



AQUA LETTINGS

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WELCOME ABOARD?

We are delighted to introduce the new member of our Team – Phill Sutcliffe – Property Manager.

Phill has years of experience in property management and he's just the man to help Aqua Lettings reach new heights.

He's got a quick wit and a sharp sense of humour – but don't let that fool you, he's also one of the most determined people you'll ever meet.

We know he'll prove to be an invaluable member of the team and we're excited to move the business forward alongside him.





PROTECTING LANDLORDS & TENANTS

Introduction of the new Statutory Debt Repayment Plan (SDRP) could be enforced to protect Landlords from being exploited by tenants who build up rent arrears.

It has been proposed that under the SDRP a certified debt advisor would create a repayment plan with a tenant that ensures landlords receive their money whilst they are given legal protection.

In addition, mediation can be carried out between all parties agreeing upon an amount for repayment, providing reassurance to all involved.

MANDATORY ALARMS

All landlords are legally required to provide a carbon monoxide alarm in every room which has a fixed combustion appliance e.g. boiler or gas heater

If a tenant reports an alarm not working, landlords **MUST** repair or replace them with immediate effect.

If landlords breach these terms, they will be fined up to £5,000.

So, ensure you are up to date with all the regulations.



WHY WORK WITH AQUA LETTINGS?

Managing a rental property can be stressful and time consuming, so here at Aqua Lettings we make sure you have a successful let without the hassle! Here are 5 reasons why you should use us:

- Cost Effective
- No Time Wasting
- Access To Trained Professionals
- Increased Flexibility
- Superior Services

Aqua Lettings, possibly the best agent in the North East!

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