

MORECAMBE
BAY PROPERTY LTD

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morecambabayproperty.co.uk

LANDLORD PACK

MORECAMBE
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Registered in England No: 8569173

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THE WINNING TEAM

Morecambe Bay Property Ltd are local letting agents, specialists in residential lettings and commercial lettings within Lancaster, Morecambe Bay and the surrounding areas.

We are fully focused on the priorities and needs of all of our landlords and offer you an exceptional and friendly service. We also offer investment advice and portfolio planning, and excellent discounts for portfolio clients.

**PROFESSIONAL & RELIABLE
FAMILY RUN BUSINESS**

WE ARE LANDLORDS WHO LOOK AFTER LANDLORDS

As a landlord, you may be looking to market your property for let, want help finding tenants or managing the tenancy, or needing advice and support on other aspects of residential letting or houses in multiple occupation.

We offer a range of services and solutions for landlords, covering all types of residential properties and contracts. With our many years' letting experience, we have an in-depth knowledge of the local markets and the whole letting process. Our range of services includes a full management service, where we handle all aspects of the property and our tenant find service, where we help you market your property and set up the tenancy agreement.

Don't be drawn in by the bigger franchised property companies, when we do everything they do but at a cost to benefit you.

**SPECIAL RATES
FOR PORTFOLIO**



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LANDLORD SERVICES

- Full management service
- Setup fee per tenancy £150 +VAT - resulting from the Tenants Fees Act 2019
- From 12.5% commission (negotiable) and very competitive
- Credit checks available from £15 +VAT
- No costs for arranging EPCs, Gas Certs, ECRs
- No costs for project managing a refurb
- Section 8 & 21 Notices from £80 +VAT
- Court attendance fee £200 +VAT
- Well established website & Facebook page (generates a lot of business)
- No charge for re-marketing properties
- Free property assessment and market appraisal
- Free 'TO LET' boards or posters
- Free office advertising and window display in very busy location
- Tenant ref checks and assessments
- Free accompanied viewings Mon-Fri
- HIGH profile LOCAL residential letting team
- Experienced market knowledge
- Landlord insurance connections
- Regular property inspections
- We are kept upto date with all recent legislation

THE SAFETY STUFF

GAS SAFETY

- Make sure gas equipment supplied is safely installed and maintained by a Gas Safe registered engineer.
- Have a registered engineer carry out a gas safety check on each appliance and/or flue annually.
- Give a copy of the gas safety check record before anyone moves in, or within 28 days of the check.

ELECTRICAL SAFETY

- The electrical system (e.g. sockets and light fittings) is safe.
- All appliances they supply (e.g. cookers and kettles) are safe and certified.

LEGIONNAIRES' DISEASE

Landlords of residential accommodation have responsibilities for combating Legionnaires' Disease. Health and safety legislation requires that landlords carry out risk assessments for the Legionella bacteria which cause Legionnaires' Disease and thereafter maintain control measures to minimise the risk.

FIRE SAFETY

- Legislation requires that landlords carry out fire risk assessments in all areas of their properties. This process will identify any fire hazards and who is at risk and decide if anything needs to be done to remove or reduce that risk.
- Follow fire safety regulations - e.g. check you have access to escape routes at all times, that there is sufficient lighting in communal areas, that doors have self-closing devices on them and intumescent smoke strips.
- HMO property(s) need routine weekly fire alarm testing, including testing of manual call points and visual check of emergency lighting. A monthly test is required for emergency lighting. Annual test and maintenance is required by law also.
- Make sure furniture and furnishing you supply are fire safe.
- Provide fire alarms and extinguishers, depending on the size and type of the property.

THE LEGAL STUFF

SMOKE ALARMS

Landlords are required to have at least one smoke alarm installed on every storey of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance (e.g. a coal fire, wood burning stove). After that, the landlord must make sure the alarms are in working order at the start of each new tenancy.

