

AGENTS PACK - 2026

COMPLIANCE PARTNERSHIP

Professional. Evidenced. Delivered in 48 hours.

Damp Forensics	HMO Audits	Monthly Monitoring	Fire Risk Assessments
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Sample forensic inspection reports and mould remediation completion reports available on request.

WHO WE ARE

About Valley Compliance Testing

Valley Compliance Testing (VCT) is a specialist property compliance service based in Bridgend, South Wales, founded and run by Dean Sedgebeer. VCT works exclusively with letting agents, landlords and property managers across South Wales — providing forensic damp and mould reporting, HMO pre-licence audits, and ongoing monthly compliance monitoring.

With the Renting Homes (Wales) Act 2016 placing greater responsibility on landlords than ever before, VCT gives your agency the professional, evidenced reporting it needs — to protect your landlords, resolve disputes quickly, and keep your properties compliant.

48 hrs	RAG Rated	PI Insured	Welsh Law
Report turnaround	Every report	Fully covered	Referenced

OUR SERVICES

What VCT Offers

Forensic Damp & FFHH Reporting

High-precision moisture meter and hygrometer readings, thermal imaging, dew point and RH% data. Every report references the Renting Homes (Wales) Act 2016 and is delivered within 48 hours.

HMO Pre-Licence Audits

RAG-rated inspection reports covering room sizes, fire safety, amenity, and HHSRS. Designed to ensure your applications pass first time with RCT, Swansea, and Bridgend Councils.

Monthly Monitoring Contracts

Ongoing HMO compliance from £85/month — emergency lighting, alarms, moisture, IAQ, legionella monitoring, and a digital report every single month.

PAT Testing & Legionella Risk Assessments

Available standalone or bundled into value packages. Legionella assessments lodged on the national LRA Register with a certificate number issued.

CREDENTIALS

Qualifications & Insurance

- ✓ Damp & Mould Awareness — CPD Certified
- ✓ Indoor Air Quality — BESA Qualified
- ✓ Emergency Lighting Inspection — Paragon Certified
- ✓ Fire Safety for Fire Marshals — Commodious
- ✓ Legionella Awareness — Commodious Certified
- ✓ Rent Smart Wales CPD
- ✓ Professional Indemnity Insurance held
- ✓ Public Liability Insurance held

Valley Compliance Testing

6 Yr Hendre, Kenfig Hill
Bridgend, CF33 6EG
0739 404 3265
info@valleycompliancetesting.co.uk

29 April 2026

To the Head of Property Management,

RE: Technical Compliance, FFHH Forensic Reporting & Fire Risk Assessments

My name is Dean Sedgebeer, and I run Valley Compliance Testing (VCT). We are currently the specialist compliance partner for **leading letting agents across South Wales**, handling technical damp forensics, HMO pre-licensing audits and mould remediation across the region. VCT has recently completed forensic damp inspections and professional mould remediation on properties managed by our agency partners, delivering evidenced compliance reports that protect landlords and resolve disputes quickly.

With the strictness of the Renting Homes (Wales) Act and the Fitness for Human Habitation (FFHH) standards, I know that "lifestyle vs. structural" disputes regarding damp and mould are a constant drain on your team's time and resources. We have now also added **Fire Risk Assessments** to our service offering — covering residential properties and HMOs up to 5 bedrooms, all referencing LACORS guidance and delivered within 48 hours.

How VCT protects your agency and your landlords:

- **Scientific Damp Data** — High-precision hygrometers and thermal imaging provide Dew Point and RH% data, giving your landlords a professional evidenced defence that a standard handyman's report cannot offer.
- **Fire Risk Assessments** — NEW. LACORS-referenced FRAs for residential properties and HMOs up to 5 bedrooms, delivered within 48 hours. Every licensed HMO requires one annually.
- **Mould Remediation** — Professional biocidal mould treatment with industrial-grade products, plus a follow-up moisture inspection to confirm the treatment has held.
- **HMO Licensing** — RAG-rated pre-licence audits to ensure your applications pass first time with RCT, Swansea, and Bridgend Councils.
- **48-Hour Delivery** — All reports delivered digitally with high-resolution photographic evidence, ready to forward directly to landlords or tenants.

INTRODUCTORY OFFER

Full Forensic Damp & FFHH Audit — 50% off your first inspection (usual price £195)

To demonstrate the quality and legal weight of our reporting, we'd like to offer your agency this discount on your most problematic damp or compliance-risk property.

I have included our 2026 Price List, Fire Risk Assessment service details and HMO Monthly Monitoring information in this pack. **Sample forensic inspection reports and mould remediation completion reports are available on request** — please get in touch and I will send them across.

