

WE DO THE WORK WHILE YOU RELAX!

contact.us@sangstersgroup.com



Global development and
guaranteed rent property
management compan.



What we do

specialising in guaranteed rent and professional property management services. We manage properties across London and the surrounding counties on behalf of private landlords, companies, overseas investors, and local authorities.

We provide a complete 360-degree property management service, covering every stage of the rental cycle, from maintenance, refurbishments, and development to marketing, tenant placement, and ongoing tenancy management.

Our proactive and hands-on approach ensures properties are managed efficiently while providing landlords with a reliable, professional, and completely hassle-free service.

With our **Guaranteed Rent** option, you avoid tenant disputes and legal headaches while collecting steady, secure income every month.



Guaranteed Rent

- 1–3 months paid in advance
- Fixed terms from 1–10 years
- Backed by local authority agreements
- Zero void periods
- Minor repairs included



Property Management

- Transparent, fixed fees
- Quarterly property inspections
- Round-the-clock home rescue cover
- Full regulatory compliance
- Landlord legal support on call



Council-Backed Agreements

- Terms secured for 1–10 years
- Arranged through local council bodies
- Continuous occupancy, no gaps
- Routine upkeep included



Continuous Occupancy

- Steady demand keeps units filled
- No gaps between placements
- Managed, reliable letting flow
- Consistent returns, lower downtime



0% Commission

- Straightforward percentage-based model
- No hidden fees
- Only agreed payments apply



Free Maintenance

- Small repairs at no extra cost
- Fast response on minor issues
- Routine maintenance included
- Protects property condition



Top-Tier Rent

- Priced for the strongest market rate
- Targeted, strong-paying tenants
- Regular reviews to stay competitive
- Built for peak owner yield



Owner Portal Access

- Lease, payments and documents in one place
- Live maintenance and renewal status
- Direct messages and announcements
- Full visibility, anytime

With our **Short Let Partnership**, we handle every guest, booking and clean — so hosting stays hands-off and profitable.



Listing Management

- Professional photography
- Real-time pricing optimisation
- Listed across 20+ leading platforms
- Wide exposure beyond one channel



Owner Portal

- Full visibility of bookings and earnings
- Real-time dashboard, any device
- Post-clean inspection photos
- Confidence your property is cared for



24/7 Guest Support

- All guest communication handled for you
- From first enquiry through check-out
- Round-the-clock coverage
- You stay hands-off, guests stay happy



Guest-Rated Quality

- Consistently top-rated hosting standard
- Strong reviews across major platforms
- Results guests vouch for, not just claims



Hospitality Standard

- Recognised top-tier operating level
- Real guest feedback drives service
- A home-away-from-home experience



Cleaning & Linen

- Hotel-quality cleaning every turnover
- Professionally laundered linen
- Managed to a consistently high standard



Local Expertise

- Managed by local, hands-on operators
- Deep property and market experience
- Aligned with your goals, close to home



Transparent Fees

- Clear, percentage-based commission
- No hidden charges
- You see exactly what's earned and paid

With our **Estate Agency Management**, we find, vet and place quality tenants, then keep your property compliant and cared for long after move-in.



Property Valuations

- Accurate, market-led rent pricing
- Local comparables and demand data
- Reviewed regularly to stay competitive



Tenant Find & Vetting

- Referencing and affordability checks
- Right-to-rent and identity verification
- Only qualified tenants shortlisted



Viewings Management

- Accompanied viewings arranged for you
- Flexible scheduling around tenants
- Feedback shared after every viewing



Compliance & Certificates

- Gas, EICR and EPC tracked for you
- Renewal reminders before they lapse
- Full regulatory peace of mind



Digital Documents & Inventories

- Photographic move-in inventories
- Signed tenancy agreements stored securely
- Everything accessible from your portal



Rent Collection

- Rent collected and reconciled monthly
- Arrears followed up on your behalf
- Clear statements, no chasing needed



Maintenance Coordination

- Repairs logged and tracked to completion
- Trusted, vetted contractors only
- Emergency issues actioned fast



Owner Portal Access

- Live view of tenancy, rent and documents
- Maintenance status at a glance
- Full visibility, anytime

Estate Agency Management Fee

Management Pricing

SERVICE	PROPERTY TYPE	COST
Let Only	Any property, any size	2 weeks' rent
Full Management	Room / Studio	£99 pm
	1 Bed – 2 Bed	£149 pm
	3 Bed – 4 Bed	£199 pm
	5 Bed or more	£249 pm
Guaranteed Rent	Any property, any size	FREE



Dunder Hill, Bull Savanna
6 on bedrooms, 6 two bedrooms



Rose Hall, Montego bay
2 units, one bedroom



Rose Hall, Montego bay
1 units, one bedroom



Rose Hall, Montego bay
1 units, one bedroom



Seawind, Montego bay
1 units, one bedroom

Get in touch to Partner with sangster!

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