SERVICES

The services included in the commission are: Extensive advertising and marketing; administration of Universal Credit claims if applicable; accompanied viewings 9am-5pm Monday to Friday; taking up of tenant credit checks, references and assessments; preparation of property inventory and inspections; preparation of commercial leases and residential tenancy agreements; collection and distribution of rents; collecting and holding of deposit against damages and rental arrears; preparation and submission of rental statements.

INSURANCE

You should make certain that your property and contents (if applicable) are adequately insured for lettings and that the policy covers furnished and unfurnished lets. We have connections with various landlord insurance companies. Please ask if you require assistance with property insurance.

TENANCY DEPOSIT SCHEME

From 6 April 2007, all deposits taken by landlords and letting agents under Assured Shorthold Tenancies (ASTs) in England and Wales must be protected by a tenancy deposit protection scheme, within 30 days of receiving the deposit money. Within this 30 day period, the tenant must be provided with prescribed information regarding the relevant deposit scheme, including their deposit amount, ID number, as well as instructions on how they retrieve their deposit. Landlords and Letting Agents must not take a deposit unless it is dealt with under a tenancy deposit scheme. Find out more here: www.gov.uk/tenancy-deposit-protection

MARKETING

GET NOTICED

The fundamental part of finding you the right tenants will depend on the marketing exposure that we provide to your property. We use the following methods:

ADVERTISEMENTS

We will, depending on the market conditions and what we think appropriate for your property, advertise in a local publication, place it on the internet and our ever-growing social media pages, or for an additional fee, we can promote it via paid websites such as rightmove.co.uk

WINDOW DISPLAY

It goes without saying that in attracting large amounts of office visitors, our window display offers first contact to potential tenants. Every property that we are instructed to offer spends quality time in our display.

PROPERTY SIGNS

Our eye-catching 'To Let' signs are well known in the area and act as a 24 hour, 7 days a week advert that is hard to miss. One thing is for sure; enquiries received from property signs means that potential Tenants have already approved your property from the outside.

APPLICANT DATABASE

We always have a large number of registered applicants looking for properties in our catchment area. These applicants are contacted on a regular basis ensuring that they will be fully aware of our new instructions as soon as they are available.

**MARKET YOUR
PORTFOLIO**



TESTIMONIALS

Here's a selection of comments about the service we provide to our landlords.

LINDSAY (LANDLORD)

”

Morecambe Bay Property go over and above to fulfil any tasks a landlord is required to do, whether that be fulfilling legislative responsibilities, managing small day to day queries from tenants, or liaising with contractors. They are always available, incredibly friendly, and they take the stress out of property management, especially for a first time landlord like myself.

LYNN & WAYNE (LANDLORD)

”

We have used MBP for many years to manage our letting properties. They are always helpful, honest and professional dealing with all aspects - gives reassurance when no longer living close to the properties. Thank you for your continued support.

MARK (LANDLORD)

”

I have been using Morecambe Bay Property for several years now. They prove a valuable asset to me, in not only managing my properties but helping me acquire further properties to build my portfolio. Their knowledge of the Morecambe area is exceptional and Samm has become not only a business acquaintance but a great friend. They provide ongoing reports on the condition of my property and their invoicing for services are always on time and accurate. They always remind me in plenty of time about required safety checks so that my properties continue to stay in line with legislation. If your considering letting your property in Morecambe I wouldn't look any further than Morecambe Bay Property.

NATALIE (TENANT)

”

I relocated my business to one of Morecambe Bay Property's commercial units two and a half years ago. I have recommended them to a lot of people. The team in the office are lovely and helpful, any work we have had done has been done quickly and to a high standard.

JO (LANDLORD)

”

I have been incredibly impressed with the level of service provided by Morecambe Bay Property Ltd. Their team is professional, efficient, and always goes above and beyond to ensure that both tenants and properties are well taken care of. From handling maintenance issues promptly, finding reliable tenants and project management of refurbishment works, allowing me to focus on building my property portfolio. I highly recommend Morecambe Bay Property Ltd to anyone looking for property management services.

