

To offer better service we have now increased our "no contact" price to £150.00 + VAT we will authorise any maintenance works up to this amount as we deem necessary. For emergency works, we will contact the landlord, should however, we are not able to gain a response in a suitable time, we will authorise emergency works up to £250.00 + VAT.

government funded warm front

It is now possible to claim a grant towards the central heating and energy efficiency of your rented property. In order to qualify for consideration there is a certain criteria that must be met by the tenant of the property.

If you feel your tenant is in receipt of LHA and would benefit from this grant and they meet the criteria then chances are they can apply for the "warm front" grant. For more details email: pippae@rent-the-house.co.uk

advertising & marketing

We are in the process of extending our local press advertising, together with internet advertising. We have currently signed with findaproperty and primelocation and are looking for new and exciting websites. Together with rightmove, fish4homes and email4property, we are the largest advertiser in the area. With over 3000sqft of showroom space our Accrington branch remains our flagship and is still a favourite source for tenants requiring properties.

rental properties remain high

Whilst the UK residential sales market remains slow, the letting market is booming. First time buyers who cannot get on the property ladder continue to rent. Home owners who cannot sell their properties are renting their own houses and moving into rental property who previously would have looked to purchase. This is providing us with good quality rental properties in excellent locations. As we are part of a large residential estate agency this allows us to be one step ahead of our competition allowing us to be abreast of market conditions, offering better services.

charges

Due to rising costs, we have a new schedule of charges in relation to gas certificates, EPC and legal fees, a copy can be obtained upon request.

awards & recognition

Donna Purnell - Deputy manager has recently completed the Technical Award in Residential Letting and property management, together with first line management. Well done Donna.

dedicated company

As the housing market continues to slow, we have noticed many estate agents trying to break into the letting market. Rent the house have been trading as a dedicated letting agent for over 5 years. We employ staff solely to work in our rentals company, they do not switch between letting and uk sales.

By doing this our staff are fully qualified and are aware of the current markets and legislations. We also have a dedicated arrears/debt recovery team who are in the process of streamlining our recovery system and legal procedures.

landlords now is the time to buy!

Although this may sound mad, many of our landlords are located outside of the Lancashire area. We have produced a portfolio of properties that are below market value, some of up to 25%!!!!

We can offer these services EXCLUSIVE to our landlords, telephone Jeanette for more details

new development experts

We are the leading letting agent with regard to new developments in the area, We offer a FREE rental assessment with detailed pricing and advice on the best way to achieve maximum potential for your rental portfolio. We also liaise with Buy the House to obtain current market values. Telephone Jeanette to request more details on this fantastic service.

thank you

for your continued support. If there is anything you wish to discuss, call one of our dedicated rental team.

rent the house



Rent the House are pleased to announce some exciting changes and developments.

lettings manager Jeanette Barker

Jeanette has worked for the bth group for the last two and a half years as Operations Manager. Jeanette brings a wealth of experience from the financial and administration sector and specialises in running small to medium size businesses. She will be looking to enhance our customer service and improving service to our landlords.



lettings negotiator Ashleigh Shorrock

Due to growth and expansion within our lettings company we have employed another negotiator. Ashleigh has worked for Buy the House for 3 years and brings with her a wealth of experience in sales and customer service. Ashleigh has already proven to be a valuable member of the team.



expansion

As our portfolio of properties has increased we have expanded our lettings section into our popular Oswaldtwistle branch, run by Carole and Sandra. Linked by one main database this is proving to be highly successful and we have successfully increased our coverage in the area by doing so.

energy performance certificates

From the 1st October 2008 all new and untenanted properties require an energy performance certificate. We can arrange these for you for only £55.00 + vat.

newsletter Autumn/Winter 2008

new database installed

The new database has been installed since June and following a few teething issues is working very successfully. This allows us to cross platform across multiple branches and upload to many websites automatically. This ensures that once a landlord has been signed the property can be live on the internet within 24 hours. We can now do extensive property matching allowing us to rent your property quickly and to the correct tenants. All landlord statements can be emailed automatically and we can also send text messages directly. This has helped us improve our services to landlords, tenants and maintenance contractors.

landlord security systems being introduced

Between now and the end of the year, we will be introducing new security measures for landlords. Please complete the enclosed sheet with your details and either post or email to info@rent-the-house.co.uk this will then update your details on our database. From the 1st January 2009 all calls to and from landlords will have to be qualified by a security question. This will ensure that any financial or personal discussions are only given out to the correct person.

maintenance contractors

Here at Rent the House we offer a complete and dedicated service for your property in terms of maintenance.

From plumbing to roofing we have a dedicated team of contractors with the ability to attend to the property, assess the situation and complete the necessary work required to your specification.

We arrange access to the property, estimation work and forward the estimates to you. If you are happy to proceed, we then follow the work through and ensure all work is completed in a professional manner and timely fashion to suit you.

Periodically we will carry out inspections of the works completed.