

Landlord Pack



guaranteed
rent



no void
periods



fully
managed



experienced

About Calon Residential Leasing

Homelessness is still a major issue for local authorities, where demand for homes far exceeds the supply. At Cadwyn, our dedicated Calon Residential Leasing team focus purely on providing homes for homeless families and individuals.

Our Temporary Accommodation scheme provides a temporary home for homeless people referred to us by Local Authorities. Tenants of the scheme remain in the property until they find a permanent home.



hassle
free

Our services

We are looking for houses in most areas of Cardiff, Blaenau Gwent and Merthyr Tydfil to lease for temporary accommodation.

We are offering a **professional, hassle free, full management and maintenance service** to landlords.

You will receive:

- **rent guaranteed** with no void periods from the moment the lease is signed
- **high standard** of management
- **all internal reactive repairs** carried out by quality contractors

Full
management
service

If you are interested;

- 1) Check with us that we are interested in your property
- 2) Check that any mortgage lender associated with the property will allow you to enter into a lease - there's no point going any further if you are not permitted.
- 3) Check the Lease Agreement to ensure you are happy with the terms



What Calon need from you

- ✓ Property to meet the **Minimum Standard** detailed on page 3
- ✓ A current **Landlord Gas Safety Certificate** carried out by an engineer on the Gas Safe Register
- ✓ A **Domestic Periodic Electrical Inspection Report** – carried out by **NICEIC** or **ECA** approved engineer
- ✓ An **Energy Performance Certificate (EPC)**
- ✓ At least one **Mains Wired Smoke Detector** on each floor
- ✓ **Boiler Cover plan** or for all gas installations (British Gas Care 200 or equivalent see page 4)
- ✓ Copy of your **Buildings Insurance Cover** (the insurance company **must** be made aware that you have leased the property to our company it must include DSS tenants)
- ✓ Copy of **Fire Risk Assessment** and any special instructions for occupants in the event of a fire (applicable if the property has a communal entrance and can be obtained from the freehold owner)
- ✓ **Proof of Ownership** of the property
- ✓ Personal **Photographic ID** of the owner



Property Condition

To meet the standard of the scheme, properties must:

- Be unfurnished but a cooker, flooring, washing line and blinds are required.
- Be in a good state of repair both externally and internally and have a fairly modern kitchen and bathroom.
- Be in good decorative order throughout - no missing skirting or architrave, cracks in ceilings and walls filled and decorated to match existing.
- All doors and windows must be fully functional; any mechanisms on doors and windows must work properly.
- Have a heating system which is economical to run and capable of heating the whole house.
- Have a mains linked smoke detector on every floor.
- A one person bedroom should accommodate a single bed a bedside table a medium sized chest of drawers (which may be located in box room or on landing where it wouldn't cause an obstruction) and a single wardrobe.
- A two person bedroom must have enough space for a double bed or two singles a large chest of draws (which may be located in box room or on landing, where it wouldn't cause an obstruction) a dressing table, one double or two single wardrobes.



experienced



Cadwyn Gas Plan

To make your life as hassle free as possible, we can provide you with our own gas plan. This comprehensive Gas Plan includes:

- 24/7 repairs reporting
- 24/7 emergency call out
- Maintenance of the boiler
- Maintenance of the boiler electrics and any faults relating to the pipes
- Annual gas safety test (requirement by law)
- Annual service of the boiler
- Unlimited call outs
- No excess

All this is **only £15 per month**, which is deducted from your monthly rent.

Contact us

Contact the Calon Residential Leasing Team today to discuss anything further or to request a property viewing and rent appraisal.

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w: www.calon.com

