



Thank you for your enquiry



Assured Lettings is a family based partnership, owned and managed by brother and sister Rob Hall and Becky Perry. We operate in the **South Derbyshire area**, covering Castle Donington, Chellaston, Kegworth, Melbourne, Stenson Fields and the surrounding towns and villages.

We are your **local lettings specialist**, we live and breathe lettings and pride ourselves on offering a transparent, personal and professional service. We will always go that extra mile to ensure that our landlords and tenants are happy.

With **10 years' experience** in the industry, a dedicated legal helpline, qualified staff and the backing of the professional bodies ARLA, Safe Agent and The Property Ombudsman you

can be confident that you will always receive practical and reliable advice.

We understand the key to a successful let is quality tenants. Our stringent referencing, due diligence checks and leaving nothing to chance approach ensures our tenancies run smoothly. We are confident enough in our referencing checks to offer you our '**Assured Lettings Rent & Legal Guarantee**'.

Our innovative marketing, professional photography and understanding of what tenants look for mean that our properties let quickly.

The content of this brochure should hopefully convince you that Assured Lettings is the right agent to trust with your property.

Meet the Team



The business is a family based partnership, owned and managed by brother and sister Rob Hall and Becky Perry.



Rob Sales Director

Rob has worked for a leading UK lettings agency for over 10 years. He progressed through the ranks to a managerial level, learning all aspects of the profession.

His knowledge of the market and broad experience are backed by his Professional Diploma in Residential Letting and Management, which give Rob fellowship status with the professional body ARLA.

He has an excellent track record of building and maintaining strong business relationships with a large portfolio of landlords and tenants. He is also a property landlord himself and therefore has a strong understanding of our clients' expectations.



Becky Operations Director

Becky's previous career was in the logistics industry. For 4 years she managed a busy Distribution Centre for a well known international retailer based in Derby.

This has given her a wealth of planning, organisational and management skills which are vital to the running of a successful lettings business.

Throughout her career, she has an excellent track record of delivering consistently high levels of customer service.

Becky lives in South Derbyshire and our clients can rely on her detailed knowledge of the local area.

Both Rob and Becky were ready for a new challenge and knew that their complementary skills and experience were a perfect fit to build a successful lettings business.



Local Experts Trusted Service

Our area.

We LOVE South Derbyshire and think it is an excellent location for landlords to buy and let houses.

With large employers such as East Midlands Airport, DHL, M & S, Toyota and Rolls Royce all in the local area, good road links (A50, A52, A38, A42, and the M1) all close by and easy access to Derby, Nottingham and Leicester, we can assure you that this area will always be popular with tenants.

These pages contain a few interesting points about some of our key areas.

Kegworth

Just to the east of junction 24 of the M1, Kegworth has long benefitted from its excellent transport links, which have helped it become a thriving community. East Midlands Parkway station, with links to Midland Mainline is approximately 2 miles away.

The area also has regular bus services to Derby, Long Eaton, Beeston, QMC, Nottingham, Loughborough, Leicester and East Midlands Airport. There is a wide range of housing stock of varying ages, types and sizes.



Chellaston

Originally a village, now a suburb of Derby. Approximately 5 miles south of Derby city centre, very close to junction 3 of the A50. Chellaston is close to all the major employers around Derby, including Bombardier, Rolls Royce and Toyota. The original village dates back centuries, involved in the mining of raw materials for the pottery industry.

There is a 25 acre local nature reserve on the site of the former Chellaston brickworks. The area boasts a number of great schools, including Homefields Primary which is rated 'Outstanding' by Ofsted.

Melbourne

In March 2013 Melbourne was ranked by the Times newspaper as the 15th best town in Britain. It has many historic buildings, some dating back to the 11th century. Thomas Cook, who started popular travel in England, was born in the town in 1808. The town has a good range of shops and some well-regarded pubs and restaurants, including Amalfi White (Italian) and Harpur's gastropub.

The town hosts a weekend Art and Craft Festival annually in September, which has been rated by Country Living as one of the Top 10 British Craft Events. There are lots of new housing developments which are popular with professionals of all ages.



Castle Donington

Small historic market town with an excellent range of shops, pubs and restaurants. East Midlands Airport, now the 10th largest in the UK for travel and 2nd largest for freight, is an important economic centre and major employer in the area. DHL has a large base at the airport and there are a number of companies on the Pegasus Business Park just around the corner. The site of the former power station, just to the west of the town, has been redeveloped into a retail distribution and warehousing hub. The main tenant on the site is M & S with a 900,000 sq ft distribution centre. Donington Park, located close to East Midlands Airport, is used for motor racing events and it also hosts the annual summer Download Festival of British rock music.

