

Landlord Services

Property maintenance for landlords and letting agents across London

For years, landlords had two choices for maintaining a rental property: do it themselves, or pay a management company a monthly commission. Silver Saints is the third option. We look after the maintenance of your rental properties with no monthly fee and no commission. You only pay when you use us. Developed with out-of-town and overseas landlords in mind, the service works just as well for any London landlord or letting agent who wants one trusted, multi-trade contractor on call.

4.9 stars 1,000+ Google reviews	£5 million public liability cover	GasSafe registered engineers	Since 2008 all work guaranteed
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What the landlord service includes

- **No commission or management fees.** Unlike a property management service, there are no monthly fees and no commission. You only pay when our service is used.
- **Key collection and tenant access.** We collect a spare set of keys from your local agent or arrange access directly with your tenant, so you never need to wait in.
- **Direct tenant liaison.** Your tenant has a direct point of contact at Silver Saints, and appointments are scheduled by phone, email or online.
- **Reactive maintenance, fast.** Experienced, multi-trade handymen with a quick turnaround on reactive repairs, often the same or next day.
- **Pre-approved spend limits.** You set a per-visit cost limit so small repairs go ahead without quote-chasing, while larger spend always needs your approval first.
- **Instant on-site quotes.** If a job slightly exceeds the agreed limit, the handyman calls you from the property before going further.
- **Written quotes for larger work.** Formal email quotes for larger or longer repairs, following a survey visit where needed.
- **Management of specialist trades.** Where a job needs a specialist such as a roofer or appliance engineer, we obtain quotes and manage the work on your behalf.
- **Gas safety compliance.** Landlord gas safety certificates (CP12) and boiler servicing by GasSafe-registered engineers, with the certificate emailed on completion.
- **Simple long-distance communication.** Almost everything can be handled by email through our operations team, which suits landlords who live away from the property.

Pricing

Service	Cost
Multi-trade handyman visit	£60 + VAT first 30 minutes, then £30 + VAT each additional 30 minutes
Gas, boiler and heating work	£98 + VAT per hour
Specialist electrical work	£75 + VAT per hour
Larger work (quoted after survey visit)	£35 + VAT survey, only payable if you choose not to proceed

Saturday appointments are charged at the same weekday rate. All prices exclude VAT.

For out-of-town and overseas landlords

If you own a rental property in London but live elsewhere, Silver Saints removes the distance from the equation. We hold or collect keys, deal directly with your tenant, carry out the work to your pre-approved limit, and report back by email. There is no need to travel, wait in, or coordinate trades from afar. Keeping your property maintained is just a few emails away.

Get started in a few emails

Email landlord@silversaints.co.uk and we will tell you exactly what we need to set up your customer file. Or call **0207 0999 199**, or book online at bookings.silversaints.com.