



Market leading buy-to-let
property management.

Hello, we are Brick.

A lettings and management agency with a difference.

CLIENT CENTRIC

Founded exclusively for
buy-to-let investors

WE'RE ALL IN

A full management service only

GLOBAL CLIENT BASE

Two thirds of our clients are
overseas landlords

AWARD-WINNING



BRITISH
PROPERTY
AWARDS

SME
news

Northern Enterprise
Awards

ALL PROPERTIES...

We manage single flats or houses to
entire Build To Rent developments

...IN ALL LOCATIONS

Nation-wide coverage across the UK

ONE POINT OF CONTACT

A centralised management and
reporting service for your portfolio

Accountable & accredited

Like any other asset class, the performance of investment property rests on those who manage it. In this we are aligned and accountable to you. Our job is to ensure that your property or portfolio delivers the returns it should. We maximise returns by maintaining occupancy and managing efficiently.

Our monthly statements provide a bird's eye view of each property giving you full visibility over the performance of your asset. We are members of the professional bodies that govern the sector. Transparency is of the utmost importance to us.



PRS Property
Redress
Scheme

ico.
Information Commissioner's Office



Taking care of (your) business

Ultimately, our service is there to give you peace of mind that your investment is safe in our hands. This is why we offer a full management service only which gives us complete visibility – and accountability – over the properties and portfolios we manage. In essence, the buck stops with us.

We're responsible for:

PROPERTY MARKETING

We're constantly monitoring activity across all the major UK property portals and social media, making sure we're getting visibility and traction on high-traffic sites. Every single viewing is done in-house by a member of our lettings and enquiries team.

TENANT REFERENCING

Our tenant referencing is meticulous. We ensure all tenants align with affordability criteria, character referencing, AML and Right to Rents.

DRAFTING TENANCY AGREEMENTS & REGISTERING TENANT DEPOSITS

There's no room for error in a legally binding document. We issue watertight agreements and ensure compliance with the provision of EPC certificates and tenant deposit schemes, giving tenants the option of a cashless deposit alternative. We can also assist with securing mortgage permissions for a property to be legally rented.

COLLECTING AND TRANSFERRING RENT

Choose the period you would like to receive your rental income over; monthly, quarterly, biannually. We'll issue a monthly statement detailing your property's cashflow. We recommend all landlords take out a rent protection facility to ensure your property pays for itself in the event of voids or rental defaults.

INVENTORY, CLEANING AND CHECK-INS

Again, our lettings team personally handle and co-ordinate the inventory and cleaning of all our properties as well as the check ins and outs of all tenants. If maintenance issues are flagged during a check out landlords are notified and and competitive quotes obtained from insured and accredited suppliers. Some landlords choose to keep a float with us so that any issues can be addressed immediately without needing to notify them. This is a matter of personal preference.

INSTANT MAINTENANCE REPORTING

We use online reporting systems to ensure tenants can report any issues with a property immediately, as well a 24/7 manned emergency line giving us full visibility over any problems, which we can then manage accordingly. Biannual property inspections are also an opportunity to flag any issues.

INCOME STATEMENTS

We provide income statements for the purposes of accountancy and tax reporting and any rent remittances are delivered with a key breakdown of income for all your properties, regardless of location. We can also, for an additional fee, assist landlords to complete and file Self Assessment tax returns.

DEALING WITH BILLS/ADMINISTRATION

This can include notifying utility providers and local authorities of change of tenants as well as processing service charges and ground rent on leaseholds. For some landlords we pay directly and then add to their account. Again, it's a matter of personal preference.

COMPLIANCE & SAFETY CERTIFICATIONS

Ensuring the properties are compliant with gas, fire, carbon monoxide and electrical safety certifications.

