



# RETIREMENT HOMESEARCH

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## WHO IS MAINSTAY?

Mainstay is a property asset and commercial management company based in Worcester, Worcestershire.

Acquired by the UK's largest property management company FirstPort in 2020, the company acts as a sub brand, focusing on commercial and asset management. All property management duties continue to be handled by FirstPort while Mainstay's diverse portfolio, focuses on:

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## ASSET MANAGEMENT

We offer asset management (AM) services to institutional and private investors, who are seeking to deploy funds into investment grade, income generating residential property assets, where Mainstay will ensure the highest standards and expectations are met. Beyond traditional property management, our AM services take further due diligence in handling finer requirements such as insurance and quality control.

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## SURVEYING AND TECHNICAL SERVICES

Our surveying and technical team is project delivery driven, covering areas from replacement of M&E equipment, to major cyclical maintenance projects. The team works on asset management and asset life cycles plans, developing our capabilities as an organisation. They conduct defect analysis assessment and reporting to keep the portfolio in its best condition

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## ESTATE AGENCY OPERATIONS

A sub brand of its own and an area that has seen a recent boom within our company, Mainstay Lettings helps assist landlords, both private and corporate, have a peace of mind when renting out their properties. We work with estate agencies across the country to ensure the right tenants and high level of attention to detail is delivered when sourcing and maintaining residents in our clients' properties.

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## COMMERCIAL FACILITIES MANAGEMENT (CFM)

We work alongside Ascot Services to deliver soft services for our FTSE250 corporate client. A partnership since 2019, this business arm has seen ample success, most recently in 2021 where we were Premises & Facilities Management (PFM) Finalists, within the corporate and energy management categories!

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## BUSINESS PROCESS OUTSOURCING (BPO)

Our interpretation of white labeling with an all-encompassing twist. Our refined systems allow for an ingrained and stress-free level of management behind the scenes. Using our asset driven model, we're able to analyse areas of attention and on the ground too, ensuring you get a rigorous verdict, beyond the scope of an initial inspection.

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## BUILD TO RENT

We work alongside freeholders and developers alike to ensure their units are being maintained to the highest standard. Mainstay's end-to-end BTR solutions include building management, letting and tenancy management along with a host of residential services.

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## RETIREMENT HOMESearch (RHS)

RHS is our in-house retirement specialist, an estate agency brand which is Britain's number one retirement property specialist and for the past 30 years has helped thousands of satisfied customers buy and sell their properties with assurance and guaranteed sale services.



RETIREMENT  
HOMESearch  
(RHS)

By choosing Retirement Homesearch, you can rest assured you are in the best possible hands. We are proud to be Britain's number one retirement property specialist and for the past 30 years have helped thousands of satisfied customers buy and sell their property. As leaders in the sale of retirement property, we have a nationwide database of over 10,000 prospective buyers and this is growing daily.

We offer an unbeatable range of retirement properties for sale across England, Scotland, and Wales. What makes Retirement Homesearch unique is that, wherever possible, we will arrange for the property viewing to be conducted by the Development Manager. Their advice and guidance in the buying and selling process is indispensable and the Development Manager will be able to present communal facilities, talk through on-site social activities and events and provide a great insight into retirement living.

All of our experienced Property Consultants are fully trained in estate agency best practice and abide by the requirements of the Estate Agents Act, the Consumer Protection Regulations, and the Money Laundering Act. Retirement Homesearch is also a member of the Estate Agents' Ombudsman Scheme, which means that clients can be confident about the agent's approach in its dealings with actual and potential buyers and sellers of residential property or lettings in the UK.



RETIREMENT  
HOMESearch



BUYING OR SELLING

Retirement Homesearch aims to make the buying process as simple and easy as possible for you. We offer an unbeatable range of retirement properties for sale across England, Scotland, and Wales. We can assist with, independent and assisted living, retirement bungalows and even offer a part-exchange services on an existing property. We can also provide you with a free market appraisal of your property if you're selling.

Retirement Homesearch works alongside many different developers to provide you with a wide range of properties available to buy and sell. Developers buy the land and will orchestrate the process of building a development from the beginning to end.

RHS ASSURED

RHS assured ensures quick, secure, and guaranteed service with no chain properties to select from. RHS Assured works in a similar way to a traditional part exchange service but has the added benefit of leaving you free to purchase any property you want. Unlike other exchange services that require you to buy a premium priced apartment, with RHS Assured you have complete freedom to buy your dream home, whatever it is. There are no restrictions in value or property type and even if you decide to rent your next property, we can still help you sell your existing home. Any property offers made carry no obligation, giving you total peace of mind.

Working in partnership with Elderly Accommodation Counsel (EAC), Retirement Homesearch is proud to introduce a free advice helpline for our customers. The FirstStop Advice Line is an independent, impartial, and free service offering advice and information to older people, their families and carers about housing and options for later life.

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“Our priority was to get things done as quickly as possible and RHS Assured enabled that”



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WE'RE GREAT  
AT WHAT WE DO

As industry leaders, we've received numerous awards and accreditations for setting the standard in areas including safety, talent and leadership.





