

Letting with
Redbrik.



Your place **for property.**

Why Redbrik **Lettings**

**Winner of the Best Estate Agent Guide
for seven years running.**

Our lettings service is multi-award winning, and here's why...





Rental Value

A good agent will get you the best rent; a great agent will keep it there. At Redbrik, annual rent appraisals and increases are standard to keep your asset in line with market value and maximise return.

Finding You 'The One'

An in-depth pre-qualification and tenant referencing process ensures we'll only recommend tenants who suit your asset, not just the first ones through the door.

Personal Contact

Do away with the pillar and the post. Once your property is under management, we believe in personal, consistent service, with one Asset Manager dealing with all your needs.

Fees

One of the biggest complaints in our industry is against charging additional fees. Our fees are upfront and transparent with no hidden costs that surprise you when you receive your statement.

Safe & Sound

Non-compliant landlords can face a fine of up to £30,000. With Redbrik, your legal obligations are closely monitored and renewed as necessary, giving you peace of mind. This has never been more critical with the introduction of the Renters' Rights Act.



Keeping **you legal.**

We keep an eye on legislation updates, so you don't have to.

The Government is currently implementing the provisions of the Renters' Rights Act, the biggest shake-up to Lettings property legislation since 1988. Being members of both The Property Ombudsman and ARLA, we get the latest information and will stay ahead of big changes so you won't be caught out. It is also vitally important that a tenant's deposit is registered in a government-authorised scheme within 30 days of receipt.





01. Gas Safety Certificates

Every rental property with gas appliances needs to have a valid gas safety certificate carried out every 12 months.

02. EICRs

All properties must now have a satisfactory EICR before and during tenancies. These certificates last up to five years.

03. Energy Performance Certificate

By law, every rental property needs an energy performance certificate with a minimum rating of E. EPCs are valid for 10 years.

04. Fire Regulations

Smoke and CO alarms are required in specific locations in all rented homes, and additional fire safety rules may apply depending on the property and type of let.



Letting with Redbrik.

Getting rent ready.

Following your valuation, the Property Consultant will discuss what your property needs in order to achieve the best rent and the perfect tenant. Getting your property 'rent ready' will save you headaches and unnecessary maintenance further down the line. The full process from marketing to move-in happens within two weeks on average, so it's important your property is ready for your new tenants.



Value your property



Marketing & database launch



Assisted viewings



Tenant referencing & let agreed



Legal compliance & inventory



Move-in day



01. Cleaning

Empty properties collect dust and can often feel unwelcoming. Give the home a thorough clean ahead of viewings and new tenancies to make a great first impression.

02. Decorating

Make sure colour schemes are up-to-date and any wear and tear is rectified prior to marketing to boost your property's desirability as much as possible.

03. Appliance Manuals

The easiest way to prevent appliances from being broken through misuse is to leave a specific manual for each appliance in the property.

04. Light Bulbs

Save hassle at the end of the tenancy by making sure all light fittings and bulbs work. That way, the tenants must do the same when they move out.

05. Mattress Protectors

Adding a protector will make sure any mattresses in your furnished property see out their 10 year lifespan and are clean for all future tenants.

06. Insurance

Insuring your building is a must, but contents insurance will include your public liability cover. Make sure you're protected in any event.

Marketing with Redbrik.

Included on all our rental properties

01. Photo & Video

Not only do we use professional photography and detailed floor plans, but our content creators also produce property videos, from highlight reels to cinematic tours, that showcase each room. This gives prospective tenants the opportunity to preview the property before booking a viewing.

02. Market-Leading

At Redbrik, we're all about using the latest marketing strategies and tech to ensure every property gets the attention it deserves. Our marketing techniques aim to deliver amazing results for our clients.

03. Reaching Out

Our social media campaigns across Instagram, Facebook and LinkedIn will further showcase your property. We also feature the hottest listings, market updates, upcoming legislation changes, and all things property.

04. Maximum Visibility

If requested, we will erect a To-Let board outside the property and provide a user-friendly brochure for every prospective tenant.



Tenancy Coordination Service

05.

Dedicated Negotiator Team

Our front-end lettings team are driven to find you the best tenant, quickly and for the highest rent.

06.

Assisted Viewings

Unless otherwise requested, the Redbrik team conducts all property viewings on your behalf. This allows us to assess tenants in person, gather insights about their suitability, and receive valuable feedback on your property – from expected occupancy to lifestyle considerations.

07.

Finding the Ideal Tenant

We focus on finding the right tenant, not just the first interested party. With multiple applicants often applying for a single property, we provide you with options and guidance so you can choose the tenant who best matches your property and expectations.

08.

Comprehensive Tenant Referencing

Our referencing process is thorough and reliable, including:

- Previous landlord references
- Employment verification and annual income checks
- Full credit assessment

This ensures you can confidently rent, knowing your tenant has been carefully considered.



09.

A Smart, Secure Tenancy You Can Trust

Our Landlord–Tenant Agreement is designed to make renting simple, transparent, and worry-free. Crafted with both landlords and tenants in mind, it provides a clear outline of responsibilities, expectations, and protections, creating the foundation for a smooth and professional rental experience.

10.

Protected The Right Way.

At Redbrik, we believe peace of mind is the cornerstone of every successful tenancy. That's why we ensure every tenant's deposit is securely registered through a government-approved Tenancy Deposit Scheme — offering complete transparency and protection for both landlord and tenant.

Bronze Service.

