



SleepHaven

Your “One Stop Shop” for Your Property Maintenance Needs



SleepHaven bring all the pieces of the jigsaw together when preparing your property for sale or let

SleepHaven offer a comprehensive range of services to Letting Agents, Property Management Companies, Private Investors & Home Owners in Northamptonshire and the surrounding areas, providing a “One Stop Shop” for your property management needs.

We understand the tight timescales of the demanding letting agent industry and the pressures that can bring. Therefore, whatever the circumstances we'll provide a quick and efficient turnaround on properties, ensuring the owner gets the highest return on their investment at the earliest opportunity... be it for sale or let.

No longer a need to juggle and organise numerous contractors, No need to chase and make constant phone calls... Just pick up the phone, contact us and we'll do the rest. We guarantee that our efficient and impeccable standards will ensure the property will be presented to the highest order and within budget... giving you peace of mind!

Here are some of the services we offer to our clients:



- **Professional Carpet, Upholstery & Mattress Cleaning** – We offer a variety of services according to your cleaning needs, from simple spot and stain removal to full hot water extraction, for those intensely soiled carpets. Properties inhabited with fleas can be cleaned with a pre treatment spray prior to cleaning killing off any unwanted guests ensuring carpets are clean, healthy and looking great for the next occupants. We can also supply & fit carpets if required.



- **Full & Partial House Cleans** – As ECO Certified Cleaners & Certified Oxidation Specialists we have a range of equipment at our disposal to produce a high quality finish when cleaning your property. From high Ozone shock treatment to remove bad odours and bacteria to high pressured steam which will remove stubborn ground in stains to ovens and kitchens.



- **Painting & Decorating** – With over 20 years of experience working within the painting & decorating field, we have assisted clients in painting large internal apartment blocks, commercial buildings as well as numerous private properties ready for sale or let.



- **Gardening & Fencing Services** – First Impressions are essential when viewing a property, therefore our team will deliver a first rate gardening service in line with the landlord's expectations. Fencing & rubbish disposal are all part of our gardening services.



- **General Property Maintenance** - Our varied work force has the flexibility to offer DIY, minor repairs through to larger projects, City & Guilds qualified builders are available when necessary.

SleepHaven are fully insured and are bound by our governing bodies' rules and regulations so you can rest assured quality and professionalism are our priority. Our role is to support the Letting Agent Industry, Private Investor & Homeowner in maintaining and presenting their property to protect their investment.

Your success is our success, we're here to help!

Inside our folder you will find:

Approved Contractors

Samples of some of our work

Credentials & Accreditations

Client Testimonials

Copy of Public Liability Insurance



SleepHaven

Call us now on 01327 342594
or visit www.sleephaven.co.uk

Ref: Approved Contractors

Sleephaven is a Professional Domestic & Commercial Cleaning Company which incorporates Carpet, Upholstery & Mattress Cleaning operating in Northamptonshire and the surrounding counties. Our company now offers a "One Stop Shop" for Property Management and Letting Agencies and our services now include:

- Professional Carpet & Upholstery Cleaning
- Partial & Full House Cleans
- Cleaning Communal Areas of Apartment Blocks
- Supply & Fitting of Carpets & Flooring
- Painting & Decorating Services
- Fencing & Gardening Services
- General Property Maintenance

Our current clients include SMD Services Ltd, Atwell Martin, Underwood's Town & County, Your Move Hobin Roberts and The Wrekin Housing Trust, which is one of the largest independent housing providers in the Midlands.

As standard, a free site survey and risk assessment is carried out on all properties in accordance with the Health & Safety at Work Act 1974 and Control of Substances Hazardous to Health (COSHH) 1988. We are ECO certified cleaners, an IICRC Certified Firm, members of the National Carpet Cleaners Association and have £2 million public liability insurance.

We wish to become a registered contractor with your company and are interested in carrying out property maintenance and cleaning on your behalf. References, testimonials, a copy of our public liability insurance and additional information are contained within this folder or available via our website.

We look forward to hearing from you

SleepHaven

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Tel: 01327 342594

Web: www.sleephaven.co.uk



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Credentials & Accreditations



Sleephaven were one of the first companies to become ECO Certified Cleaners within Northamptonshire. We care passionately about the environment and use Eco friendly cleaning solutions and processes where possible to ensure a deep down clean.



As an IICRC Certified Firm you can be assured that all our Carpet Cleaning Technicians are qualified to carry out their work. Their approved training is under pinned by rigorous standards by dedicated working industry professionals and are bound by the IICRC rules and regulations.



In addition, Sleephaven are members of The National Carpet Cleaners Association which guarantees that all members are fully qualified to clean carpets, upholstery and other fabrics within your property. NCCA members operate to a strict Code of Practice, which covers specifics such as fair pricing, service and consumer protection including full insurance and public liability.



As part of the Eco Carpet Care network we are setting a new standard in the UK for what is acceptable when having your properties, carpets and upholstery cleaned. Our Green Cleaning is comprised of environmentally responsible management, care and maintenance procedures. We employ cleaning solutions, equipment and processes intended to minimise any harmful environmental impact and maximise sustainability of our built environment.



Sleephaven are certified Oxidation Specialists and are qualified to use various types of equipment and procedures to remove bacteria, fungi, allergens and odours from properties. This service is essential as it leaves the property smelling fresh and creates the right impression when viewing.



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A sample of some of our work

1. A smart 3 bedroom apartment in Kingsthorpe Northampton had been let to students; they had severely neglected the property and couldn't be let due to its condition. This was not only a concern to the landlord but was causing concern to other residents within the new apartment block.

