



## **Welcome to the comprehensive guide for landlords in Monmouthshire considering Monmouthshire Letting Service (MLS) to manage their properties.**

In this ebook, we'll explore the practical reasons for choosing MLS and delve into the profound impact your decision can have on both your property's success and the local community. By partnering with MLS, you're not only maximising your

investment but also contributing to the betterment of families in the area and fostering a stronger, more cohesive community.



monmouthshire  
sir fynwy



# Practical advantages of choosing Monmouthshire Letting Service

## 1 Zero letting fees

At the heart of the Monmouthshire Letting Service (MLS) lies an enticing proposition that sets it apart from traditional letting agents: MLS does not constrain landlords with any letting fees.

This distinctive advantage translates into substantial financial savings for property owners, making MLS an astute and cost-effective choice for landlords throughout Monmouthshire.

## 2 Guaranteed rent

- Guaranteed Rent: Enjoy consistent income without the uncertainty.
- Regular Property Inspections: Peace of mind knowing your property is well-maintained.
- Short and Long-Term Lease Arrangements: Tailored options for your property's unique needs.

## 3 Property returned in original condition

Our unique end-of-lease agreement ensures your property's value is preserved. We return your property in original condition (less fair wear and tear), every time.

## 4 Property management service: Streamlining responsibilities

- Contract holders-to-Property Matching: Ensuring a harmonious contract holders (tenants) - landlord relationship.
- Meeting Management Responsibilities: MLS assists in fulfilling your property management duties.

## 5 Leasing scheme Wales: Long-term stability

- 5 to 20-Year Lease Arrangements: Secure income and a stable future for your property.
- EPC Standards and Habitable Living Space Grants: Funding to enhance your property's value and quality.

## 6 Housing support services: Seamless contract holders transition

- Assisting Contract holders (tenants): Ensuring a smooth transition into their new tenancy, saving you time.

# You may be eligible for a grant to improve the condition of your property

## Empty Homes Grant: Bringing properties to life

- Revitalising Empty Homes: Grants up to £25,000 for properties vacant for 12+ months.
- The property has to be lived in for 5 years by the registered owner of the property.
- Speak to the team to find out if you qualify.
- For more information visit: [www.nationalemptyhomesgrant.wales](http://www.nationalemptyhomesgrant.wales)

## Home improvement loans: Elevating your property

- Interest-Free Loans: Up to £20,000 for essential housing improvements.
- Loan is through Robert Owen banking: [https://www.rocbf.co.uk/home\\_loans/](https://www.rocbf.co.uk/home_loans/)
- Tailored Repayment Terms: Flexible options aligned with your property's use.
- Speak to the team for more details.



# The impact on Monmouthshire of long-term letting

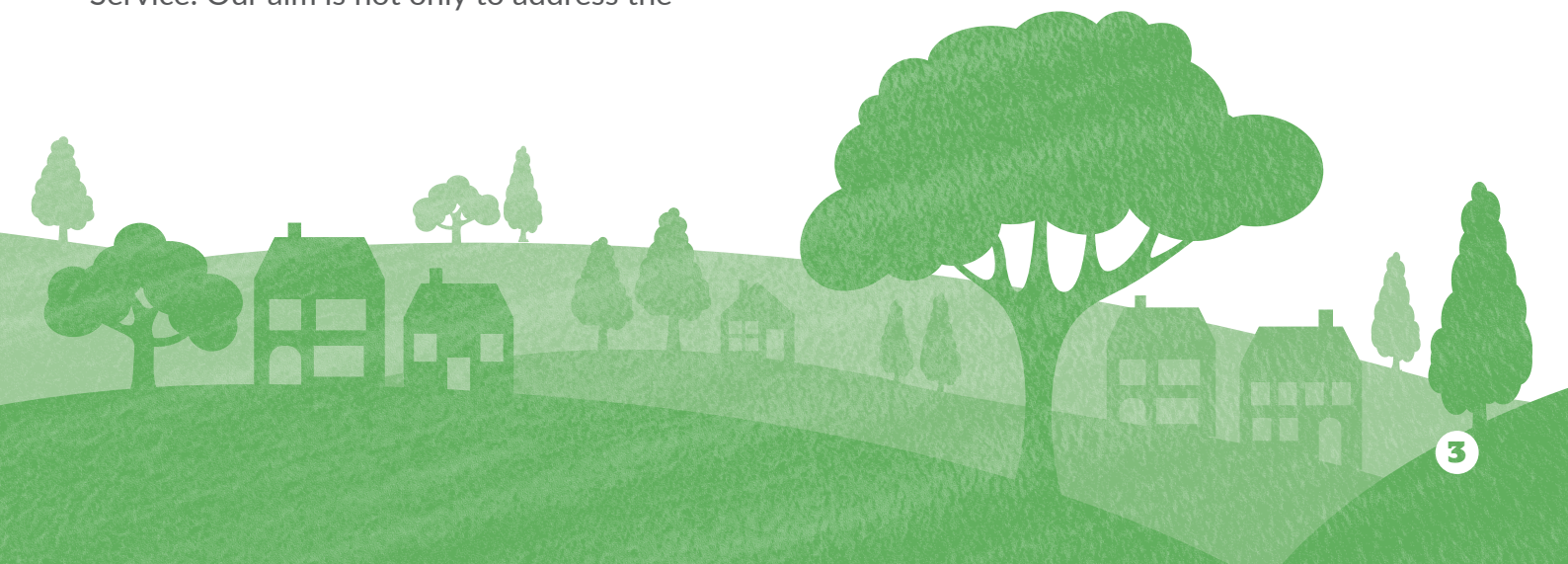
## Change Lives: Building a stronger community through long-term rentals