Our Bronze package includes marketing, tenancy coordination and rent collection services, designed to address the key concerns landlords face when letting. You stay in control of the day-to-day management of your rental, while our Asset Management team eases the financial pressures. Your dedicated Asset Manager will collect and statement your rent and chase late payments when needed. Often the most challenging conversations for landlords, so let us handle those for you!







Silver Service.

Elevate your lettings experience with our fully managed service.

Whether you've stumbled into the rental market unexpectedly as a first-time landlord or you're a seasoned property investor, our managed service is tailored to meet your needs. Here's why entrusting us with the management of your property could be the best decision for you.

Time Efficiency:

Investing in our managed service streamlines your landlord responsibilities, freeing up your valuable time. Let us handle the day-to-day management tasks while you enjoy the benefits of hassle-free ownership.

Expert Guidance at Your Fingertips:

Our team of dedicated professionals undergo regular training to keep up with the ever-changing rental market and provide expert advice on navigating the intricacies of property management, ensuring you make informed decisions that optimise your rental income and property value.

Enhanced Tenant Retention:

With our personalised tenant relations approach, we cultivate positive experiences that foster long-term tenant satisfaction and retention, reducing turnover costs and

Effortless Maintenance & Repairs:

Our dedicated maintenance team promptly addresses routine upkeep and unforeseen repairs. In the case of an emergency, any urgent issues will be addressed promptly, minimising damage to your property and ensuring the safety and comfort of your tenants.

Stay Informed, Stay Stress-Free:

We provide regular updates on property performance and any necessary actions, keeping you informed and in control every step of the way. Our approach prioritises open communication and collaboration. You retain full involvement in decision-making, guaranteeing that your preferences are consistently honoured.

Peace of Mind – Seamless Legal Compliance:

Our proactive approach to legal compliance ensures adherence to over 150 pieces of legislation governing the rental sector in the UK, mitigating legal risks and safeguarding your investment.

At Redbrik, we pride ourselves on delivering exceptional service, treating your property as if it were our own and prioritising tenant satisfaction and property upkeep at all times.

**All services will be charged £6 per month for the protection of a tenant deposit.*



Gold Service.

Our Gold Service includes all the benefits of our Silver Service, with one major extra – rent & legal protection insurance.

If you're ever in the unfortunate position where a tenant stops paying, this insurance (included with the service) will cover your rent until vacant possession is regained. It also covers 90% of the rent for up to six weeks after regaining possession. The policy includes property damage protection and covers legal expenses up to £100,000. This service saves you countless hours checking the small print – as we've already done that for you.



What's Included.

Services

Professional photos & floor plan



Local Negotiator



Rightmove / Zoopla / OnTheMarket



To Let board



Brochure



Assisted viewings



References



Tenancy agreement



Rent collection



Credit control (*arrears chasing*)



Utility & Council Tax notification



Online landlord portal



Yearly account statement (*tax purposes*)



Dedicated tenant contact



Tenancy rent reviews (*inc. Section 13 notice*)



Tenancy renewal fee included



Maintenance



Inspections



Check outs



Deposit disputes



The Extras.

Redbrik is able to offer further services to assist and protect landlords.

Gas Safety Certificate

£75

Electrical Installation Condition Report

From £180

Energy Performance Certificate

£99

Inventory & Schedule of Condition

£150

Deposit Registration Fee

£6 per month

Section 8 Notices

£150

All prices including VAT.





Incredible Results.

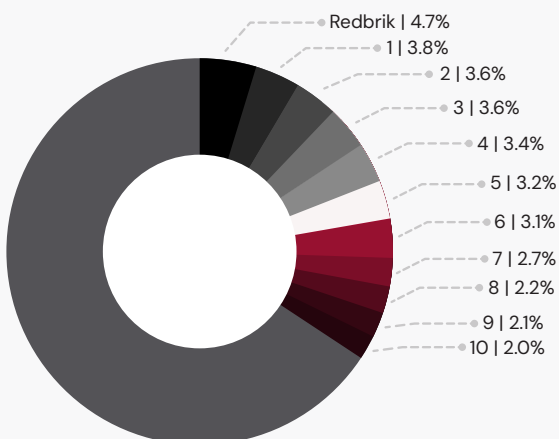
"Thank you for your excellent service and support. We are grateful for your agency's hard work, It's definitely a 5-star from us"

Redbrik Landlord, 2025

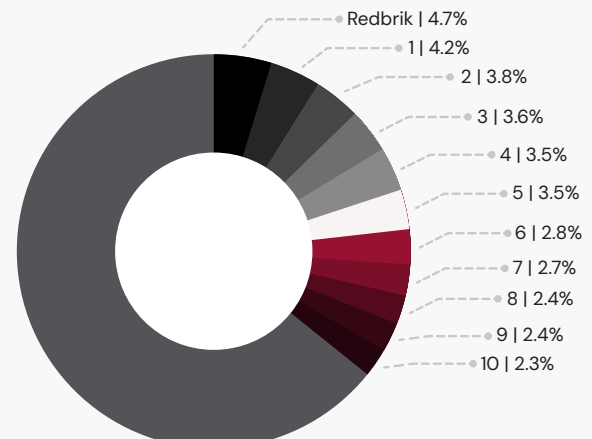
"The Redbrik team are fantastic, extremely helpful and very good at communicating whenever there is an issue, always prompt and great at following up. Great job Redbrik team."

Redbrik Landlord, 2025

New Instructions



Let Agreed



Source Rightmove. Based on all letting agents based in South Yorkshire and Derbyshire for period March 2024 to Feb 2025.

Your team



Alex Matthews
Head of Lettings



Charlie Parry-Evans
Lettings Property Consultant



Maya Haigh-Greaves
Senior Lettings Negotiator



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