



Luxury
Student
Homes



Carbon
Lettings

GOT A PROPERTY
YOU NEED TO BE
MANAGED?

0151 522 5800

www.luxurystudenthomes.co.uk

Want ROI
without the
rigmarole?



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OUR BRANDS



Luxury Student Homes is synonymous with incredible quality student housing in Liverpool and we have won awards for both our properties and our service to tenants.



Through Carbon Lettings, we provide our incredible standard of property and service to postgraduates and professionals in Liverpool.



LSH Developments manage all of the renovation, refurbishment and new building work for Luxury Student Homes and Carbon Lettings.



A LITTLE ABOUT US

Our directors bought their first student houses back in the late 90s and have been renovating and managing properties in Liverpool with landlords and investors, building the three brands into local market leaders ever since. We now manage over **190 properties in Liverpool.**

WHAT WE OFFER

Whether you already own a single property and simply need help managing it or are looking for a partner who can source, renovate and manage a full rental portfolio, we can help maximize your ROI.

- ◆ Developments team
- ◆ Full management service
- ◆ In-house cleaning & maintenance
- ◆ Experts in compliance & regulations
- ◆ Utilities management

Under the Luxury Student Homes, Carbon Lettings and LSH Developments brands, we pride ourselves on delivering quality and simplicity. We provide stunning homes and outstanding service for all stakeholders.



WHY WORK WITH US?



20 YEARS' EXPERIENCE

Our experience and expertise covers the lot, property renovation, management, maintenance and compliance.

LOCAL KNOWLEDGE


Our experience means that we know the city and its students and young professionals inside out and we keep our information current by analysing our lettings performance annually.

Armed with this insight, we can advise landlords and investors on optimum property sizes and areas for best return on investment.

DEDICATED STAFF

Our team of industry experts make sure that all the properties we manage comply fully with existing regulations and that your legal responsibilities are taken care of.

Our high levels of service and years of experience in the sector allow you to be fully hands off, leaving you to focus on other things, in full peace of mind that your investments are in safe hands.



We understand the challenges of being a successful landlord, dealing with compliance and tenants can be a full-time job in itself. Our full management service means we do it all, including advertising, evaluating prospective tenants, viewings, deposit protection, rent collection, 24/7 call handling service for tenants, cleaning and maintenance and more.

We pride ourselves on providing the best homes and the best service. To check in with our tenants about how we're doing, we run an end of year survey.

Here are the headlines from the latest survey:



"LSH have managed my student accommodation for 4 years. They have done a great job and go above and beyond what is expected.

They keep me fully informed and are quick to respond to my queries. They are a really a great team of people, whom I enjoy working with."

-- Gill Bealt, landlord



4.5/5



Our rating, July 2019

LETTINGS AND MANAGEMENT

Luxury Student Homes and Carbon Lettings offer a full lettings and management service to get your property tenanted and taken care of. We work exclusively in Liverpool and are renowned locally for the standard of property and service that we deliver.

Our reputation for delivering excellence allows us to let properties off-plan meaning that your property could be let before the first workman is on site.

We also have a dedicated lettings team who liaise with any potential, current and former tenants.

We advertise your property, conduct viewings, vet applicant tenants, manage contract signings, and collect rent. In addition to this, we'll manage utilities and upkeep of the property such as cleaning and maintenance.

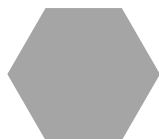
Many of our landlords live remotely and hear from us just a few times a year.



OUR SERVICES

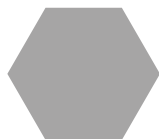


We don't just manage properties, we can offer a totally end-to-end service for hands-off investment or tailor our offering to meet your needs.



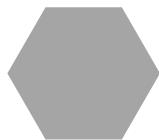
PROPERTY SOURCING

Want to invest in Liverpool but don't have the time or local knowledge to find a property in the right size and location? We can draw on our experience to find you a suitable property.



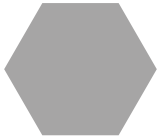
BUILDING AND REFURBISHMENT

Leave the headaches of planning and building regulations up to us. Once plans are settled, we will manage all on-site works to ensure your refurbished property is delivered on time.



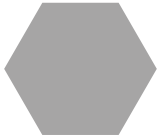
LICENSING

We have an excellent working relationship with the city council. We can advise on which licensing your property requires and manage any required applications on your behalf.



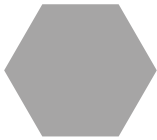
FURNISHING AND FIT OUT

You can take advantage of our experience and close supplier relationships to get a fit out and finish for your property which is both high end and durable, but at a discounted cost.



