

EST.



2019

PREM PROPERTY

TRUSTED BY  
LANDLORDS  
IN THE  
MIDLANDS

# FRESH STARTS, BRIGHT FUTURES

PROFESSIONAL CARE FOR ADULTS  
IN RESIDENTIAL HOMES



SUPPORTING LIVES THROUGH  
QUALITY RESIDENTIAL CARE

# Introduction

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## What Is Residential Care for Adults?

Residential Care Homes for adults provide a safe and supportive space for individuals needing extra help due to age, disability, or complex health conditions. With 24/7 professional care, these homes offer personalised support, assistance with daily tasks, and emotional well-being.

From elderly individuals to adults with disabilities or mental health needs, these homes promote independence and enhance quality of life. They focus on developing life skills, building emotional resilience, and encouraging community connections, ensuring residents can thrive in a nurturing environment.

## Supporting the Fulfilment of Every Adults

Residential Care Homes play an essential role in helping adults lead fulfilling lives. By providing safe, high-quality properties, landlords contribute to creating stable and welcoming environments for residents. These homes are designed to meet the specific needs of individuals, ensuring accessibility, emotional and psychological well-being, and comprehensive support.

Prem Property works closely with landlords and providers to transform properties into well-managed care spaces that meet strict compliance standards while delivering exceptional care. Together, landlords, providers, and Prem Property ensure that residents benefit from a compassionate environment that encourages healing, independence, and dignity. Through this collaborative partnership, Residential Care helps adults overcome challenges, achieving meaningful outcomes and brighter futures.



# Why Guaranteed Rent Matters to Providers

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## UNDERSTANDING GUARANTEED RENT

Guaranteed rent provides landlords with a fixed monthly payment, even when the property is unoccupied. This eliminates concerns about void periods and income uncertainty, giving landlords peace of mind. With the assurance of consistent payments, landlords are more inclined to let us manage their properties, fostering trust and building our reputation.

As our network of trusted landlords in the Midlands and Greater London expands, so does our portfolio of properties. This means more housing options tailored to your service users' specific needs—no prolonged searches, no last-minute compromises, just reliable access to the right homes when you need them.

## BUILDING TRUST WITH LANDLORDS

### Professional Property Management as a Reassurance

We handle the entire spectrum of property management, from regular inspections and maintenance to compliance checks and rent collection. Landlords appreciate having a single, reliable point of contact.

### Ensuring Maintenance, Compliance, and Tenant Readiness

Before a home is offered to you, we ensure it's safe, compliant, and move-in ready. This quality assurance gives landlords confidence in our methods and provides you with a seamless placement experience.



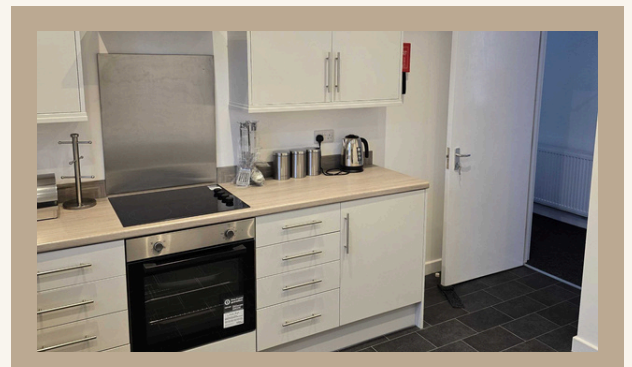
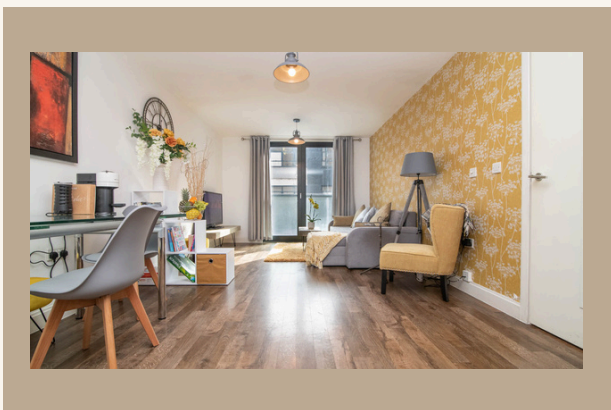
# Professional Property Procurement: Ensuring Quality and Suitability



## Identifying Suitable Properties for Residential Care Homes for Adults

Not every property is suitable for creating a safe and supportive environment for adults in care. We carefully evaluate factors such as the property's location, space, and potential for necessary adjustments to meet the unique needs of adults requiring specialised care, such as those with disabilities, mental health challenges, or complex health conditions.

