

# BLACK KATZ

## Property Management



[blackkatz.com](http://blackkatz.com)









# WHAT OUR LANDLORDS SAY...

"The management service has been amazingly meticulous, they always come back promptly and always have an answer for everything making my life so much easier."

**D Wright**

"Very professional, informative and quick to respond to any queries. I would not hesitate to recommend this Company, either to a tenant or to a landlord. A satisfied customer."

**Pierre**

"They are efficient, effective and yet also provide value for money. They have given me peace of mind during various legislative tightening by the government. Their invoicing makes it easy to put together my tax return as well."

**A Jones**

"Black Katz have managed the rental of my property for a number of years. They're great. I have complete confidence in them and just leave everything in their hands."

**D Ashby**

"We appointed Black Katz to find & vet new tenants and manage our let properties in 2005 having owner managed for the previous 9 years. Even now I wish we had appointed them earlier: repair costs are generally lower and my required workload significantly reduced."

**R Corrie**

"Black Katz act for us as letting and managing agents for 23 apartments. Competent accounts department. Black Katz staff are always very helpful and competent in the management department and I have an excellent working relationship with them, they contact me to advise of any repairs which need to be carried out and these are always done in a quick and professional manner."

**B McCaffrey**

"Delighted with the service. They are friendly, professional and positive. I would highly recommend them."

**N Callaghan**





# WHY OUR LANDLORDS CHOOSE PROPERTY MANAGEMENT

Our comprehensive Property Management service is designed to give you peace of mind and relieve you of the commitment of being a full-time landlord, which is why we look after in the region of 500 properties on behalf of clients throughout London, ranging from single property landlords to companies with larger portfolios.

You know how much of your time dealing with your tenant's telephone calls, emails and the resulting work, not to mention the potential time chasing unpaid rent can consume; we are here to save you time, effort and reduce the stress, cost and hassle that comes with being a full time landlord by passing all of this onto your personal full time Property Manager.

Our comprehensive Management service covers all aspects of the tenancy, from the offer stage right through to the deposit

return. Regular training and legal updates mean your Property Manager is kept up-to-date with the ever changing rules and regulations, to ensure that you stay compliant with all legislation surrounding the tenancy. This includes Right to Rent, safety checks, deposit compliances, HMO licensing and the service of notices.

Our friendly experienced Property Managers provide your tenants with the best possible service enabling them to have quiet enjoyment of the property. This results in positive, happier tenancies meaning you, the landlord, gets the best outcome.

Finally, in our experience, managed tenancies tend to secure longevity as many tenants prefer them for ease and efficiency. It allows for a more professional service and creates an unbiased atmosphere for any potential contentious issues.





# BLACK KATZ LETTINGS & MANAGEMENT SERVICES

Let Only    Let & Managed

Comprehensive marketing .....	✓	✓
Finding tenants .....	✓	✓
Accompanied viewings .....	✓	✓
Obtaining references .....	✓	✓
Right to rent checks .....	✓	✓
Drawing up the tenancy agreement .....	✓	✓
Organising gas safety inspections .....	✓	✓
Organising EPC .....	✓	✓
Organising smoke alarms .....	✓	✓
Organise inventory check in .....	✓	✓
Renewal of contracts .....	✓	✓
Dedicated property manager .....	✗	✓
Key holding service .....	✗	✓
Prompt and dilligent rent collection .....	✗	✓
Arranging payment of outgoings .....	✗	✓
Arranging repairs and maintenance .....	✗	✓
Organising Electrical Safety Report (EICR) .....	✗	✓
Property inspections .....	✗	✓
Organising check out .....	✗	✓
Deposit returns .....	✗	✓
Holding of deposits .....	✗	✓
Weekend emergency number .....	✗	✓
Ongoing right to rent checks .....	✗	✓
Issuing legal notices .....	✗	✓







# WE DO IT SO YOU DON'T HAVE TO

## A Landlord's Obligation

### Immigration Act

The Right to Rent scheme - requires landlords to check ID of all prospective adult occupiers. Where an adult occupier has a time limited right to remain on a visa, landlords will need to conduct follow up checks. These need to be made 12 months from the initial check or at the expiry of the individual's right to be in the UK, whichever is the later.

### Provide an Energy Performance Certificate (EPC)

All rental properties with a new tenancy in England and Wales are required to have an Energy Performance Certificate (EPC).

