

EST.



2019

PREM PROPERTY

TRUSTED BY  
LANDLORDS  
IN THE  
MIDLANDS

# A SAFE PLACE TO GROW

## PROFESSIONAL CARE FOR LOOKED-AFTER CHILDREN



BUILDING BRIGHTER FUTURES  
THROUGH RESIDENTIAL SUPPORT

# Introduction

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## What Is Residential Care for Children?

Residential Care is a specialised form of support for children under 18 who require a safe and structured environment. It provides round-the-clock care from trained professionals, ensuring that children receive the emotional, educational, and social support they need to thrive. Designed to meet the unique needs of looked-after children, Residential Care creates a stable foundation for their growth and development.

## Supporting the Fulfilment of Every Child

Every child deserves the opportunity to reach their full potential, and Residential Care plays a key role in making this possible. By providing a nurturing and stable environment, children can build confidence, develop essential life skills, and form meaningful relationships that support their overall growth.

Landlords are an important part of this process by providing safe, high-quality properties that can be transformed into welcoming residential homes. Their contribution ensures that children have the physical and emotional security needed to thrive. Through personalised care plans and the dedication of professionals, Residential Care empowers children to overcome challenges, fostering resilience and paving the way for 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 Children

Not every property is suitable for creating a safe and nurturing environment for children. We carefully assess key factors such as the suitability of the location, the space available, and the potential for necessary adjustments to meet the needs of children requiring specialist care, such as secure children's homes or environments supporting special educational needs (SEN).

Every property we source complies with local housing regulations and Ofsted standards, ensuring safety and readiness for use. From meeting required safety checks to providing a welcoming and well-maintained environment, we ensure the properties are fit for residential care, offering stability and security for children in care.



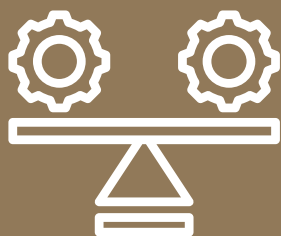
## Flexible Sourcing and Expanding Options

Our strong relationships with landlords, sourcing agents, and local councils allow us to secure suitable properties quickly and efficiently. Whether you need an urgent placement or are planning for future care provisions, we provide housing options designed to meet the needs of both children and care providers.

By consistently delivering dependable results, we build trust with landlords who often recommend us to others. This helps us continually expand our portfolio of diverse property types, including large houses, shared houses, and flats. This variety ensures you have access to properties that support positive outcomes for children in care while ensuring landlords benefit from a professional and efficient 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 building strong and reliable partnerships with landlords by offering solutions that provide consistent rental income and long-term property stability across the Midlands and Greater London.

Our approach caters to a variety of property types, including large houses, shared houses, and blocks of flats—providing practical solutions for landlords seeking a dependable and professional partnership.

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

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

Our approach goes beyond routine property management. Regular inspections, efficient maintenance, and dedicated support ensure your properties meet the highest standards required for Residential Care Homes. These well-maintained homes become key resources for care providers, addressing the growing need for safe, secure, and high-quality environments for children.

By focusing on this region, we maintain strong connections with landlords, sourcing agents, and local councils. This network ensures that your properties are managed to the highest standards, providing peace of mind while meeting the specific needs of Residential Care Homes for Children. Together, we create trusted partnerships that make a positive difference for children and landlords alike.



# 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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