



**LETTING
SOLUTIONS**

 / PROPERTY EXPERTS

A landlord's essential guide to letting and property maintenance

A decorative graphic at the bottom left consisting of two vertical bars: a lime green one on the left and a dark blue one on the right.

Email us: hello@LSBlackpool.com

Call us: 01253 886 444

Visit us: 52 Whitegate Drive,
Blackpool, FY3 9DF

A low-angle photograph of the Blackpool Tower, a tall red-painted steel lattice tower, reaching towards a blue sky with light clouds. At the base of the tower, the red brick buildings of the Blackpool promenade are visible, featuring arched windows and ornate architectural details. The overall image has a slightly faded, ethereal quality.

**Welcome to Letting Solutions,
one of Blackpool's only agents that
exclusively specialise in the letting and
management of your property portfolio.**

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ABOUT US

We are a **local, independent firm** specialising in lettings and residential property management. As a specialist letting agents we are fully focused on providing a first-class service to both landlords and tenants.

Our loyalties are not divided with sales; therefore, allowing us to focus on securing a **fast and efficient** rental. Our prominent office, located on Whitegate Drive, Blackpool, invites all potential tenants in to find their ideal home.

Whether you are a new landlord with one property or an experienced landlord with a portfolio, our friendly team are here along the way to help and guide you with **expert advice** and bucket loads of local know-how.

Our knowledge of your property allows us to **confidently** match it with your ideal tenant as we know that selecting the **right tenant**, is more important than selecting the first tenant. Our excellent relationships with our landlords has contributed to our **success** and our sterling reputation.

We pledge that for every new property that is managed by us, we will plant a tree with **The Woodland Trust** dedicated to you, our client. Each tree dedication is a wonderful way to say a big thank you for your business and also a constructive way to be kind to our planet. Once you receive your dedication pack, you can even visit your tree....who knows, you may even give it a hug!

WHAT TO EXPECT

Aside from offering you a happy and successful landlord life, you can be confident you are placing your investment in the best hands. Our team will take care of all the legal requirements to keep you compliant.

Don't just take our word for it. Our landlords, and tenants regularly leave honest reviews on our social media pages and on Google.



YOUR PROPERTY IS IN SAFE HANDS

Propertymark Protection is a voluntary consumer protection scheme that provides financial protection, an independent redress scheme, and a code of practice for consumers who use the services of their members. Here's what this means for you:

- We meet the **highest professional standards** in the lettings industry.
- We're fully **qualified and regulated**, so you can trust us to handle your property with care and integrity.
- Our accreditation demonstrates our **commitment** to providing you with the very best in property management.
- Your money and interests are **safeguarded** through ARLA Propertymark's client money protection scheme.

The Property Ombudsman (TPO) is a government approved scheme to provide redress in relation to disputes between consumers, looking to rent or buy residential property and estate & letting agents.

The Information Commissioners Office, known as the ICO, is an independent body that upholds information rights in the UK. As the UK regulator, the ICO oversees all aspects of data protection. We are registered with the ICO so you know your data is safe with us.



What makes us different?



We care about our landlords and our reputation speaks volumes.



Our processes are simple and easy.



We are 100% transparent with our pricing and there are never any hidden fees



We tailor our packages for our clients. We know each individual landlord has unique needs



Our team are long-standing and dedicated with decades of experience



We offer flexible appointments to accommodate our clients needs

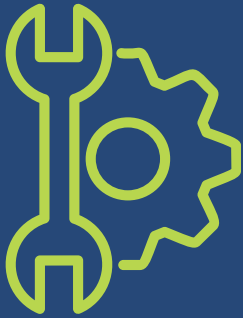


Our team are contactable out of business hours for emergency purposes



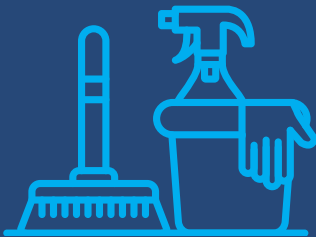
We have our very own in-house maintenance team. This makes it more effective to help tenants

What can we help you with?



Our trades people are fully qualified

Polite, prompt and reliable
DBS checked
Quick to respond to emergencies
Qualified for all trades
All aspects of maintenance covered
Legal certification
Public Liability Insured



Our cleaners are professional

End of tenancy cleans
Spring cleans
Weekly cleans
Carpet cleaning
Oven cleaning



All aspects of property management are covered in-house including;

Rent collection
Periodic inspections
Utility changeover
Rent reviews
Bond protection, end of tenancy bond return and resolution
Final inspection
Disputes/Eviction legislation
Remaining compliant with legislation

Why the management package may be the best for you.

Do you have the time, knowledge or the inclination to legally and successfully manage the tenancy at your property?

If the answer is **no**, you could easily find yourself caught out and fail to keep up with the legal requirements of being a landlord.

This is our expertise and the reason you can trust us to **take care of absolutely everything.**

Key information.

Tax

Rental income is a taxable income and must be included on your tax return whether you're a non-resident landlord or you reside in the UK.

If you are a non-resident landlord, your tax will be deducted from your monthly rent unless you obtain an exemption certificate from HM Revenue and Customs (HMRC). More information can be found on the Government website or by clicking [here](#).