Best regards,

Dean Sedgebeer
Valley Compliance Testing

2026 Price List

VALUE PACKAGES

<p>Tenant Complaint Response £195 — 48-hr turnaround Full damp & mould inspection • RH & temp room by room • Ventilation assessment • FFHH walkthrough • Photographic evidence • 48-hr delivery</p>	<p>Pre-Letting Compliance £270 — At tenancy changeover (save £105+) PAT Testing up to 20 appliances • Damp & mould inspection • Smoke & CO alarm check • Fire safety review • FFHH inspection • Full compliance report</p>
<p>HMO Full Compliance Visit £650-£750 — HMO landlords & agents (save £130+) HMO Pre-Licence Survey • PAT Testing • Legionella Risk Assessment • Indoor Air Quality • Full report package • Documentation checklist</p>	<p>Annual Safety Audit From £259 — Annual property maintenance Small property up to 20 fittings: Legionella + EL 3-hr Test + PAT = £259 • Medium 21-50 fittings: same services = £319</p>

FIRE RISK ASSESSMENT BUNDLES

<p>HMO Safety Triple £395-£450 — Most popular HMO package (save £80+) Fire Risk Assessment • PAT Testing up to 20 appliances • Legionella Risk Assessment • Single visit • Full report package • 48-hr delivery</p>	<p>Residential Safety Bundle £320-£365 — Single occupancy (save £60+) Fire Risk Assessment • PAT Testing up to 20 appliances • Legionella Risk Assessment • Single visit • Full digital report • 48-hr delivery</p>
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INDIVIDUAL SERVICES

HMO Pre-Licence Survey

3-bed HMO	£295
4-5 bed HMO	£350-£395
6-bed+ HMO	£425-£500
Pre-Purchase Survey	£395-£500
Conversion Viability	£250-£325
Re-Inspection	£125-£175

Damp & Mould Inspections

Standard 2-3 bed	£195-£225
Larger 4-5 bed	£250-£275
HMO inspection	£275-£350
Initial investigation	£120
Add-on same visit	£65
Follow-up	£75-£95

Mould Treatment & Remediation

Single room	£200-£275
Two rooms	£350-£450
Whole property 3-bed	£650-£850
Whole property 4-bed+	£850-£1,100
HMO whole property	£950-£1,400
Black mould premium	+30-50%

PAT Testing

Up to 20 appliances	£70
Items 21-100	£1.10/item
Items 101+	£0.95/item
110V tools	£2.00/item

Fire Risk Assessments **NEW**

1-2 bed single occupancy	£150-£175
3 bed single occupancy	£175-£200
4-5 bed single occupancy	£200-£250
2-3 bed HMO (up to 5 persons)	£250-£300
4-5 bed HMO (up to 5 persons)	£300-£375
Add-on same visit	£95
Follow-up / re-inspection	£85-£110

6+ bed HMOs from October 2026. All FRAs reference LACORS guidance, 48-hr delivery.

Monthly Monitoring Contracts

Essential Monitor	£85/month
Full Monitor — most popular	£145/month
Total Compliance	£215/month
Full Monitor Annual	£130/month — £1,595/yr
Total Compliance Annual	£175/month — £2,165/yr

Legionella Risk Assessments

Small 1-5 outlets	£95
Medium 6-15 outlets	£120
Portfolio 5+ small	£85 each
Portfolio 5+ medium	£105 each

Emergency Lighting Testing

Monthly flick test up to 20	£75/month
Monthly flick test 21-50	£95/month
Annual 3-hr test up to 20	£130
Annual 3-hr test 21-50	£170

Indoor Air Quality

Standard up to 3-bed	£150-£200
HMO or larger	£200-£250
Add-on same visit	£100-£150

Damp & Mould Monitoring

Monthly monitoring	£25-£35/property
Quarterly inspection visit	£70

Portfolio Discounts

5-9 props: 15% / 10-19: 20% / 20+: 25%

Additional Charges

Same-day +£50 / Weekend +£40 / Evening +£30 / Mileage 25+ miles: £0.45/mile

Key Terms

Payment on completion. Reports 24-48 hrs. PI & PL insurance held. No mileage within 25 miles. 50% off first inspection for new agents.

HMO COMPLIANCE - YEAR-ROUND COVER - ONE INSPECTOR, EVERY VISIT

HMO Monthly Monitoring Contracts

Rolling monthly — no long-term commitment on your first property. Annual contracts available up to 6 bedrooms. No VAT.

