



TOWN &  
COUNTRY  
PROPERTY SERVICES

**WE MANAGE**  
YOUR  
**PROPERTY**  
SO YOU DON'T HAVE TO

**Town & Country**

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LANDLORD INFORMATION PACK



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# TOWN & COUNTRY

## WE MANAGE YOUR PROPERTY SO YOU DON'T HAVE TO!

We are a family-run, independent company covering Brighton and Hove, specialising in lettings, property management and sales.

With more than 30 years' experience locally, we pride ourselves on an honest, professional, and transparent approach, based on first-class communication and market knowledge.

Whether you're a new landlord or have an established portfolio, we are on hand to resolve tenant issues, as well as taking care of building maintenance.

We also keep up to date with all new legislation, ensuring you are acting within the law and are fully compliant at all times.

Looking to sell? We also steer you through the sales' process.

Our key objective is to give you peace of mind – knowing that your property is being taken care of as if it were our own!



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TRUSTS  
ESTATES  
LARGE PORTFOLIOS  
PRIVATE LANDLORDS  
BUILDING MANAGEMENT



WE ARE YOUR  
LOCAL PROPERTY  
LETTING,  
MANAGEMENT &  
SALES' EXPERTS

## WHAT YOU GET FROM US: PEACE OF MIND

WE ARE EXPERTS IN OUR FIELD.  
POP IN AN SEE US FOR A CHAT

Perhaps you are thinking about a potential property purchase for investment purposes – or want to know how our services compare with competitors.

The Town and Country Property Services' team offers a full range of services, including lettings, property & maintenance management and sales.

We pride ourselves on clear, effective and timely communications so there are no mixed messages - ensuring everyone knows where they stand at every stage.

Our advice is always honest, transparent and clear. We share our first-class knowledge to ensure that you make informed choices that are best for you.



## WHAT OUR CLIENTS SAY

“ I have been using Town and Country as letting agents for several years now. They have always been helpful and positive both to myself as landlady and to all my tenants. They are sensibly priced and always look for good reliable tenants. Their communications are prompt and the staff are professional and friendly. I would recommend them without hesitation. ”

“ Until Town and Country I thought that all letting agents were the same; spoiler alert - THEY ARE NOT. Town and Country resolve issues quickly and thoughtfully so as a landlord I am beside myself as my tenants are happy, knowing that they are looked after and I know that I don't have to worry about anything! Someone drove into the property garden wall and within an hour of calling, a builder was on the scene to secure the wall and make good. If my tenants are happy, then I'm happy! The flat is maintained to a high standard, the staff are ALWAYS on hand - regardless of how silly (!!) my question and where I think that they have gone above and beyond, they just say they are doing their job. VERY happy all round. Thanks guys! X ”

“ I have recently transferred from another managing agent in the area. My experience with them has been very different from my previous three agents in sixteen years. From the start, this agency has been professional, effective, efficient and friendly. They have gone the extra mile to ensure my satisfaction and peace of mind. I cannot recommend Town and Country Agency and Staff, more highly. ”



# TOWN & COUNTRY

## HONEST & TRUSTWORTHY ADVICE FROM LOCAL EXPERTS

We offer professional, honest advice about current market conditions in Brighton and Hove and surrounding areas.

We give landlords realistic expectations about what their properties are worth – whether it's rental return or for sale on the open market.

Our experienced team will also advise if any works are required – prior to marketing – and the relevant legislation to protect both landlords and tenants.

## TENANT REFERENCING & DEPOSITS

We offer a rigorous approach to ensure potential tenants are fully vetted and have comprehensive, genuine references.

Town and Country complies with all Right to Rent Checks and ensures that all properties are covered by the relevant inspections, gas and electrical safety and deposit protection requirements.

We use the Tenant Deposit Scheme to register the deposits we hold. Since legislation came into force in 2007, we have averaged less than one dispute a year.

As always, we believe in clear communication, ensuring that landlords and tenants are fully in the picture.

**ESTABLISHED  
1991**

**FULLY INDEPENDENT  
TRANSPARENT  
PRO ACTIVE  
TRUSTWORTHY  
COMPLIANT**





# TOWN & COUNTRY

## LANDLORD CHECKLIST

Thinking of letting your property? Check out our 10-point Landlord checklist first. Landlords must:

1. Provide proof of legal ownership and consent to rent the property & ensure they are aware of national licensing requirements, plus those that are specific to some areas of Brighton and Hove.
2. Secure their mortgage lenders' permission to let.
3. Check for clauses (where applicable) prohibiting the property from being let. Check personal financial liability, particularly in managed blocks.
4. Provide a valid and up to date Gas Safety Certificate, where gas is supplied.
5. Provide a satisfactory EICR (electrical installation condition report).
6. Ensure a furnished property has an EICR that also covers appliances. Furnishings must comply to Fire and Furnishings regulations.
7. Provide an Energy Performance Certificate, with an E-rating or above.
8. Register all deposits.
9. Ensure tenants are vetted for a 'Right to rent' check.
10. Note that fees may no longer be taken from an applicant who wishes to rent a property. A maximum of 5 weeks' rent can be held as a security deposit.

**Failure to adhere to these points can result in criminal prosecution.**

Please talk to us to make sure you understand what is required to comply. Legislation has changed considerably since the pandemic and further Government changes are underway. We will keep you fully updated if anything changes.



# LANDLORD REPORT

## 1:4 ARE RENTING

Did you know that 1 in 4 of Brighton and Hove residents rent their home?

Along with its reputation as one of the UK's most vibrant cities, this makes Brighton, Hove and surrounding areas the ideal place to invest in property – or to sell.

With an award-winning culture, universities, diverse nightlife and population, plus a Premier League football team, Brighton and Hove is an ideal coastal location for those looking to rent – ranging from young professionals to families.

Properties also offer a competitive return from rental income, compared with some other areas.

According to the Office for National Statistics, these were average rents in the city in June 2024.

One bedroom: £1,118  
Two bedrooms: £1,444  
Three bedrooms: £1,713  
Four or more bedrooms: £2,425

Taking the data instead by property type, average rents were:

Flats and maisonettes: £1,311  
Terraced properties: £1,915  
Semi-detached properties: £1,950  
Detached properties: £2,150

Current tenancies last on average around 18 months or more – meaning the property should be a long-term investment.

We aim for long-term, high-quality tenancies to ensure your property is well cared for.

## 2024 STATISTICS

Over 300 let units  
Over 1000 Tenants  
98% Full Management  
1% Bad Debt Over 30 Days  
Avg. 15 Day Turnaround\*

\*NLA Average Empty Period 60 Days





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# WE WANT TO WORK WITH YOU

Thank you for taking the time to read about Town and Country and what we could be doing for you and your property.

We pride ourselves on offering an exceptional service throughout the City and surrounding areas.

With highly trained staff with a wealth of experience, you can be sure that if you choose to rent or sell your property through Town and Country your asset will be cared for by a family business, who care and match the right tenant for your property.

Our promise is simple; we will only place people that we believe will make good tenants into our landlords' own properties.

Our tenant vetting process is stringent with a full credit history check, ID check, proof of income and references.

You can trust us to give you honest advice, from understanding the criteria required to let your property, through to tenant selection and property maintenance. We guide you through the process of letting your property and are there whenever you need us.

Likewise, if you decide to place your property on the market, we can help ensure you achieve the best price in a timely way.

Ensuring that you have peace of mind, is our number one priority, and we really do manage your property so you don't have to.

LET'S CHAT!

*Stephen Chipp*

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**01273 771977**



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