



The Letting Experts

Property *Health* Check

The **Future** of Lettings

Complimentary Property Health Check

The lettings landscape continues to evolve, and it's becoming increasingly important for landlords to keep properties well-maintained, compliant, and performing as expected. My Property Health Check offers a straightforward overview of your property today and highlights any areas that may require attention.

This review focuses on ensuring your property meets current legal standards, identifies potential risks early, and supports you in making informed decisions that protect both your asset and your tenants.

Through clear, tailored guidance, I'll help you:

- Review key areas of compliance across your property
- Identify maintenance or safety considerations before they become issues
- Strengthen the long-term performance and reliability of your property
- Plan ahead with a clear understanding of any recommended next steps

This assessment is designed to give you an accurate view of your property's current position and any actions that may be worth considering.



What I Review for You

Appraising your current rent against today's market

Private rents have continued to rise over the past year, making this a good time to review your current rent level. A rent review ensures your property remains competitive, fair, and reflective of today's market conditions, while staying fully compliant with local legislation.

Assessing your property's condition, refurbishments and EPC needs

Maintaining and improving your property helps reduce risks, protects value, and supports long-term tenant satisfaction. Refurbishment works and energy efficiency upgrades can help minimise void periods and ensure your property meets expected standards as regulations evolve.

Discussing the Experts Managed Service

My fully managed service includes Rent & Legal Protection, covering up to 100% of rent until vacant possession and up to £100,000 in legal expenses. This provides added reassurance against unexpected costs or disputes, helping you stay protected as legislation and tenant expectations continue to develop.

Ensuring that your rental property has appropriate insurance in place

I can help arrange specialist landlord insurance that includes buildings, contents, and liability cover, ensuring your property has appropriate protection throughout the tenancy.



Supporting Your Future Plans

Reviewing your mortgage arrangements and upcoming financing options

A periodic review of your mortgage arrangements can help you understand your options, whether your priority is improving cash flow, securing a better rate, or planning ahead. I can arrange a call with The Mortgage Experts to explore what's available.

Identifying future opportunities through our property sourcing service

If you're considering expanding in the future, I can support you with access to off-market, auction, and commercial opportunities. This service is optional and available whenever you feel ready to explore next steps.



Your Property Health Check

A simple overview of the key areas I review to help you maintain standards, stay compliant, and plan ahead where needed.

Rent Review



Checking your rent reflects current market conditions
Ensuring compliance with local legislation

Property Condition & EPC



Identifying any maintenance or refurbishment needs
Reviewing potential EPC or energy efficiency improvements

Managed Service & Protection



Discussing whether additional support or Rent & Legal Protection may be beneficial

Insurance Check



Ensuring your rental property has appropriate buildings, contents and liability cover

Financing Review



Arranging a call to look at your current mortgage and available options

Future Opportunities



Highlighting optional off-market, auction or commercial opportunities if you'd like to explore expansion in future

The **Experts** Group Network

Streamlined Support Under One Roof

We're here to support you at every stage of your property journey. As part of The Experts Group, I can connect you with trusted specialists across mortgages, sales, auctions, commercial property, insurance, and even travel when needed.

This joined-up approach keeps everything in one place, reduces the need to manage multiple providers, and helps ensure clear communication and consistent standards throughout.





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This information is correct at the time of writing; however, as the Renters' Rights Act progresses through the courts, it remains subject to change. We recommend seeking legal advice from an authorised professional before making any decisions based on this guide.

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