

Life's 2 Short provides independent residential Property Management services in London.

With a ten year track record, we offer an original approach to Property Management, with fixed fees and impartiality.

Why are we different?

- * We offer a fixed price service. We believe home-owners shouldn't have to pay a percentage of rental income for Property Management and consequently we charge a fixed annual fee.
- * Our fees are universally lower than lettings and estate agents' fees.
- * We have a small dedicated team and clients benefit from a single point of contact which builds trust and increases efficiency.
- * We are known for our professionalism, reliability and friendliness.

We will manage your property efficiently, cost effectively and with the highest level of service.

About

Landlords

Private landlords can spend a lot of time managing their properties. Tenants expect an efficient and professional service and many landlords don't have the time to offer this. At the same time an increasing number of tenants are specifically looking for managed properties because they believe they will get quicker responses to requests as well as a more professional service.

Until now, landlords have only been able to turn to traditional lettings and estate agents for Property Management services. However, many find that these agents provide an ineffective and expensive service, partly because the agents focus on lettings and sales.

Life's 2 Short offers an independent and focussed approach. We ensure quick responses to both landlords and tenants. We reduce the time you spend managing your property and our fees are lower than lettings and estate agent fees.

We believe that a well-managed property will increase the chance of tenants extending their tenancies at the same time as minimising void periods.

Services

We offer a wide range of Property Management and related maintenance services. All our contractors are vetted and approved. Our services include:

- * Repairs and maintenance
- * Annual gas and electrical safety inspections / certificates
- * Inventory reports
- * Building and refurbishment projects
- * Cleaning services
- * Check-out management
- * Key-holding service
- * Transfer of utilities between tenancies
- * Management inspections
- * Management of vacant properties (and between tenancies)
- * Liaison with surveyors & other professional advisors
- * Out of hours services
- * Property relocation and property finding services

Pricing

We offer a fixed price Property Management service based on the size of your property. We are the only agent in London who offer a fixed price service.

Traditional lettings and estate agents charge a percentage of rental income, so you pay more if your rental income is higher. We don't believe you should pay more because your property is in a more desirable location or because it has more attractive features. You will pay the same fee to us regardless of your rental income or where your property is located.

Our fixed annual fees start at £1,250+VAT for a two-bedroom property. Please email us or fill in the form below and we will be happy to discuss your requirements.

Lifestyle

In addition to our residential Property Management service we offer a separate concierge / lifestyle management service.

This service is often used by home-owners based overseas and clients who are relocating to London. However we are happy to offer this separate service to any clients. Our services include:

- * Holiday & travel assistance
- * Concert, theatre & sports tickets
- * Event management services
- * Moving home assistance
- * Personal assistance

Please contact us for further information.

FAQs

I have a lettings / estate agent already, am I obliged to use them for managing my property?

Unless you have signed a contract with your lettings agent that includes Property Management you are not obliged to use them for managing your property.

Do you offer a 24/7 service?

Yes, we offer a 24/7 service. This is for genuine property emergencies only. We will be happy to respond to all other issues during office hours which are 9am-6pm.

Is there a printable version of the website?

A printable version of our website is available [here](#).

Do you add a 10% 'administration' charge on top of maintenance costs, like most agents?

No, we do not add an administration charge to repair and maintenance costs. For example, if a gas engineer charges £90+VAT for a Gas Safety Certificate that is how much you will pay.

How quickly will you respond to property maintenance issues?

For urgent issues we will respond to emails and calls immediately. For less urgent issues we will respond within 24hrs. Our office hours are 9am-6pm Monday to Friday. We offer a 24/7 service for property emergencies.

Do you offer a key-holding service?

Yes, we offer a key-holding service, your keys will be coded and held securely.

How do I start using Life's 2 Short?

Please email or call us and we will be happy to discuss your requirements. We always prefer to visit your property if possible and there is no charge for this. If you need urgent assistance please let us know.

How do I pay for your service?

If you decide to use our Property Management service our fees are due when your contract begins. We welcome payment by bank transfer or debit / credit card.

How does your pricing work?

We offer a fixed price service based on the size of your property, irrespective of location. Our annual fees start at £750+VAT for a one-bedroom property and £1250+VAT for a two-bedroom property.

Do you offer Property Management services for vacant properties?

Yes we offer a service for vacant properties. We are able to make regular visits to your property, deal with maintenance issues and pay any bills on your behalf. You can decide how often we visit your property (e.g. once every fortnight, every month, every two months). Please contact us for further information.

Do you offer a lettings service?

We do not currently offer a standard lettings service but we would be happy to discuss your requirements.

Do you manage building and refurbishment works?

Yes, we are able to manage building and refurbishment works on your behalf. This service is not included as part of our standard annual Property Management service. Please contact us for further details.

Do you offer Property Management services to lettings agents?

Yes, we are able to provide Property Management services to lettings agents that do not offer this service to their clients.

Why do I need Property Management services?

Managing your property can be time-consuming, particularly when there are repair or maintenance issues. Many tenants specifically look for managed properties as they expect a quick, professional service. Using Property Management services can therefore give you an advantage over landlords who manage their properties themselves.

A well-managed property may also increase the chance of tenants extending their tenancies which in turn can reduce void periods. By appointing us, landlords also benefit in having a useful intermediary in case of any property issues or disagreements.

Do you offer Property Management services to all property owners?

The majority of our clients are private landlords but we also manage properties for freeholders.

We do not offer block management.

