



NEWSLETTER

2009 march

The Letting Centre

Professional Management
& Tenant Find Service

Head Office : 46 Oswald Road, Scunthorpe.
DN15 7PQ Tel : 01724 870870

Newspaper, 6 Offices, Internet & Rightmove

We are one of the only Agents to advertise rental properties every week in the local newspapers. We also place your property in our six showrooms and advertise it on the DDM Residential website that attracts over 15,000 visitors every month. We usually take a minimum of three photographs which are also shown in advertising.

For an extra one-off nominal fee we can now place your property on the Rightmove Lettings Site. This is proven to attract greater interest and therefore increase the chances of letting your property even quicker. We will arrange this for you when your property is listed or becomes vacant. Please also see the owner information booklet.



Electrical Safety

As landlords are aware Gas Safety Certificates are required for all properties with gas appliances, but what many do not realise is that in the future an Electrical Safety Certificate will be required.

Current standards states that all electrical installation & appliances must be in good working order and that you as a landlord have a duty of care to ensure such.

We are therefore encouraging landlords to have such checks carried out including P.A.T testing (portable appliance tested) before regulations are enforced and of course for peace of mind for both yourself and your tenant.

Some insurance companies will only insure properties that have been checked by a NICEIC registered member and an Institute of Electrical Engineers certificate issued.

Please contact **The Letting Centre** should you require a quote or any further information.

This ensures that we as agents comply with defined service standards and have in place a customer complaints procedure underpinned by an arbitration scheme, Professional Indemnity Insurance and Client Money Protection cover.

We manage over 1000 properties and receive over £1.3 million of rents & deposits every year. This money is held in separate regulated client accounts. These accounts are protected against events including 'fraudulent or dishonest acts'. The bank also has no claim over this money or is able to off set these monies for any reason.

Forced to change your lifestyle...?

As our lives get longer, the chance that we will contract major illnesses increases. The good news is that medical advances mean more of us are now surviving and living on.

However, in the meantime, we might need lots of care and support, which may also mean changing things in our lives to cope with new challenges.

Critical illness cover pays out a lump sum on diagnosis of a specified illness. Like life cover it pays out a lump sum – and this can be used to help fund any changes which may be needed to maintain your lifestyle as a result. For example, you may need to move house to be nearer relatives or friends. You may need to make changes to your existing house to meet new mobility requirements. You may also need to take a pay cut to return to work or need to pay off a mortgage to cope with a lower income.

Alternatively, you may simply want to give up worrying about money and make the most of your travel opportunities while you can.

Critical illness can be just as beneficial for single people with no dependents as it is for those married with children or other financial dependents. Knowing you have some financial back up to help you through difficult times can help you stay focused on what really matters, ie: getting your life back to normal as far as you can.

For further information on Critical Illness Cover or to discuss the current Mortgage situation contact Glenn Peniston on 01472 358671 or e-mail glenn@ddmfinancial.co.uk



Letting Agencies spring up every day and as many close down.

Anyone can go into business and call themselves a letting agent leading people to believe they are experts.

Astonishingly, around £1 billion of U.K. tenants' deposits and landlord monies are currently unprotected.

Even some local long established agencies do not have 'Client Money Protection Insurance'. An Estate & Letting agency is still a business – so what happens if they close down, go into liquidation or run away with your money?



DDM – established in 1889 are members of all the relevant professional bodies including NALS.

We are the pro-active agent

**.....and the Largest Estate & Letting Agency
in the Region for a Reason**

**Call or e-mail now to transfer your management.
www.ddmlettings.co.uk for a Guide to Letting.**

Most agents offer a fraction of our service.



Barton | **Brigg** | **Cleethorpes** | **Gainsborough** | **Grimsby** | **Scunthorpe**
01652 661166 | 01652 653666 | 01472 605550 | 01427 616161 | 01472 358671 | 01724 868168

Transfer your Management to DDM – The Letting Centre for only £25 per month + vat – call now for information