

Letting Your Property: A Guide for Landlords

Whether you're a seasoned landlord or just starting out, letting a property can be both rewarding and complex. With a variety of property types, high tenant demand, and evolving legislation, staying informed and working with a trusted local agent is key. At Hull Gregson Hull, we bring a wealth of knowledge and experience in the South Dorset property market. We're here to guide you through every step of the letting process - from preparing your property to finding reliable tenants and managing the tenancy with confidence.

Legal Responsibilities for Landlords

Letting a property in the UK comes with a number of legal obligations. These regulations are in place to protect both landlords and tenants and must be followed to avoid heavy fines and penalties.

Key requirements include:

- Tenancy Agreement
- Landlord Gas Safety Certificate
- Electrical Installation Condition Report (EICR)
- Energy Performance Certificate (EPC) - must meet a minimum rating of "E"
- Smoke detectors on each floor
- Carbon Monoxide alarms where required

At Hull Gregson Hull, we stay up to date with current legislation and ensure that every property we manage meets legal compliance - giving you peace of mind and reducing risk.

Consent to let your property

There are two key areas to check if you need to seek consent before proceeding.

Mortgage provider

Headlease approval

Insurance & Rent Guarantee

It is necessary to take out specific landlord insurance to ensure the building and contents(if applicable) has adequate cover. One other thing to consider to protect the your income the event your tenant defaults. We work with a local company to help landlords navigate through insurance options available to them.

Increasing Rental Return

To stay competitive and maximise your income, consider cost-effective upgrades:

- **Redecorating and New Flooring:** A quick refresh makes your property more attractive and can help accentuate the other properties features.
- **Modernising Kitchens and Bathrooms:** Modern bathrooms and kitchens have statistically shown to gain a higher rental value compared to other properties.
- **Gardening and Outdoor Maintenance:** Weeding gardens and driveways, as well as trimming back hedges and trees can really make your outside space stand out

Finding the Right Tenants

The right tenants can make all the difference to your rental experience. Our comprehensive tenant referencing includes credit checks, employment verification, and past rental history to ensure a reliable match.

We also tailor marketing to each area's appeal:

- Professional photography, floor plans, and video tours
- Listings on Rightmove, Zoopla, and On The Market
- Emphasis on features tenants value most – from sea views in Swanage or Portland to proximity to schools in Dorchester or Weymouth
- Advertising on our social media platforms, reaching an audience of over 3,000 people. Platforms include Facebook, Instagram and TikTok

Property Management That Works

Once your property is let, professional management ensures everything runs smoothly. From maintenance to rent collection, our property management team takes the hassle out of being a landlord.

Our top tips for successful management:

- **Routine Inspections & Maintenance:** Protect your investment with regular property checks and prompt repairs.
- **Clear Tenant Communication:** Keep tenants happy and informed, especially in managing expectations in seasonal or high-turnover areas like Swanage or Portland.
- **Efficient Rent Collection:** Our systems ensure timely payments and detailed financial reporting. We also register deposits with the Deposit Protection Service.

With ARLA-qualified agents, Hull Gregson Hull offers a complete property management service – so you can be as hands-on or hands-off as you like.