



Don't just be any student, be a London Student tm

**PLACE GROUP UK AND LONDON STUDENT HOUSING GROUP
CORPORATE BUSINESS STATEMENT**

CORPORATE OVERVIEW:

London Student Housing Group, London Student Rentals and London Student Landlords (together with Place Homes and place4students) specialise in providing quality 5 and 6 bedroom properties to student sharers in London. As part of Place Group UK and The London Student Group we are one of the most well regulated and resourced private Landlords and private housing suppliers in London.

The London Student Group won the category Best Landlord Of The Year For Student Housing 2012/13 and Place Group UK were in the top 5 in the category Overall Best Landlord of The Year 2012/13.

The Hanover Group and The Ministry Of Student Housing plus Nice Student Houses are now all part of Place Group UK.

We offer properties where all bills are included and where every room has private facilities, a flat screen tv and internet, matching the popular facilities of Unite Nido Liberty Opal CRM and Urban Nest, with the benefit of living in your own house with your own friends. Groups of friends can normally be accommodated in houses near to each other, either directly through us or through other Landlords with whom we co-operate.

We are a niche full service student housing provider. Renting from us uniquely gives tenants the benefits associated with renting through a large corporate agent (access to quality properties, 24 hour telephone + email back up 365 days a year, resources and impartiality) with none of the negatives (high fees, complex administration, delays, inflexibility and lack of office personnel continuity).

For added peace of mind our houses now are independently checked and accredited by the housing charity Unipol Student Homes and exceed by a significant margin all safety standards applicable to Category B HMOs.

MISSION STATEMENT:

We aim to always be the best student Landlord in Manor House and to that end we set out the following aims as a business:

To be informal, in a way that does not affect our professional approach to business.

To be approachable and contactable, ensuring that all students have a dedicated point of contact at all times.

To play by the rules:

We are members of the National Landlords Association (NLA) and an Accredited Landlord under the London Landlord Accreditation Scheme (LLAS). We meet the very highest professional standards. All properties offered to sharers are Housing Act 2004 compliant, meet the amenity standards set out in the legislation, and are managed in accordance with the Management of Houses in Multiple Occupation (England) Regulations 2006.

We are registered under the Consumer Credit Act and the Money Laundering Regulations. We are registered under the Data Protection Act.

We are members of the Property/Surveyors Ombudsman Service.

We are a registered housing provider and a member of the government backed Housing Ombudsman Service.

All Deposits held are held in accordance with the latest regulations.

We have a management system which has been certified to meet internationally respected standards. We have achieved ISO 9001:2008, ISO 14001:2004 and OHSAS 18001:2007 certification.

To be fair and honest and maintain high standards of client care:

We are fair and honest. Because we only let and manage our own properties (and not any properties belonging to other Landlords) we can set and maintain our own high standards of client care. Tenants have the peace of mind which comes from knowing that all properties are owned and managed by us and that provided the tenancy terms are adhered to, renting from us will be hassle free, with no unexpected costs, as unlike the vast majority of Landlords and agents, we do not charge fees for routine services and any fees which are payable are clearly explained before any tenancy is entered into and can normally be rolled forward to the end of a tenancy.

To be open and make all information available:

We do operate an open management style. All information necessary for students to make an informed choice, and to ensure they behave and act as we reasonably expect towards us, can be found on and downloaded from our resources website. We do not believe that any other private student housing provider operates such a user friendly system and is as approachable as we are.

OUR PROPERTIES:

Our properties have been designed based on specific student feedback to provide solutions to the very problems students have told us they face when sharing.

Our properties have all been recently refurbished and offer main bathroom with at least two additional shower rooms (and up to five additional shower rooms in larger houses) at least two fridge freezers (and in many cases two washing machines/ washer dryers/ separate dryers and either two ovens or a double oven) with each student having own bedroom with double bed, private washbasin, private flat screen tv, wired (and wireless) 100MB internet access, plus access to communal lounge with 32" flat screen hdtv, and the benefit of our legendary "all bills inclusive package", offering completely unlimited and unmonitored use of electric, gas, water and heating, plus Freeview TV, Fibre-Optic 100MB Internet (and separate additional backup ADSL Internet), landline telephone and SKY TV with no further budgeting worries, no risk of disconnection and no paperwork to complete for all utility, entertainment and media services.

OUR PRICING:

Pricing for all students at all properties is now based on a set rate per week per student based on 5 or 6 students sharing a house (depending on size of house) on one joint tenancy with parental guarantees and which will have a duration of approximately 350 days with no tenants break clause and aims to be more competitive than Unite, Nido, Liberty, Opal and the other main Private Halls of Residence and also University Halls of Residence.