



DO IT YOURSELF – AND SAVE MONEY! Protecting your property investment

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Taking the giant leap in becoming a private landlord can be a daunting step, but it need not be. After all, property investment in the United Kingdom has and always will be – even in times of economic downturn – a sound, long-term investment with good returns.

And, when you think that the prices of houses “doubles approximately every seven to eight years”, according to Australian millionaire, author, philanthropist and success coach, John Fitzgerald, it makes sound economic sense.

Once you’ve decided that investing in property is your preferred choice and the way to go, and you’re familiar and happy with the associated risks, the next step is to come to grips with being a landlord together with the associated issues – good and bad.

A trend is also starting as more and more private landlords opt to handle their investment alone. And, with the recession hitting pockets hard, landlords too are looking for money-saving options that can deliver the similar service – or in some cases better – than the traditional, high street lettings agent.

However, it can be overwhelming to search the internet for all the companies that can, for example, carry out the mandatory gas inspections, credit checks, inventories and tenant referencing. The ideal and less time-consuming option is to find a company that offers the private landlord one simple-to-navigate website.

This would mean that there is no more trawling the Internet – 1STOP, one call provides all the support services and insurances you need.

Also, it is important to find a company that offers a mix 'n' match solution – you get to choose the products and services that you want to use. Don't get bullied into taking something that you don't want to.

The services available should include all the landlord insurances you will need, as well as products and/ or services designed to attract and retain quality tenants in a competitive market such as:

- Tenancy deposit cover
- Protection for you [the landlord] against legal costs
- 24/7 emergency services cover to minimise your risk exposure and keep your costs down
- Gas and electrical inspections carried out automatically each year by a company that has a national network of engineers that work to common quality standards

The most desirable option available is when you are given the choice to choose your preferred services package. Also, it is important not to buy what you don't need. It therefore goes without saying that you want to work with a company that will strengthen your risk management profile and maximise the income from your properties. After all, at the end of the way, you want to much as much profit for the investment as possible!

Choose to work with a company that can take care of your property(ies) and has your best interests at heart so that you can sit back and relax. And, find a company that is designed to ensure your investment and your cash flow are fully protected and – importantly – you are protected from the stringent safety legislation that governs private landlords.

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