, trustworthy and responsible. As a charity we encompass all of the above values which enable us to build good honest relationships with our business partners.

### PREMIUM OFFER (All inclusive):

Should you wish to be **hassle free**, we can lease your property from anywhere between 3 to 5 years (or more) meaning you don't have to worry about the day to day issues that arise as a landlord

- No set up costs unlike other letting agents
- Guaranteed income and underwriting of voids and bad debts
- Day to day low cost maintenance managed by our in-house Estates Team
- All aspects of the tenancy agreement managed for you for the period of lease
- Competitive rents and fees

### PREMIUM OFFER (Semi inclusive):

Should you wish to have **flexibility** of not having a lease, but don't want to have to manage the property on a day to day basis, we can rent the property on a twelve-month AST and roll on contract thereafter agreed by AH and landlord (including a reasonable notice period). We can offer a management service, finding and placing tenants and managing their tenancy whilst still offering competitive rents

- No set up cost unlike other letting agents
- Free property inspection to ensure safety standards are met
- Day to day low cost maintenance managed by our in-house Estates Team
- All aspects of the tenancy agreement managed for you for the period of lease
- Management of any property maintenance at a discounted rate
- Rent collection and management including Housing Benefit and Universal Credit issues

**PREMIUM OFFER**  
(Non inclusive):

This offer would suit Landlords who would like to work with us in finding the right tenants for their property but **choose to retain full management** of the property. We'd work closely with you to arrange a twelve month AST between Landlord and client

- Free property inspection to ensure safety standards are met
- Free tenant finding service
- Assist Landlord with any LHA and Universal Credit questions
- Assist and intervene on non-payment of rent
- Management of any property maintenance at a discounted rate
- Management of property would remain with Landlord
- A client finder's fee would apply for the Landlord at a discounted rate



Action Homeless is a charity based in Leicester committed to bringing an end to homelessness. We manage close to 300 units of accommodation in the city and county, providing homes to individuals and families.

As most Landlords understand, managing properties is not always easy. We have a wealth of experience and knowledge within the housing sector and have the expertise to offer a high quality property management service .

We are asking for Private Landlords to work with us to offer a range of properties, from self-contained flats to shared accommodation to family homes.

**Get in touch for a conversation today:**

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