

Lettings and Property Management Services

At Nock Deighton, we understand that every landlord has unique needs. That's why we offer a range of tailored property management solutions, from tenant sourcing to full-service management. Whether you're looking for hassle-free rent collection or complete peace of mind with our Platinum package, we've got you covered.

**Nock
Deighton**
SINCE 1831



Items marked * are optional (All costs include VAT)

Elements of Service

	Platinum	Gold	Silver	Bronze
Marketing: including a To Let board, professional photography, floor plan, online listings, and targeted applicant outreach	✓	✓	✓	✓
Video tour of vacant properties, creating a complete pre-viewing experience to appeal to a wider audience	✓	✓	*£60	*£60
Offering Deposit Replacement to all prospective Tenants: reducing void periods and providing more protection (AT NO COST) for Landlords	✓	✓	✓	✗
Accompanied viewings of all vacant properties (price per viewing)	✓	✓	✓	*£12
Tenant Selection based on our experience and recommendations	✓	✓	✓	✓
Referencing and Credit Search(es), Right to Rent Checks + PEPs & Sactions carried out by a specialist third party referencing agency	✓	✓	✓	✓
Preparation of Assured Shorthold Tenancy Agreement and pre-tenancy documentation	✓	✓	✓	*£180
Preparation of digital Inventory of Contents & Schedule of Condition: including photographs	✓	✓	*£150-£180	*£150-£180
Collection of first month's rent and breakages/damages deposit	✓	✓	✓	✓
Key handover, alarm testing, and legal documentation on the tenancy start date	✓	✓	*£48	*£48
Registration of deposit with TDS (if required)	✓	✓	*£90	*£90
Monthly collection of rent by standing order (inc. pursuing late payments) and payment to the Landlord within 3 working days of receipt	✓	✓	✓	✗
RENT GUARANTEE AND LEGAL PROTECTION INSURANCE – Your property is added to Nock Deighton's Master Insurance Policy (further details available upon request)	✓	✗	✗	✗

Year-end Tax Statement to assist with your tax return	✓	*£36	*£36	✗
Maintenance Handling: 24/7 online maintenance-reporting system, and appoint independent local approved contractors, plus out-of-hours emergency maintenance call-out service	✓	✓	✗	✗
Out of Hours Video Maintenance: to avoid unnecessary emergency call-out charges (price per month)	✓	*£3	✗	✗
Periodic Property Visits: every six months throughout the tenancy with detailed report including photographs (price per visit)	✓	✓	*£90	*£90
All tenancy queries throughout tenancy	✓	✓	✗	✗
Annual rent review (desktop): negotiation and service of statutory notices	✓	✓	*£90	*£90
Service of formal/Statutory Notices as required	✓	✓	*£90	*£90
Accompanied Check-Out of Tenants: including report with photographs	✓	✓	*£150	*£150
Dilapidations: obtaining quotations and negotiating with tenants accordingly	✓	✓	✗	✗
Submitting formal dispute documentation to TDS	✓	✓	*£180	*£180
Authorisation of deposit Return: in accordance with the Tenancy Deposit Scheme	✓	✓	✓	✓
Advice on re-letting: including improvements and rent re-valuation	✓	✓	✓	✓
Annual desktop sale valuation including Market Condition Report	✓	✗	✗	✗

Service Choice	Initial Letting Fee (inc VAT)	Referencing & credit checks (per property inc. VAT)	Monthly Management Fee
Platinum (Full Management)	£600	£90	14.5% + VAT (17.4% inc. VAT)
Gold (Full Management with Rent Guarantee & Legal Protection Insurance)	£600	£90	12% + VAT (14.4% inc. VAT)
Silver (Rent Collection)	£0	£90	8% + VAT (9.6% inc. VAT)
Bronze (Let Only)	£600	£90	N/A