



## Getting Your Property Rent Ready

At Perry Bishop we are here to help guide you through the process from valuation to your new tenants moving in. We have also created this handy guide to help you prepare.

### Property condition & presentation

Preparing your property properly before letting helps attract the right tenants, achieve the best rent and avoid problems later. A well-presented, compliant home sets expectations from day one and protects you legally.

- Property clean, tidy and in good repair
- Neutral décor where possible and flooring in good condition
- All doors, windows and locks working correctly
- Kitchens and bathrooms clean, sealed and fully functional
- Appliances tested and working (where applicable)

Tenants are more likely to care for a property that feels well looked after. Neutral décor, clean flooring and working fixtures go a long way. Small issues left unresolved at the start often become bigger issues later.

### Safety, Energy Efficiency & Legal Compliance

Gas, electrical and fire safety requirements must be met before a tenancy begins. Certificates must be valid and provided to tenants. These are legal obligations and failure to comply can prevent you regaining possession in the future. We can organise these for you with our trusted contractors.

- Valid Gas Safety Certificate (CP12)
- Valid Electrical Safety Report (EICR)
- Smoke alarms fitted on each floor
- Carbon monoxide alarm fitted where required
- Furniture compliant with fire safety regulations (if furnished)
- Valid Energy Performance Certificate (minimum E rating)
- Heating controls working and easy to use - ideally user guides available

### Practical readiness

- Utilities working and meters accessible
- Boiler pressure checked
- Keys cut and tested

- Garden tidy and responsibilities agreed

## **Think long term**

Durable finishes, clear instructions for appliances and a thorough inventory reduce wear, tear and misunderstandings. Preparing well now saves time, cost and stress later.

## **In Summary**

A 'ready to rent' property:

- Attracts better tenants
- Reduces void periods
- Minimises disputes
- Keeps you compliant

Our team is here to take the pressure off. From advising on exactly what work is required to meet legal standards, to arranging trusted, qualified contractors and coordinating access, we can manage the entire process on your behalf. We deal with these requirements every day, which means things are done correctly, efficiently and in the right order saving you time, avoiding unnecessary cost and reducing the risk of compliance issues later. By letting us handle it, you can be confident your property is fully ready to let, without the stress of managing multiple contractors or navigating changing regulations yourself.

If you would like to know more, please contact a member of the team.

