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2019

PREM PROPERTY

TRUSTED BY
LANDLORDS
IN THE
MIDLANDS

BRIDGING THE GAP

SECURING STABLE SHORT-TERM HOUSING



CONNECTING YOU TO QUALITY
TEMPORARY ACCOMMODATION

Introduction

The Importance of Reliable, Short-Term Housing for Service Users

In the UK, housing associations, local authorities, and care organisations often need to find suitable short-term accommodation at a moment's notice. Whether it's for families in crisis, individuals transitioning from hospital care, or young people moving into independent living, having a stable, comfortable home can make all the difference.



Overcoming Procurement Challenges with Guaranteed Rent and Property Management:

Sourcing the right property—quickly and consistently—can be a complex task. That's where our approach makes a difference. By offering landlords guaranteed rent and delivering professional property management, we build trust and confidence with property owners. This allows us to provide you with a wide range of well-maintained homes, ensuring your service users have access to suitable accommodation exactly when they need it.

Why Guaranteed Rent Matters to Providers



UNDERSTANDING GUARANTEED RENT

Guaranteed rent means landlords receive a fixed monthly payment, even if the property isn't occupied. This removes the worry of void periods and income uncertainty. When landlords know they'll be paid on time, every time, they're more willing to let us manage their properties. This security builds a positive reputation, attracting more landlords to join our network.

As our pool of trusted landlords grows, so does our selection of properties. This translates into more housing choices for you, ensuring your service users have access to homes that match their specific needs, no lengthy searches, no last-minute compromises.

BUILDING TRUST WITH LANDLORDS

Professional Property Management as a Reassurance

We handle the entire spectrum of property management, from regular inspections and maintenance to compliance checks and rent collection. Landlords appreciate having a single, reliable point of contact.

Ensuring Maintenance, Compliance, and Tenant Readiness

Before a home is offered to you, we ensure it's safe, compliant, and move-in ready. This quality assurance gives landlords confidence in our methods and provides you with a seamless placement experience.



Professional Property Procurement: Ensuring Quality and Suitability



Identifying Suitable Properties for Specific Needs

Not every property fits every service user. We carefully evaluate factors such as accessibility, proximity to transport links and community resources, and the need for specific adaptations. This targeted approach ensures that the properties we provide align with your service users' unique circumstances, creating a seamless fit for their requirements.

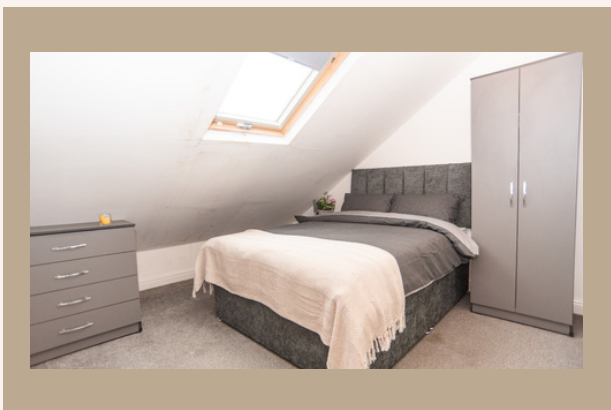
Every property we source adheres to local housing regulations and meets all necessary compliance standards. From safety checks to accessibility features, we ensure that the homes we present are fit for purpose and ready for immediate use, giving you confidence in their suitability.



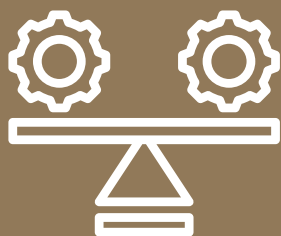
Flexible Sourcing and Expanding Options

With strong relationships across our network of landlords and sourcing agents, we can act swiftly to secure accommodation. Whether it's an urgent need or a planned placement, our responsiveness ensures you always have suitable housing options when time is of the essence.

Our trusted relationships with landlords are built on delivering consistent results. Satisfied landlords often recommend us to others, enabling us to expand our portfolio continually. This means you benefit from an ever-growing selection of well-maintained properties that can evolve with your service needs.



Direct Benefits to Service Users



Improved Outcomes Through Stability and Choice

When you have rapid access to a variety of suitable homes, you can place service users in environments that genuinely support their wellbeing. This stability leads to better health, educational, and social outcomes.



Quicker Placement, Reduced Stress

Last-minute scrambles for accommodation are stressful for everyone involved. With our network in place, you can make informed decisions swiftly, reducing uncertainty and anxiety for those in need.



Allowing Providers to Focus on Quality Care

By handling the property side of things, we free you to focus on what you do best, delivering compassionate, high-quality support. With housing secured, you can invest your energy in helping service users thrive.

THE VALUE OF TRUSTED PARTNERSHIPS

We believe in building trusted partnerships with landlords by offering a guaranteed rent solution that ensures consistent rental income across the Midlands and Greater London.

Our approach accommodates various property types—whether blocks of flats, shared houses, or single flats—providing flexible solutions for landlords seeking peace of mind and stability.

Holistic Impact and Benefits to Landlords

By working with us, you benefit from regulatory compliance, stress-free management, and minimised void periods—services we have successfully delivered to numerous landlords across the Midlands and Greater London.

Our comprehensive approach extends beyond property maintenance, with prompt inspections and dedicated support to uphold the highest standards of operation. In turn, these well-managed properties become valuable resources for our temporary accommodation partners, meeting local demand and supporting those in need of short-term emergency accommodation or interim housing.

Focusing on this region enables us to maintain strong relationships with landlords, sourcing agents, and local councils. This network ensures your portfolio is professionally managed, with properties kept well-maintained and accessible to those requiring temporary accommodation solutions—all while strengthening our trusted partnership with you as a valued landlord.



SAVE TIME. GROW FASTER. IMPACT COMMUNITIES

Prem Property aims to provide a dedicated, long-term property management service for landlords. Beyond our guaranteed rent arrangement, we deliver comprehensive support to ensure your investment remains profitable and well-maintained:

- Rent Collection and Disbursement
- Quarterly Property Inspections
- Communication Management
- Compliance Management
- Marketing and Lease Arrangements
- Maintenance Management
- Professional Schedule of Condition Preparation
- Additional Professional Services

At Prem Property, legal and compliance are core to our business. We carry out detailed checks on both landlords and Guaranteed Rent Providers to ensure everything meets funding, insurance, licensing, and planning requirements. For Guaranteed Rent Providers, we also review their directors, company history, insurance, and contract status. This thorough process ensures the lease arrangement is secure and safe, giving landlords peace of mind throughout the lease period.

Our approach makes a real difference in the communities we serve, giving both landlords and providers the confidence to rely on our solutions. By focusing on reliability, compliance, and dedicated support, we offer a hassle-free experience. We are committed to building strong relationships based on openness, respect, and a shared goal of providing safe, high-quality homes for those who need them most.

CALL US & LEARN MORE
ABOUT OUR SERVICES

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