ESSENTIAL	FULL MONITOR	TOTAL COMPLIANCE
Entry-level	Most popular	Complete cover
£85	£145	£215
/month per HMO	/month per HMO	/month per HMO
<ul style="list-style-type: none"> + Emergency lighting flick test + Smoke & CO alarm check + Visual common area check + Monthly digital compliance report + Same-day alerts 	<ul style="list-style-type: none"> + Everything in Essential + RH & temperature — room by room + Moisture spot checks + Quarterly full damp inspection + Annual PAT testing + Full report with photographs + Annual compliance summary 	<ul style="list-style-type: none"> + Everything in Full Monitor + Indoor air quality (CO2, VOC, RH) + Legionella temp monitoring + Annual legionella risk assessment + Annual EL 3-hour duration test + HHSRS quarterly check + Licence renewal support report

ANNUAL CONTRACTS - BETTER VALUE, SETUP INCLUDED

Full Monitor Annual	£130/mont h	Total Compliance Annual	£175/mont h
Setup: £165 Full year: £1,595	Saves £145/yr	Setup: £240 Full year: £2,165	Saves £415/yr
+ All Full Monitor services — damp, moisture, PAT, photos		+ All Total Compliance — IAQ, legionella monitoring, HHSRS, EL 3-hr test	

AT A GLANCE — WHAT'S INCLUDED

Service	Ess £85	Full £145	Total £215	Ann Full £1,595	Ann Total £2,165
Emergency lighting flick test	Y	Y	Y	Y	Y
Smoke & CO alarm check	Y	Y	Y	Y	Y
Visual common area check + monthly report	Y	Y	Y	Y	Y
RH & temperature readings	-	Y	Y	Y	Y
Moisture spot checks + quarterly damp inspection	-	Y	Y	Y	Y
Annual PAT testing + photos	-	Y	Y	Y	Y
Indoor air quality (CO2, VOC, RH)	-	-	Y	-	Y
Legionella temp monitoring	-	-	Y	-	Y
Legionella Risk Assessment (LRA Register)	-	-	Y	Setup	Setup
EL Annual 3-hour duration test	-	-	Y	Setup	Setup
HHSRS quarterly check + licence renewal support	-	-	Y	-	Y

Payment

Monthly in advance. Annual setup on first visit.

Discounts

5-9: 15% / 10-19: 20% / 20+: 25% off

Reports

Digital within 24-48 hrs of visit.

Mileage

No charge within 25 miles Bridgend.

Commitment

Rolling monthly — no lock-in on first property.

Legislation

Renting Homes (Wales) Act 2016, Housing (Wales) Act 2014, HHSRS.

OUR SERVICES

Fire Risk Assessment

VCT now provides professional Fire Risk Assessments for residential properties and HMOs across South Wales. Every assessment is carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005, LACORS Housing Fire Safety guidance, the Renting Homes (Wales) Act 2016, and the Building Safety (Wales) Bill 2025. Reports are delivered within 48 hours with full photographic evidence and a RAG-rated action plan. 6+ bed HMOs available from October 2026.

FRA Value Bundles

HMO Safety Triple

£395–£450

Most popular HMO package — save £80+

- + Fire Risk Assessment (HMO)
- + PAT Testing up to 20 appliances
- + Legionella Risk Assessment
- + Single visit · Full report package · 48-hr delivery

Residential Safety Bundle

£320–£365

Single occupancy — save £60+

- + Fire Risk Assessment
- + PAT Testing up to 20 appliances
- + Legionella Risk Assessment
- + Single visit · Full digital report · 48-hr delivery

Individual FRA Pricing

1–2 bed single occupancy	£150–£175
3 bed single occupancy	£175–£200
4–5 bed single occupancy	£200–£250
2–3 bed HMO (up to 5 persons)	£250–£300
4–5 bed HMO (up to 5 persons)	£300–£375
Add-on same visit	£95
Follow-up / re-inspection	£85–£110

All FRAs reference LACORS guidance & Welsh legislation · 48-hr delivery · PI & PL insured · 6+ bed HMOs available from October 2026

What Every FRA Covers

Means of Escape	Escape routes, final exits, lighting, external paths
Detection & Alarms	BS 5839-6 grade & category, alarm locations, CO detectors
Fire Doors	Self-closers, gap readings (mm), intumescent & cold smoke seals
Fire Fighting Equipment	Extinguishers, fire blankets — presence & service dates
Sprinkler Assessment	Present / not present / N/A — recommendation if absent (Wales)
General Hazards	Ignition sources, arson risk, electrical installation
HMO Specifics	Emergency lighting, FD30 room doors, Rent Smart Wales