Ascham Homes

Lettings Waltham Forest
Shahzad Hussain
0208 496 5525
Overview

- Background
- Our Commitment to you
- Who are LWF
- Our services
- Landlord / Agent requirements
- Quality of tenant
- Demand
- Why let via LWF
- Q&A
Background

- Previous PRS
- Why change?
- Consultation / discussions
Our commitment to you

- Do all we can from the outset to protect your investment

- Provide a high quality lettings service

- Support both landlord and tenant and build sustainable tenancies

- Minimise risk
Who are LWF

- Part of Ascham Homes
- Similar approach to High Street Lettings agents
- Offer different packages tailored to meet your needs
Our Services

- Tenant Finder
- Let and Rent Collection
- Full Management
Tenant Finder

Landlord has complete control of management

LWF will:

- Give advice on rent level
- Inspect / Accredit property
- Identify suitable tenants
- Accompany viewings
- Provide feedback after viewings
- Arrange sign up / move in
- Prepare AST
- Fast track HB
- Arrange direct HB payments
- Issue a deposit guarantee equal to 4 weeks rent (max £1500)
- Free landlord accreditation worth £79.00
Let and Rent Collection

Good option for those who want guaranteed income and retain control over repairs and tenancy management

Everything stated under Tenant finder plus;

- Rent Guarantee
- Advance rent paid PCM
- Quarterly property inspections
Full Management

- Complete hassle free let

- Services same as Tenant finder & Rent collection plus;
  - Tenant liaison including out of hours support
  - Management of repairs
  - Service to go live in the new year
Landlord / Agent requirements

- Free of Cat 1 and Cat 2 Hazards
- Supply all relevant safety certs
- Allow LWF staff to inspect property
- Agree to carry out any works identified by LWF
- Agree to sign a minimum term AST of 12 months
Quality of Tenant

- Tenant checks carried out by Assessment and Options Team
- No history of rent arrears
- No history of anti social behaviour
- Fit and able to manage tenancy
Demand

- Huge demand for 1, 2, 3 bedroom properties

- Target of 200 tenancies in 6 months

- Properties usually let within a matter of days from RTL
Why let via LWF

- Guaranteed Rent
- Rent in advance
- Fast turnarounds
- Minimum voids
- TDS exempt
- Named contacts
- Value for money service
- Exclusive access to information on grants, changes in legislation
- No gimmicks – we will do what we say we will!
Thank you

Lettings Waltham Forest
Ascham Homes
Cedar Wood House,
2d Fulbourne Rd,
Walthamstow E17 4GG
020 8496 4197
Website www.aschamhomes.org.uk