As Monmouthshire County Council faces a shortage of private landlords, primarily due to the surge in popularity of short-term holiday rentals like Airbnb, the need for sustainable, long-term housing solutions has become crucial. In response, we have developed a comprehensive plan to entice second-home owners to consider letting their properties on a long-term basis through Monmouthshire Letting Service. Our aim is not only to address the

shortage of housing but also to cultivate a sense of community and foster social cohesion within our towns and villages.

### Goals

- **Combating Homelessness:** Providing stable homes for families facing hardship.
- **Local Impact:** Strengthening the community's fabric by supporting vulnerable families.



# The community connection: The power of long-term rentals: Benefits beyond profit

Long-term rental contract holders (tenants) have a unique opportunity to integrate and contribute to the local community in ways that short-term renters may not. By joining local clubs, participating in events, and engaging in volunteer work, long-term contract holders create bonds and establish roots within the community. This active involvement cultivates a stronger sense of belonging, social interaction, and shared responsibility, ultimately enhancing the fabric of the community.

## Goals

- **Community Cohesion:** Long-term contract holders (tenants) contribute to a sense of belonging and stability.
- **Neighbourly Connections:** Building relationships that enrich the local environment.
- **Economic Boost:** Consistent rentals promote local spending and business growth.

# Shaping the future for Monmouthshire: choosing families over short-term lets

## Supporting Local Economies:

Long-term rental contract holders (tenants) have a significant economic impact on the community. They tend to shop locally with small businesses, leading to increased revenue for local merchants. This sustained support stimulates economic growth, creating a thriving marketplace and generating job opportunities for residents. In contrast, short-term visitors may merely pass through, leaving limited financial benefits in their wake.

## Investment in the Future:

Long-term rental contract holders (tenants) have a vested interest in the community's future. With children attending local schools and active participation in local politics, they become integral members of the community. This heightened engagement often leads to positive changes, improvements, and advancements within the community over time. Their commitment contributes to a more vibrant and dynamic environment, fostering lasting benefits for all.



# Contrasting the impact: Long-term vs. Short-term rentals

Long-term rentals offer a stark contrast to the transient nature of short-term holiday rentals. While short-term visitors may contribute to the economy momentarily, their fleeting presence often results in minimal community engagement. This transient population lacks the time and commitment required to participate in local activities or support local businesses fully.

Moreover, the surge in short-term holiday rentals can exacerbate the scarcity of affordable housing for local residents. The demand for properties catering to tourists can drive up prices, making it harder for local residents to find suitable

homes. This affordability crisis ripples through the community, impacting the quality of life for both newcomers and long-time residents.

## Goals

- **Fostering Stability:** Long-term contract holders (tenants) create a nurturing environment for children's growth.
- **Supporting Local Schools:** Stable housing improves children's educational experiences.
- **Contributing to Progress:** Positive, lasting impact on the Monmouthshire community.

## Conclusion:

By choosing the Monmouthshire Letting Service, you're not just investing in your property's success; you're making a lasting contribution to the lives of local families and enhancing the well-being of your community.

Embrace the practical and financial advantages and embrace the emotive rewards of long-term letting with MLS. Together, let's build a stronger, more vibrant Monmouthshire for generations to come.

**To find out more, or find out if you qualify for grants, or interest free loans contact us today for an informal and zero commitment conversation.**

