



Fully Managed Service

From **8.5%**
No VAT
No Set Up Costs

What is included?

- Management of data under GDPR regulations
- Co-ordination and monitoring of all statutory compliance, including gas safety, EICR, EPC, alarms & Right to Rent
- Issue & management of fully compliant tenancy documentation
- On going monitoring of legislative changes (inc Renters Reform Bill)
- Monthly income and expenditure statements
- 24/7 emergency contact for tenant, with variety of contact method options
- Key holding & access management
- 6 monthly property inspections with a written report every 12 months
- Rent collection
- Pro active rent arrears management (all stages up to and including legal action pending letter)
- Co-ordination of property repairs and maintenance, assistance with obtaining quotes
- Tenant check out (key return, meter reads, securing property)
- Processing outbound deposit (where there are no disputes)
- Coordination of Utilities and council tax at tenancy end

Reasons to partner with ST Properties – Letting Agents

- No set up costs or agent transfer charges
- Rent Guarantee Insurance at competitive rates
- Deposit Alternative Scheme (8 weeks landlord protection v's the usual 5 weeks)
- We don't charge VAT
- 5-star fully inclusive management service at competitive rates

Feb 2026 V1.2

***Terms & Conditions apply. ST Properties reserves the right to change its fee structure at any time without prior notice.*





Fees & Charges (Feb 2026 V1.2)

	Managed clients single property	Managed clients 2 or more properties
Single Let (whole house)	9.5%	8.5%
Rent guarantee insurance (+IPT)	3.0%	2.7%
HMO	9.5%	

Additional services and costs

EPC	£60
Gas safety check & cert (for 1 appliance)	£65
Additional appliance	£15
EICR electrical safety inspection & cert (for up to 3 beds)	£195
EICR (additional bedrooms)	£10
Legionella risk assessment	POA
Portable appliance testing (for up to 5 items)	£45
PAT (additional item)	£5
Supply & fit Carbon Monoxide detector	£55
Supply & fit smoke detector	£40
Supply and fit additional smoke detector (when fitted at the same time)	£20
Replacing batteries in detectors (plus cost of batteries)	£15
Right To Rent follow up check (per tenant)	£25
Process outbound deposit with dispute (including check out report)	£60
Rent review & implementation, with due diligence report	£65
Void property visit	£20
Key cutting (plus cost of keys)	£10
Additional requested property visit	£35
Preparation & Service of Statutory notices	From £75
Preparation of documents for court proceedings	POA
Attendance at court (per hour)	£75
Assisting with insurance claims (per hour)	POA
End of tenancy cleans / pre tenancy cleans (dependent on size & condition of property)	POA