FURNITURE PACKS AND INSTALLATION

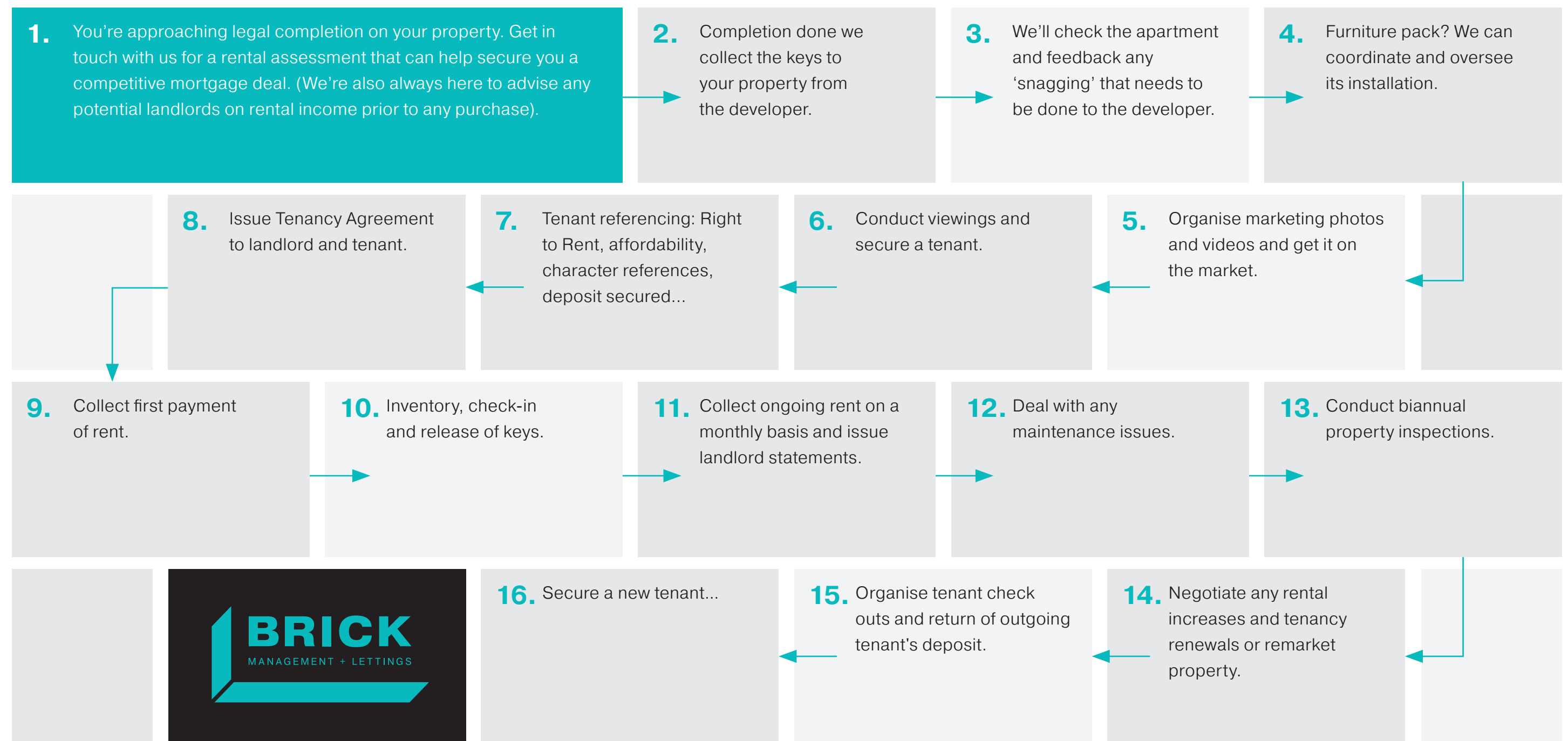
In certain locations, installing a furniture pack can increase your rental yields; this is something we'll discuss in your onboarding. We work with a number of providers who offer a range of packages covering all property types. In new builds, landlords will be expected to provide window coverings - another thing we can arrange.

A comprehensive overview of all the services included in our management fee is outlined in our terms and conditions and fee schedule.

First time landlord?

Understand our letting process

Follow the... Brick road...



Every eventuality covered

Specific services for overseas landlords

Over two thirds of our clients are non-resident landlords and so we understand the intricacies of ensuring a 'hands-off' investment, performs as it should. As a non-resident landlord, when you sign our terms of business, we'll ensure that we assist you to register as a Non-Resident Landlord to reduce your tax exposure. We also offer tax reporting and self-assessment filing for non-UK based clients to ensure compliance with UK law.

Rent Protection

Sometimes things can go wrong. A tenant loses their job and the rent you were counting on that month doesn't materialise. To this end we recommend all landlords take out a rent protection policy that ensures you'll get the income you expect from your tenants.

Don't just take our word for it...



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Can't recommend Brick highly enough. Communication is excellent, questions are answered in a timely fashion. Problems former agents were unable to solve in months, Brick dealt with in weeks. Everyone I've dealt with has been fab. Very happy indeed.

"



"

Excellent client service. Very helpful and they respond very promptly. It's been a pleasure working with the Brick Management team.

"



"

Very helpful staff and attentive, nothing was too much trouble and always available during every step of the way...

"



"

Wow ... a massive thank you for helping me solve what seemed to be an unsolvable problem. They helped me every step of the way and finally we got everything sorted.

I look forward to a long working relationship.

"



"

Brick demonstrated exceptional professionalism in marketing and securing a tenancy for my property. The approach was streamlined and efficient, showcasing thorough attention to detail throughout the process. Their consistent communication kept me well-informed at every stage. I highly recommend their services to anyone seeking a skilled and reliable property professional.

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GET IN TOUCH

Join the growing
club of investors
and landlords
choosing Brick.



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MARKET LEADING BUY-TO-LET PROPERTY MANAGEMENT



Brick by Brick

Philip Rines founded Brick Management & Lettings after a 25-year career in residential investment property. Disheartened by the poor lettings and management service so many of his clients were experiencing he decided to set up his own agency. Since then, Brick has become one of the fastest growing lettings and management agencies in the UK with currently over 1,000 properties under management.

Brick is one of only a few providers who offer national coverage for overseas landlords under a centralised reporting service – meaning multi-property portfolios can be coordinated singly and not split through branches. Investors can be confident that instructing Brick ensures the high performance of their real estate assets and the forging of a trusted relationship.

Contact: Philip@brickmanagement.co.uk