Every property we source complies with local housing regulations and care standards, ensuring safety and readiness for use. From thorough safety checks to creating a welcoming and well-maintained environment, we make sure each home is fit for purpose. These properties provide stability, security, and a supportive atmosphere where residents can thrive, promoting dignity and independence.



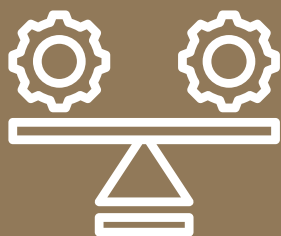
## Flexible Sourcing and Expanding Options

Our established relationships with landlords, sourcing agents, and local councils enable us to secure suitable properties efficiently. Whether it's for an urgent placement or a planned care arrangement, we provide housing options that cater to the needs of both residents and care providers.

By consistently delivering high-quality results, we build trust with landlords who often recommend us to others. This allows us to continually expand our portfolio of properties, including shared homes, large houses, and flats. This variety ensures that adults in care have access to environments that support their physical, emotional, and social well-being, while landlords benefit from a reliable and professional partnership.

# Direct Benefits to Service Users

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## Improved Outcomes Through Stability and Choice

When you have rapid access to a variety of suitable homes, you can place service users in environments that genuinely support their wellbeing. This stability leads to better health, educational, and social outcomes.



## Quicker Placement, Reduced Stress

Last-minute scrambles for accommodation are stressful for everyone involved. With our network in place, you can make informed decisions swiftly, reducing uncertainty and anxiety for those in need.



## Allowing Providers to Focus on Quality Care

By handling the property side of things, we free you to focus on what you do best, delivering compassionate, high-quality support. With housing secured, you can invest your energy in helping service users thrive.

## THE VALUE OF TRUSTED PARTNERSHIPS

We believe in fostering strong and dependable partnerships with landlords by offering solutions that ensure consistent rental income and long-term property stability across the Midlands and Greater London.

Our approach accommodates a variety of property types, including large houses, shared houses, and blocks of flats—offering practical options for landlords looking for a professional and reliable partnership.

### **Holistic Impact and Benefits to Landlords**

When you partner with us, you benefit from full compliance with regulations, hassle-free property management, and reduced void periods—services we have successfully provided to landlords throughout the Midlands and Greater London.

We go beyond basic property management to ensure the highest standards for Residential Care Homes for Adults. This includes regular inspections, prompt maintenance, and personalised support to ensure your properties meet all necessary requirements. These well-maintained homes are essential for care providers, offering safe, comfortable environments for adults with additional needs.

By focusing on this region, we maintain strong relationships with landlords, sourcing agents, and local councils. This network allows us to manage your properties efficiently while ensuring they meet the specific requirements of Residential Care Homes for Adults. Together, we build trusted partnerships that deliver positive outcomes for both landlords and those in care.



# SAVE TIME. GROW FASTER. IMPACT COMMUNITIES



Prem Property aims to provide a dedicated, long-term property management service for landlords. Beyond our guaranteed rent arrangement, we deliver comprehensive support to ensure your investment remains profitable and well-maintained:

- Rent Collection and Disbursement
- Quarterly Property Inspections
- Communication Management
- Compliance Management
- Marketing and Lease Arrangements
- Maintenance Management
- Professional Schedule of Condition Preparation
- Additional Professional Services

At Prem Property, legal and compliance are core to our business. We carry out detailed checks on both landlords and Guaranteed Rent Providers to ensure everything meets funding, insurance, licensing, and planning requirements. For Guaranteed Rent Providers, we also review their directors, company history, insurance, and contract status. This thorough process ensures the lease arrangement is secure and safe, giving landlords peace of mind throughout the lease period.

Our approach makes a real difference in the communities we serve, giving both landlords and providers the confidence to rely on our solutions. By focusing on reliability, compliance, and dedicated support, we offer a hassle-free experience. We are committed to building strong relationships based on openness, respect, and a shared goal of providing safe, high-quality homes for those who need them most.

**CALL US & LEARN MORE  
ABOUT OUR SERVICES**

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