Stenson Fields

A modern suburban housing development, very popular with Derby commuters as it is approximately 3 miles southwest of the city. The area started to develop in the 1970s. Newton Village on the southern edge of the suburb is a recent development, and has a broad mix of housing ranging from town houses to large detached. 'Infinity Garden Village', a large new development off Wragley Way, is scheduled to start in 2017.

Mercia Marina (Europe's largest inland marina) is a popular visitor attraction in nearby Willington. Also the popular canal side Bubble Inn pub and restaurant is less than a mile to the south of Stenson Fields.



Why choose us?

Your local lettings specialist. Often agencies offer both sales and lettings, however sales is usually their core business and consequently their priority.

We are passionate about lettings and YOU will always be our priority. Whether you are looking for your first investment property, or wishing to expand your portfolio, we are the one-stop-shop for residential lettings.

There are lots more reasons why Assured Lettings is the right choice for you.

Business Approach

Fair, clear and simple. With a transparent fee structure.



Our Blog

Keeps you up to date with local property news and identifies quality buy-to-let properties currently available on the local sales market.



Appointments

Available from 8am to 6pm: whether you want a rental valuation first thing in the morning, or tenants wish to view your home after work, we accommodate all of our clients with an early start and a late finish.



Tailored Communication

Whether you want a regular phone call, weekly email or a quick text message, we tailor our service to work for you.

Inventory and statement of condition prepared using the latest software

We understand the importance of getting these key documents right. Therefore, we have invested in software which produces the best and most accurate inventory possible. This helps safeguard your property against mistreatment and lost or stolen items.



Small Team

The business is a family based partnership, owned and managed by brother and sister Rob Hall and Becky Perry.

You will not be passed from one member of staff to another, and the service that you receive will be much more personable.



Complementary Skills

Many agencies are good at sales, but then let their clients down with poor aftercare. Rob's sales and business development background, combined with Becky's planning, organisational and management skills go hand in hand to provide an excellent overall package.



Professional Marketing and Photography

Your property will be listed on Rightmove as well as our own website and we take great pride in making your listing stand out. We use state of the art cameras to take our property photography and understand what tenants look for when choosing their next home.



Tenancy paperwork provided by Training for Professionals

Written and regularly updated, to ensure full legal compliance, best practice and your peace of mind.

Experience and Qualifications

Rob has worked in the industry for over 10 years. His knowledge of the market and broad experience are backed by his professional Diploma in Residential Letting and Property Management. Rob is also a landlord and therefore has a strong understanding of your expectations.

Assured Lettings Rent and Legal Guarantee

This provides you with peace of mind, particularly if you are relying on the rental income to cover your own costs (mortgage etc).

Services we offer

	Tenant Find Only Service	Fully Managed Service
Free property appraisal: Including rental valuation, our recommendations and outline of services. Available from 8am to 6pm.	●	●
Professional Photography: State of the art DSLR camera to ensure quality presentation of your property.	●	●
Energy Performance Certificate (EPC): We can organise this for you if required, to ensure compliance with government legislation.	●	●
Smoke and carbon monoxide alarms: We can organise these for you if required, to ensure compliance with government legislation.	●	●
Marketing: Including Rightmove listing, website advertising, To Let boards, social media and targeted emails to our tenant waiting list.	●	●
Accompanied viewings: Available from 8am to 6pm.	●	●
Comprehensive tenant referencing and credit checks: Carried out by leading provider Let Alliance.	●	●
Right to rent checks: To ensure a potential tenant can legally rent your property.	●	●
Landlords buildings and contents insurance: Can be arranged through our provider Let Alliance who have a 5-star rating from the independent review site Defaqto.	●	●
Preparation of tenancy documentation: Written and regularly updated by a leading supplier, to ensure full legal compliance, best practice and your peace of mind.	●	●
Registration of deposit: To ensure compliance with government legislation.	●	●
Gas and electrical safety certificates: We can organise these for you if required, to ensure compliance with government legislation.	●	●
Check in process: Including collection of remaining deposit and first month's rent, signing of tenancy documentation and key scan/handover.	●	●
Rent & legal guarantee: Can be arranged on request, providing full protection against rental arrears and legal costs of eviction.		●
Legionella and Legionnaires risk assessment: Standard checks to ensure legal compliance.		●
Comprehensive Inventory and Statement of Condition: Prepared using the latest software, to safeguard your property against mistreatment.		●
Registration of utilities and council tax: Done by a leading utilities management partner to the lettings industry.		●
Organising maintenance and repairs: Carried out by trusted tradesmen who have appropriate certification.		●
Rent collection: Including prompt bank transfer and fully itemised statement.		●
Annual statement: For tax purposes (on request).		●
Periodic inspections: To check that your property is being looked after, and identify any preventative maintenance recommendations.		●
Tenancy renewals: These are available to give you the peace of mind from a new fixed term tenancy. If you prefer we can allow the tenancy to become periodic (rolling monthly).		●
Rent reviews: Carried out annually to ensure your rent is in line with the current market.		●
Checkout: Detailing any cleaning requirements, dilapidations and resulting deposit negotiations.		●
Deposit disputes: In the unlikely event that we are unable to reach an agreement with the tenant, we will prepare a full case for submission to the relevant adjudication body.		●
Insurance claims: We will fully process the claim if you have taken cover with our insurance partner. If you have your own insurance policy we will assist wherever we can.		●
Legal helpline: We have access to a dedicated team of professionals who can help with any complex legal matters.		●

