

MEARS

Partners for purpose

A close-up photograph of a hand holding a set of keys. The keys are silver and attached to a black plastic keychain shaped like a house. The background is blurred, showing what appears to be a door handle. The bottom of the image features a dark blue diagonal overlay containing white text.

**Property
partnerships
with Mears
Group**

Who are Mears?

We are a leading provider of housing services, managing and maintaining around 450,000 homes across the UK. We work predominantly with central government and local government, in long term partnerships that support residents and communities. The residents of the homes we manage are our customers. We focus on delivering reliable, high-quality services people can depend upon.

Who we work with

We work in partnership with local and central Government to provide specialist accommodation, housing management and support services across the UK. We provide affordable housing to ex-service personnel, to key workers and to people seeking asylum in the UK.

Our aim is to provide quality homes and the support services that people need to settle into the communities where they live.

Property Partnerships

We work in partnership with property portfolio holders, offering long term investment opportunities.

What we offer:

- ▶ Guaranteed rent with no voids.
- ▶ Contract term of 3 or 5 years.
- ▶ All utilities paid regardless of fluctuating energy costs.
- ▶ Tenant damages covered and property maintained.
- ▶ End to end management = we cover day to day internal maintenance
- ▶ Our own property managers who visit the properties on a monthly basis, ensuring any issues are reported and dealt with promptly.

What Mears will do:

- ▶ We will be responsible for all internal day to day maintenance
- ▶ We will redecorate and replace floorings subject to wear and tear
- ▶ We will keep the garden tidy and cut grass, weeds etc.
- ▶ We will maintain and replace where necessary all white goods and furniture which were provided new at the commencement of the lease.
- ▶ We will be responsible for all service user damage
- ▶ We will carry your annual gas safety certificate and boiler service for £50+vat

What the landlord will do:

- ▶ Be responsible for external drains unless a blockage is caused by our service user
- ▶ Be responsible for the roof including internal damage caused by a roof leak
- ▶ Be responsible for external render, pointing and chimneys
- ▶ Be responsible for gutters and downpipes
- ▶ Be responsible for damp works unless the damp is caused by condensation from our service users lifestyle
- ▶ Be responsible for replacing kitchens and bathrooms where the original was not compliant or where they are no longer serviceable through wear and tear
- ▶ Be responsible for replacing boilers and central heating systems where they are beyond economical repair
- ▶ Be responsible for electrical upgrades or rewires where required to meet new requirements or satisfactory test results
- ▶ Be responsible structural issues with floors eg rotting joists
- ▶ Be responsible for external doors, windows and their frames
- ▶ Be responsible for footpaths, fences, gates, boundary walls, outbuildings and garden structures
- ▶ To provide all certification including an asbestos survey and asbestos

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For more information

Email:

let2mears@mearshousing.co.uk