

M&L Living

*Caring Spaces
for Better Living.*

Bridging the gap between compassionate housing
and professional property management.

**Founded by professionals,
driven by a passion
for people.**

Monica & Lucy — NHS & Education professionals —
founded M&L Living with a shared belief: every person
deserves a home, not just a house.

24/7

Support

100%

Guaranteed Rent

3-Month

Inspections

Our Story

Founded by professionals, driven by a passion for people.

“For us, it’s not just about providing accommodation — it’s about creating homes.”

M&L Living was founded by Monica and Lucy, coming from professional backgrounds in the NHS and Education. Our shared passion for helping others naturally led us here.



People First

Every individual deserves dignity, respect, and a safe home.



Professional Rigour

We apply NHS & Education standards to everything we do.



Community Impact

We believe housing is the foundation of a thriving community.

Our 2026 Vision:

Bridging the housing gap — safe, high-quality homes for those who need them most.

Our Approach

Proactive. Ethical. Impactful.



Proactive Partnerships

Working efficiently with councils and landlords to close the housing gap.



Professional & Ethical Standards

Integrity in every decision — no shortcuts, no compromises.



People-First Values

Wellbeing and dignity are at the heart of everything we do.



Commitment to Impact

We want to be known not just for what we do, but how we do it.

Our Services

Everything you need — handled.



Guaranteed Rent

Reliable rental income every month — on time, regardless of occupancy. No voids, no chasing.



Property Maintenance

Vetted contractors handle repairs fast — protecting your asset and resident safety.



Property Management

End-to-end management: tenant relations, compliance, repairs, reporting — all digitally tracked.



Professional Cleaning

Thorough cleaning between tenancies and routine upkeep — every home to the highest standard.



Quarterly Inspections

Detailed inventory reports every 3 months with photographic evidence. Transparent. Thorough.

The Commercial Advantage

Guaranteed income. Zero hassle.



Guaranteed Rent

Reliable, fixed rental income. You receive payment every month, on time — regardless of occupancy. No voids.



No Tenancy Rights

We use a Corporate Let Agreement — a straightforward arrangement with no formal tenancy rights, keeping things simple for you.



All Bills Covered

M&L Living covers all utility bills during the lease duration (excluding council tax).

Truly Hands-Off Property Management.

The Promise: No headaches, just a smooth partnership.



Property Management

Our team takes care of all aspects of the property — from maintenance to tenant care. You do not need to worry about the day-to-day.



Regular Communication

We provide regular updates and prompt responses to all enquiries, keeping you fully informed at every stage.



Digital Reporting

All inspections, compliance documents, and maintenance records tracked digitally — full visibility, whenever you need it.

The Promise

No headaches,
just a smooth
partnership.

Every detail handled.
Every update shared.
Every promise kept.

The Partnership Process

From Introduction to Lease Start.



Turnkey Furniture Solutions

Just choose a pack — we handle delivery and installation.

Single Pack —

£435

Single metal bed frame with mattress,
double wardrobe, chest of drawers.

Small Double Pack —

£475

Small double metal bed frame with mattress,
double wardrobe, chest of drawers.

Basic Single —

£295

Single metal bed frame with mattress,
double wardrobe.

Basic Small Double —

£335

Small double metal bed frame with mattress,
double wardrobe.

Powered by Technology:

The COHO App.

We utilise COHO — a specialist property management application that puts full visibility in your hands.



Compliance Management

All certificates, inspections & safety records — always current.



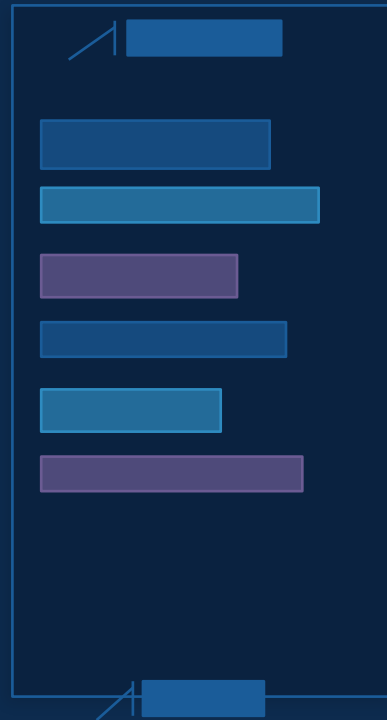
Seamless Communication

Instant notifications, maintenance requests & updates.



Property Oversight

Real-time visibility of every property in your portfolio.



Why Partner with M&L Living?

Efficient, compassionate housing solutions.

The Head — Financial Security



Guaranteed Rent: No voids, consistent income every month.



Legal Simplicity: Corporate Let Agreement — no tenant rights.



Bills Covered: We handle all utilities during the lease.

The Heart — Social Impact



Social Mission: Restore stability and dignity to those in need.



Professional Trust: Founded by NHS & Education professionals.



Community Focus: Long-term relationships with councils and partners.

Let's Bridge the Gap Together.

We are ready to offer you a reliable income
while making a real difference.

Get in Touch

info@mlliving.co.uk
www.mlliving.co.uk

M&L
Living

24/7

Support

100%

Rent
Guaranteed

3mo

Inspections