



TENANCY HEALTH CHECK

LANDLORDS, IS YOUR TENANCY STILL COMPLIANT?

In a changing industry and with a new piece of legislation implemented, it is easy for landlords to lose track of time when managing their property without an agent's involvement, which is why we offer a tenancy health check service.

We can complete a review to ensure all certificates are up to date, as well as visiting the property to ensure your tenant is keeping it maintained in accordance with the tenancy agreement. We will also ensure you are achieving the correct rent by completing a market review and issuing the relevant Section 13 notice.

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SBK Lettings
ELEVATING YOUR PROPERTY JOURNEY



For just **£295** plus VAT we will:

- Complete a property visit and send a report to you with our findings.
- Check the property for any maintenance issues and advise on reliable tradespeople if required.
- Check your Energy Performance Certificate (EPC), Landlord Gas Safety Record (LGSR) and Electrical Installation Condition Report (EICR) are in date and then organise the renewals if required.
- Ensure window furnishings (blinds, pull cords and cleats) have safety catches and are not a hazard to children.
- Complete a rent review to ensure you are still achieving the best rent and yield for the property.
- Issue the relevant S13 notice to your tenant to ensure the rent increase is actioned in accordance with the Renters Rights Act legislation.

Any certificates are to be charged at the contractors' rates.