### Provide an annual Gas Safe Certificate

The legislation in place relating to the installation and maintenance of gas appliances (Gas Safety (Installation and Use) Regulations 1998) demands that all Landlords must ensure that any gas appliances within their rental property are inspected and passed annually by a Gas Safe qualified engineer.

### Provide an Electrical Installation Condition Report (EICR)

All rental properties are required to have a EICR report as a new tenancy starts or on any existing tenancies from April 2021.

### Landlord Licensing

The Management of Houses in Multiple Occupation (England) Regulations 2006 includes:

**HMO Mandatory Licensing** - You must have a licence if your property is rented to 5 or more people who form more than

one household, tenants share toilet, bathroom or kitchen facilities.

**Additional Licensing** - this will apply to any property let to 3 or more occupants, forming 2 or more households (i.e. not all members of the same family). Please check with your local authority.

**Selective Licensing** - this will apply to any property let to a single family (household) within a defined area within the borough (and in addition to the above Additional Licensing requirement). Please check with your local authority. There are severe penalties for not having a property licence where one is required. On your request Black Katz can provide assistance with the application for HMO, Additional Licensing and Selective Licensing if required.

### Ensuring all electrical appliances are safe

The Electrical Equipment (Safety) Regulations 1994 governs the safety requirements of electrical appliances. As a result Landlords have a duty of care to ensure that the electrical appliances that they provide are safe to use. This regulation relates to both new and second hand goods; however, there is no mandatory checking period.

### Ensuring that the furniture and furnishings within the property meet the fire safety standards

Under the Furniture and Furnishings Regulations 1993 the landlord is responsible for ensuring that all upholstered furniture and furnishing is fire resistant (match and cigarette test) and carry the manufacturers label stating that they are fire resistant.

### Maintenance

The landlord it required to keep the structure and exterior of the dwelling, the installations for the supply of water, gas, electricity and the installations in the property for space heating and heating water in good repair and proper working order, in line with the Landlord and Tenant Act 1985 Section 11.

### Protect the tenants deposit

Every private Landlord in England and Wales letting private residential property is by law required to join one of three government authorised tenancy deposit protection schemes.

Once you have received the deposit you must join one of the schemes within 30 days and give your tenants the details of the scheme that you have joined within that 30 days period.

On your request Black Katz can register the deposit for you.

### The Deposit Protection Service (The DPS)

For more information, visit:  
[www.depositprotection.com](http://www.depositprotection.com) or call  
0330 303 0030

### MyDeposits

For more information, visit:  
[www.mydeposits.co.uk](http://www.mydeposits.co.uk) or call  
0333 321 9401

### The Dispute Service (TDS)

For more information, visit:  
[www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk) or call  
0845 226 7837

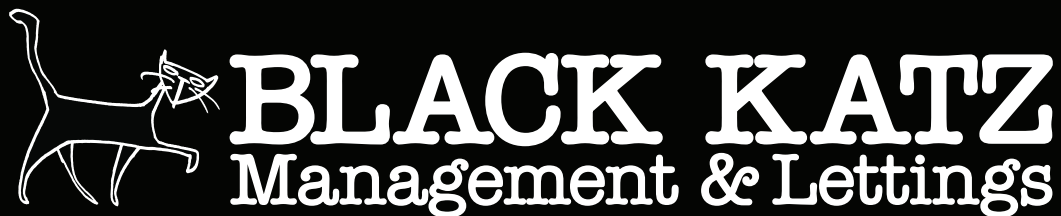
\*If you are a Landlord that lives overseas you have to join the custodial deposit protection service.





# NOTES





**Camden & West End**

69 Parkway, London NW1 7PP

Tel: 020 7284 3111

**Clapham**

78 Borough High Street, London SE1 1LL

Tel: 020 7378 0700

**Crouch End**

22 Baron Street, London N1 9ES

Tel: 020 7713 7337

**Islington & Hackney**

22 Baron Street, London N1 9ES

Tel: 020 7713 7337

**London Bridge**

78 Borough High Street, London SE1 1LL

Tel: 020 7403 5010

**West Hampstead & Hammersmith**

22 West Hampstead Mews, London NW6 3BB

Tel: 020 7328 5000

**Property Management**

69 Parkway, London NW1 7PP

Tel: 020 7428 9494