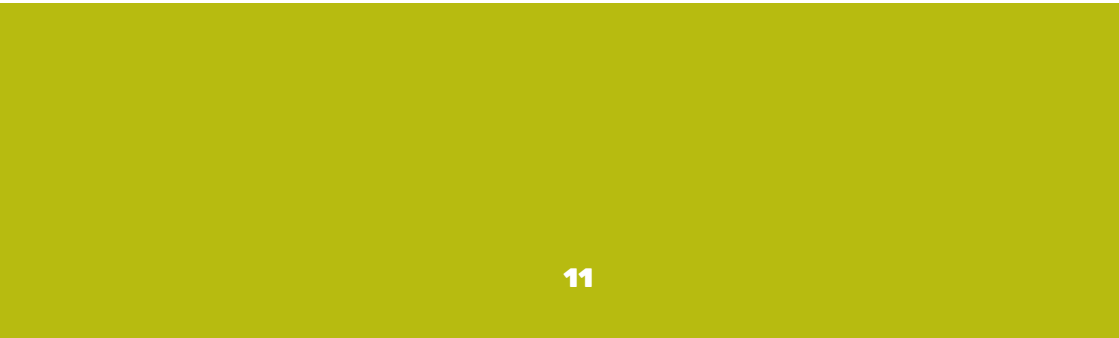
UTILITY MANAGEMENT

We can set up, manage and run all associated utilities for the property. This reduces admin for you and also gives you access to the bulk discounted rates that we have negotiated.



ACCESS TO PROFESSIONAL PARTNERS

For those who are looking to expand their property portfolios, we can connect you with our specialist legal and mortgage brokering partners.





**100+
PROJECTS**

The diversity of our project portfolio gives us the confidence that we can handle challenging sites

**98-100%
OCCUPANCY**

We consistently let our properties year after year and invest heavily in marketing and advertising

**LASTING
PARTNERSHIPS**

Landlords stay with us: our current longest standing landlord has been with us for over 6 years

WHY OUR RESIDENTS LOVE US



ONE BILL, NO COMPROMISE ON STANDARD OF LIVING

Living away from home whilst studying can be stressful. That's why we include essentials such as **uncapped** utility bills, but also other practicalities and home comforts to help you study in a healthy, happy and productive environment.

ALL BILLS, UNLIMITED

Gas, electric, water and internet are all included in your rent, totally uncapped. No surprise charges at the end of the year or arguments about splitting bills.

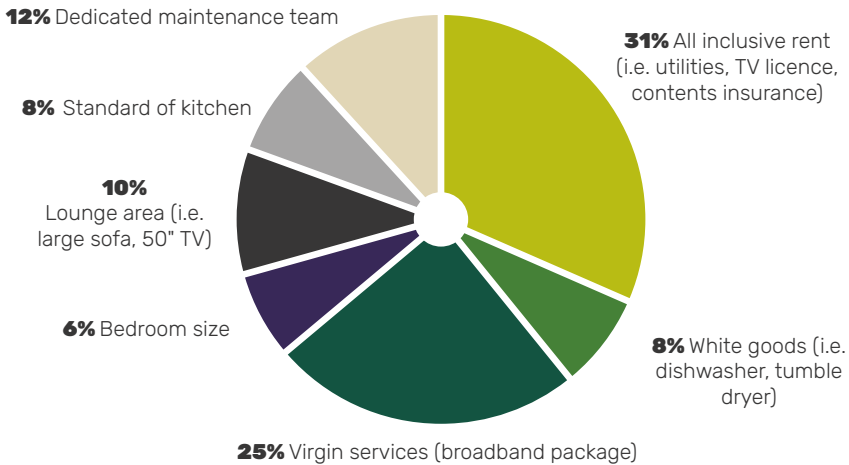
STAY CONNECTED

We provide high speed Virgin broadband to support our residents whether they are streaming remote lectures or binge-watching new series online.

8/10
tenants said
living with us was
great value for
money

WHAT OUR TENANTS LIKED BEST ABOUT OUR HOUSES

We asked the departing tenants what their favourite thing was about our student homes. Here's what they chose as their must-haves from our luxury line up.





UNBELIEVABLE EXTRAS TO MAKE LIFE EASIER

Monthly rent with us includes all of the following, no messing, no stressing. We make budgeting easy and provide all of these little luxuries to make shared living as simple as possible.



Unlimited utility usage



Regular cleaning service



Unlimited internet



Dishwasher & washing machine



50" TV plus TV license



Contents insurance



In-house maintenance team



Calls answered 24/7



Flexible deposit options

OUR AREAS



Our incredible properties are dotted across the most desirable student and young professional areas in Liverpool.

AREAS

- 1 Allerton
- 2 Aigburth
- 3 Wavertree
- 4 Sefton Park
- 5 Kensington
- 6 City Centre

CAMPUSES

- A** University of Liverpool and LJMU Mount Pleasant Campus
- B** LJMU City Campus
- C** LJMU IM Marsh Campus
- D** Hope Park Campus





**“REALLY THANKFUL FOR HOW
NICE AND STRAIGHTFORWARD
THE LSH TEAM HAVE
BEEN THIS YEAR!
WISH WE WERE ABLE TO STAY
ON NEXT YEAR ”**

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