Property Sourcing Service

With low interest rates and volatile stock markets, it is not difficult to see why a lot of people view Buy To Let (BTL) as a solid investment choice. Not only can you generate a monthly income for yourself, you could also see an increase in capital growth, particularly if you are looking at a long term investment plan.

However, with the axe of BTL mortgage interest relief, and the introduction of an extra 3% stamp duty cost on second homes, it is more important than ever to do your research and get good advice from property professionals.

At Assured Lettings, we offer a FREE property sourcing service where we will work with you to find a BTL property in our catchment area. Why do this on your own when you can work with people who live and breathe property lettings?

Before we start searching for your BTL investment, you may want to have a chat with our recommended independent mortgage advisor. Even if you don't have any savings, if you purchased your own home at the right time, you may be sat on equity, and this could potentially be used to finance your BTL property.

Once we have established your budget and requirements, we will then begin our search. We look at the sales market every day to ensure we don't miss any gems, and for each property we recommend we will send you a comprehensive Property Performance Forecast document.

We are happy to do this for free, as we see it as a good investment in our time.

It allows us to demonstrate our knowledge and expertise to you, in the hope that you will then use us to let and manage your chosen investment. Whether you are completely new to BTL, or an experienced investor looking for your next property, we are your one stop shop for property lettings.

PLEASE NOTE: All of our work is done in good faith, but as with any investment, Buy To Let comes with no guarantees. You should still do your own research and sums, to satisfy yourself that your chosen property is a reasonably safe investment. Market conditions can quickly change and you should always look at Buy To Let as a long term investment.



Member Bodies



There are currently no national mandatory regulations for Letting Agents, however with such a complex web of law, regulation and codes of practice governing residential lettings it is important to choose an agency which will keep you safe and complies with the law.

Assured Lettings are voluntary members of the following professional bodies:



ARLA

To become an ARLA member you must have Client Money Protection (CMP), client accounts regularly inspected independently and Professional Indemnity Insurance in place. You must understand and comply with complex legislative changes and best practice, attend regular training to keep skills and experience up to date and comply with the professional standards of the nationally recognised professional body for letting agents.



Safe Agent

Safe Agent is a mark denoting firms that protect landlords and tenants money through client money protection schemes. These schemes are run by recognised industry bodies or organisations operating in the private rented sector to provide accreditation and regulation. They are completely independent from the letting agent and they don't act on behalf of, or have a duty of care to the participating firm.



The Property Ombudsman

The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service since 1990. TPO is a full member of the Ombudsman Association and adheres to the organisation's principles of good governance for ombudsman schemes.

Assured Lettings are committed to offering the highest possible standards within our industry.

Our Mission, Vision and Values



Our mission is to deliver a lettings and property management service that consistently exceeds the expectations of all our clients. We will manage each property within our portfolio as if it were our own.



Our long term vision is to become the letting agent of choice within the South Derbyshire area.



The operation of the business is always guided by our strong brand values of professionalism, expertise, trust, efficiency and reliability.



**Local
Experts
Trusted
Service**

Local Experts Trusted Service

