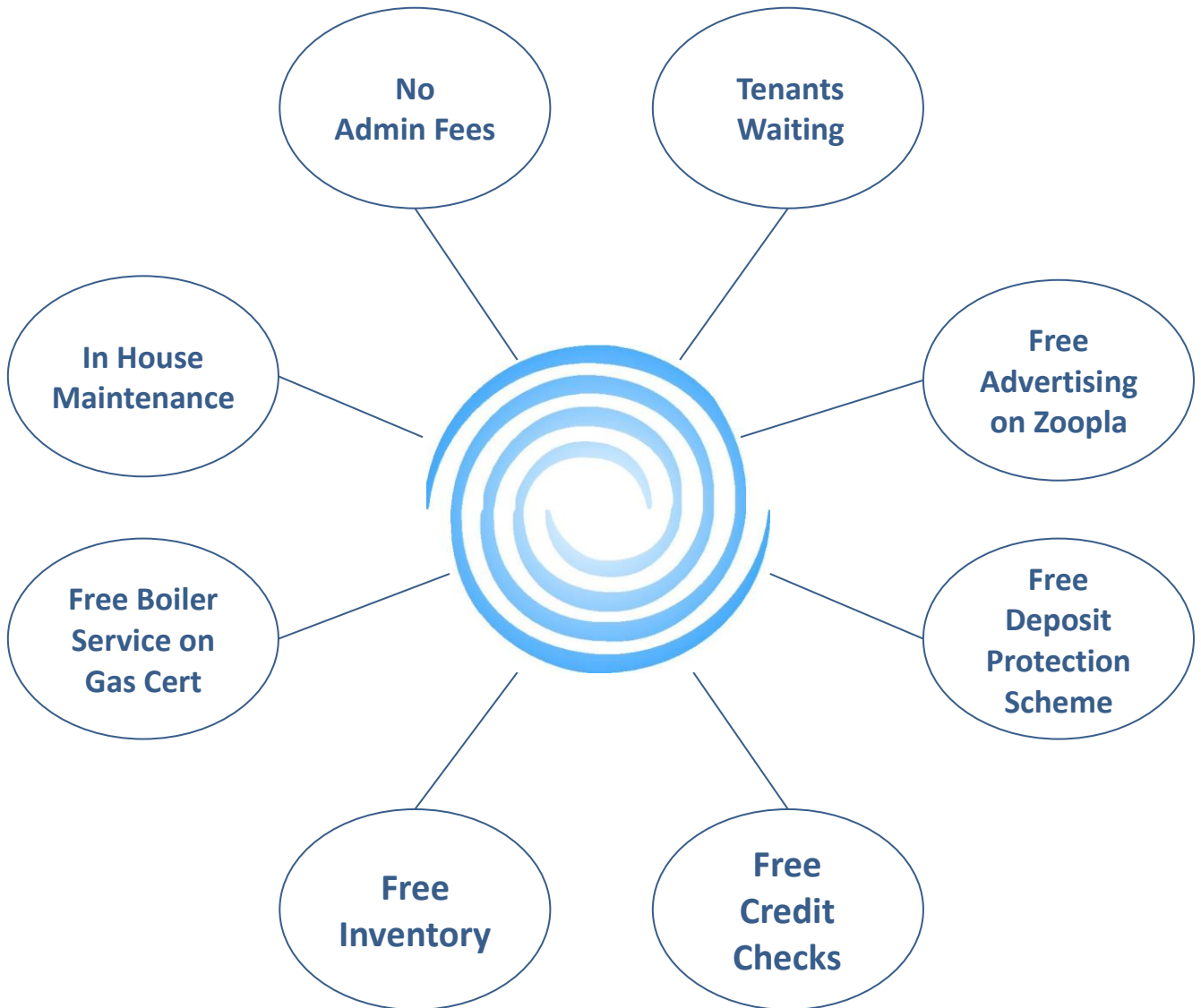


ALL IN ONE

PROPERTY MANAGEMENT LIMITED



Telephone: 01226 388874
Email: info@allinonegroup.co.uk
Web: www.allinonegroup.co.uk
Address:
35 Cannon Way, Claycliffe Business Park, Barugh Green,
Barnsley S75 1JU
Company Registration Number: 09519727





“All In One Property Management Ltd is a letting & block management agent based in Barnsley.

Combining resources with our in house construction & maintenance company ‘All In One Group (UK) Ltd’ reduces the overall cost without compromising quality.

Our Complete Property Management Services

Our 10% Fee includes all administration costs and much more:

- Local office open 5 days a week
- 24/7 Emergency Response
- Administration Fees
- Hassle free transfer from previous agent
- Coordinate repairs to an agreed limit, using our own in-house tradesmen’s ensuring a cost effective service saving you money
- Free EPC
- Monthly rental statement
- Tenancy Agreement – Preparing the legal documentation required by legislation
- Advertising on Zoopla and in local press
- Marketing – Circulating details of your property to potential tenants throughout the All In One’s database
- Placing a ‘To Let’ board at the property
- Viewings – Accompany prospective tenants and advising you immediately of tenancy applications
- Collecting the first month’s rent and deposit which is kept in the Legal Deposit Protection Scheme
- Monitor rent payments and alert you if tenants fall behind or breach their Tenancy Agreement
- Arrange the inventories and Schedules of Conditions required prior to letting
- Readings of the utilities will be given to your chosen provider
- Full property inspection before Tenant vacates
- Quarterly inspections and reports of your property



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We can take care of the following legal requirements:

THE GAS SAFETY CERTIFICATION (GSR)

(INSTALLATION AND USE) REGULATIONS 1994

- These regulations ensure that gas appliances are properly installed and maintained in a safe condition so as to avoid the risk of carbon monoxide poisoning.
- It is the responsibility of the landlords of domestic properties that ALL 'Gas Appliances' and Gas Installation Pipe work owned by him are checked for safety at least once a year by a member of the GAS SAFE registered and that accurate records are kept of those safety inspections and any work carried out. These records must be provided to the tenant.

ELECTRICAL SAFETY CERTIFICATION (PIR)

EQUIPMENT (SAFETY) REGULATIONS 1994

- The above regulations impose an obligation on the Landlord to ensure that all electrical appliances and installations left as part of a let property are safe.
- We recommend that all electrical appliances in let properties are regularly checked and serviced.
- Failure to comply with these regulations may affect the life of your tenant and lead to prosecution with penalties of imprisonment or fines up to £5000.

ENERGY PERFORMANCE CERTIFICATES

- All properties (homes, commercial and public buildings) must have an Energy Performance Certificate (EPC) when sold, built or rented

SMOKE & CARBON MONOXIDE ALARMS

LANDLORDS ARE REQUIRED TO INSTALL SMOKE & CARBON MONOXIDE ALARMS BY LAW

Summary of the legislations

- A smoke alarm is now required on every storey.
- A carbon monoxide alarm needs to be in every room with a solid fuel burning appliance
- Alarms must be tested and working on the start of each tenancy