Deposit

Since April 2007 landlords must register any deposit with a government-backed deposit scheme.

We protect all deposits with the Tenancy Deposit Scheme (TDS).

The TDS will be administered by Letting Solutions in accordance with their guidelines.

For further information see: [tenancydepositscheme.com](https://www.lettingsolutions.com/tenancy-deposit-scheme)

Rent & Legal Insurance

As a landlord you have lots of responsibilities. It's not just about keeping your tenants safe and happy - it's about keeping your investment sound.

Standard landlord insurance policies typically start with building insurance and property owners' liability insurance. These cover the cost of repairing or rebuilding your property and cover any personal injury to a tenant or visitor. As with any insurance policy, what's included in landlord insurance can vary. So it's essential to read exactly what's included before signing up.

References

Thorough checks are carried out during the tenant screening process.

These involve:

- Previous landlord references
- Confirmation of employment
- Confirmation from accountant if they are self employed (trading for a minimum of 12 months to qualify)
- Affordability checks
- Right to rent checks (including immigration checks)
- Proof of rent payments via bank statements may be requested
- Google and social media checks
- Guarantor checks

Additional Licences

Selective licensing was introduced within the Housing Act 2004 under Part 3, Section 80. The period of designation lasts for 5 years and will include statutory and general conditions aimed at ensuring licensed properties are safe, meet basic standards and they are managed in a satisfactory way.

Blackpool Council are running selective licensing in different zones of Blackpool.

For further information and to see if your property falls within one of these areas please visit:

<https://www.blackpool.gov.uk/Business/Licensing-and-permits/Housing-licences/Selective-licensing/Selective-licensing.aspx>

Property safety.

Gas Safety Regulations 1998 (installation & use)

Mandatory

Under this regulation it is the landlord's responsibility to ensure that all gas appliances are maintained in good, safe order and a check is undertaken every 12 months by a gas safe registered engineer.

This is a legal requirement.

Electrical Installation Condition Report (EICR)

Mandatory

Landlords must obtain a report (usually an Electrical Installation Condition Report or EICR) from the person conducting the inspection and test which explains its outcomes and any investigative or remedial work required.

An EICR usually has a validity period of 5 years. For more information can be found [here](#)

Legionella Risk Assessment

Best Practice

It is the landlord's legal duty to ensure the health and safety of the tenant. The Legionella bacteria has the potential to cause serious harm to health if it is not properly controlled. As a result, all premises containing a man made water system must ensure that the system is safe to use, regularly maintained and free from harmful bacteria.

A risk assessment is a good way to control this and to ensure the tenant also knows their responsibilities.

The Electrical Equipment Safety Regulations 1994

Mandatory

All electrical appliances provided as part of the tenancy must be safe when they are first supplied for use.

If the property is re-let to new tenants then the appliances must be re-checked for safety as this is the first time they have been supplied to those particular tenants

This is a legal requirement. Portable Appliance Testing is a good way of ensuring that electrical equipment remains safe to use.

The Smoke & Carbon Monoxide Alarm (England) Regulations 2015

Mandatory

Landlords are legally obliged to have a working smoke alarm on each floor of the property, and it is advised to have a heat detector in the kitchen. If the property has gas or solid fuel, a carbon monoxide detector is required next to each appliance.

Even where alarms are fitted at the property, the landlord must remember to check them at the start of the tenancy.

Energy Performance Certificate

Mandatory

An EPC must be graded a band E or above to be able to let your property, unless you have an exemption.

An EPC is valid for 10 years and must be provided to the tenants upon move in.

We can arrange these on your behalf.

Please ask the office for more information and costs should you wish to use our qualified contractors

See what our clients say

I applied for a property with Letting Solutions, I got accepted for said property & can honestly say the agents have been absolutely amazing!

I cannot fault them at all, they kept in direct contact with me throughout the whole process & continue to do so, nothing is too much trouble, they have been fantastic!

I would highly recommend.

— **Jenny**

”

You would not be disappointed choosing Letting Solutions. The team go above and beyond to help you. It's an amazing team and company.

They rented my house out quickly and without any problems. I had to move quickly 200 miles away and was unable to arrange a lot of the final house cleaning/furniture moving myself and so I left them a key and they did it all for me.

I honestly cannot praise them enough or thank them enough. without them I wouldn't have been able to do it.

The team deserve 100 stars not just 5.

— **Tara**

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What package works best for you?

	Tenant Finders ONLY	Fully Managed
Market Appraisal & Valuation	✓	✓
Photography & Advertising	✓	✓
Accompanied Viewings	✓	✓
Application, Referencing & Credit Checking	✓	✓
Tenancy Agreement & Full Legal Pack	✓	✓
Coordinate the Move In	✓	✓
Transfer of Utilities	✓	✓
Comprehensive Photographic Inventory	✓	✓
Registration of the Deposit		✓
Continuous Advice from Property Experts		✓
Key Holding Service		✓
Rent Collection & Account Management		✓
Maintenance Management		✓
Property Inspections including Final Inspection		✓
Renewal of Legal Certification		✓
Out of Hours Emergency Support		✓
Annual Rent Reviews		✓



Work with us

Let's find you the perfect tenant



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