

Turner Property Introduction / Portfolio Document

Turner Property is a family owned property lettings company that has been operating in Reading since 1999. Our aim is to provide good quality rental accommodation for students and professionals in Reading. As a property lettings business, we buy property, refurbish it, let it and manage it. Our refurbished properties are of a high standard. Unlike other developers, we do not refurbish to sell them on and so our investment in a building is long term. Additionally, we only rent out properties that either we own, or are owned by members of our immediate family. We can therefore control the quality of the property and the service we provide to our tenants.

The company began focusing on HMOs for students, but in recent years has also been converting buildings into HMOs for professionals. With the tremendous economic growth that Reading has enjoyed in recent years, a considerable number of young people at the beginning of their careers are attracted to the town. Consequently, rents for flats in Reading have dramatically increased and many of these young professionals cannot afford or do not want to endure the elevated costs of living alone in self-contained apartments or studios. Therefore, they are keen to find shared accommodation of a good standard, with all bills included and no hidden costs or fees. As a company we have filled this gap in the market with high quality and well managed accommodation.

Most of our properties are Victorian but have been completely reconfigured and refurbished to suit the needs of our tenants. We renovate our properties to a high standard with particular attention to the local authority requirements. Fire safety is taken very seriously, and all our properties have fire rated walls, ceilings, doors and a fully zoned fire panel where required. We install contemporary kitchens and bathrooms but also place great importance on preserving the character of the buildings we acquire. Although the use of the buildings is multiple occupation, great care and attention is given to ensure that they are restored sympathetically. Character features such as brickwork, windows, doors as well as valuable internal features such as fireplaces and cornicing are preserved as much as possible. Unfortunately, HMO's do not have a good reputation and are often not welcomed by local residents. However, at Turner Property, we value Reading's architectural heritage and as a local resident, Lloyd Turner (who manages the business) places great importance on protecting and enhancing the appearance and character of Reading's streets. We have formed a close relationship with Reading's Civic Society and have gained their support for many of our projects. Quite often the HMO use is the most appropriate and sympathetic use for some of the town's larger period properties.

The rooms we offer to our professional tenants are en suite with shared use of a high quality kitchen and living area. Utility bills, internet, council tax, garden maintenance and weekly cleans are included in the rent. We also offer flexible and short-term tenancies if required. Our offices are open Monday to Saturday and we also have an out of hours emergency telephone number which is monitored 24 hours a day.

We have our own team for maintenance and can therefore respond to repairs in a timely manner. There are 13 staff members based at the Turner Property Head Office, with most of the staff managing the day-to-day running of the lettings business and the other staff members running refurbishment projects on the properties.

We like to treat our tenants as our valued customers, and we are proud of our good reputation. We regularly have tenants who stay with us for prolonged periods, often arriving as students and then seeking accommodation in a professional house after graduating.

Turner Property Existing Development Examples



Exterior View of HMO at 8 Bath Road, Reading.



Interior View of shared kitchen and living communal facilities at 8 Bath Road, Reading.



Exterior View of HMO at 13 & 15 Craven Road, Reading.



Interior View of shared living facilities at 57 Alexandra Road, Reading.