Sleephaven were instructed to carry out the following work to restore the property to its original condition: Plastering, some property maintenance, painting & decorating, a full flat clean throughout including appliances, carpet cleaning where possible and fitting of new carpets.

Before



After

As a result, just 5 days after the work was complete the property was let for £595 per month

2. A 3 bedroom semi detached property was being let in Northampton, however the garden was severely overgrown and numerous trees were blocking out the sun and encroaching on the neighbour's garden.

Therefore Sleephaven were asked to carry out the following work: Removal of 17 Leylandi trees, a full garden clearance and general maintenance.

Before



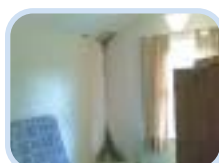
After

We now carry out regular maintenance on the garden on behalf of the property investor and the neighbour!

3. A 3 bedroom semi detached property in Northampton was unable to be re let due to its condition. The internal decor required updating and cleaning throughout with external work to the garden and repairs to the fence.

We were asked to carry out the following work: Decorating to the landing, stairs, hallway, sitting and dining room. Damp treatment to the bathroom, re grout and sealant to bath & sink. A full house clean, plus full professional carpet clean. Garden maintenance, plus repairs to and replacement fencing.

Before



After

The work was completed in 7 days by our team and as a result the property was let as we completed the work at £550 per month.



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Testimonials

Here's just a sample of what our clients say about us...

“We have been working with SleepHaven since January 2009 as an approved contractor and have them to be a very reliable company. They have always managed to work within the tight timescales the demanding lettings industry and have provided an efficient and high quality standard workmanship. It is a pleasure doing business with them.”



YOUR MOVE
— Hobin Roberts —

Mr Andrew Crook - Property Manager - Your Move Hobin Roberts – Northampton.

“We have received excellent service, Sleep Haven have always worked in a good and timely manner and most importantly continued to demonstrate an active understanding of the varied needs and demands of our clients.”



John Gantlett - Property Manager - Atwell Martin Asset Management

A property investor recently contacted us and needed a shower fitted urgently to their new acquisition in Hartwell in Northamptonshire, they were based in York but needed the work carried out prior to their new tenant moving in. At short notice we supplied and fitted a new shower, shower screen and tiled the bathroom.

“As the landlord of a property which is a seven hour round trip away, Richard and his team have been able to help when swift and urgent action has been needed. The quality of the workmanship has been excellent and the service outstanding.

SleepHaven has been fast moving, quick and reliable.”

Mrs Erika Willman - Landlord

On behalf of Underwoods Town & County we had to carry out damp proofing and building works to a three bedroom property in Higham Ferrers which was suffering from mould and damp, this was having an adverse affect on the children.

Once we carried out the work the tenant said:

“We had a damp problem in our three bedroom house, after contacting the Landlord the work was carried out by SleepHaven, we noticed the difference almost immediately.

Nick and his team did the work; they were very polite, always on time and very tidy. They were a pleasure to have in the house and the standard of work was excellent, I would use them again without a doubt and would recommend them to anyone.”

Mr Anthony Clark - Tenant



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**RENEWAL
CONFIRMATION**

Master Tradesman

Policy Number: CT03 B1311331000475

This policy has been renewed for a period of twelve months from

22nd February 2010

The insured MR RICHARD MARSHALL

Trading Name SLEEP HAVEN

Business Description PROPERTY MAINTENANCE

Renewal Premium £ 102.58 Premium Tax (5.00%) £ 5.12 Total £ 107.71


Net of No Claims Discount 15 % representing 3 years earned

Not valid unless Countersigned and Stamped by Broker / Intermediary

A-PLAN COMMERCIAL
39 UPPER GEORGE STREET
LUTON
BEDFORDSHIRE
LU1 2RD

Signed:

Dated:


19/2/2010



Managing Director
MMA Insurance plc

Please check that the cover provided by your Policy is adequate. If any alterations are necessary please advise your Broker/intermediary appropriately.

May we remind you of the necessity of informing us of any material changes that have occurred since either last renewal or inception of the policy such as an amendment to the number of employees or changes to the usage of sub contractors both Labour Only or Bona Fide.

If you have any doubt as to whether a fact is material you should seek the advice of your Broker / Intermediary.

You should keep a record of all information supplied (including copies of all letters) relating to this Policy.

Data Protection Act

The information you provide is collected by or on behalf of MMA Insurance and may be used by us, our employees, agents and service providers acting under our instruction for the purposes of insurance administration, underwriting, claims handling and to enable us to detect fraud or loss. We may use some of the information you provide for research, marketing or statistical purposes. We will not use your information or pass it on to any other person for the purposes of marketing further product services to you.

Providing information supplied to us signifies your consent to it being used for these purposes. You must ensure that any information you supply relating to anyone else is accurate and that you have obtained their consent on our behalf to the use of their data for these purposes.

If the broker or intermediary you have used to obtain this insurance policy ceases to carry on business, to otherwise trade or be regulated by the FSA as an insurance intermediary, we may transfer your personal data and information to another insurance intermediary who will continue to effect insurance cover for you. Please let us know if you do not want us to share your personal data and information with another insurance intermediary as described above.

If you have any queries about the use of your information please write to the Data Protection Officer, MMA Insurance plc Norman Place Reading RG1 8DA

IMPORTANT: Please see page overleaf for details of Claims Helpline and any changes to your Policy cover



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We provide a FREE site survey and no obligation quotation.

So Call us now on 01327 342594 or 07977 258898
or visit our website for further information.

www.sleephaven.co.uk