

UK Lettings & Property Management System

Admyon Systems

Building Smarter Business Solutions



Project Overview

The Rightchoice Management Software is a localized, enterprise-grade ERP designed specifically for UK lettings and property management agencies. It centralizes the core pillars of real estate operations—landlord contracts, tenant rent ledgers, and property maintenance—while putting a heavy emphasis on tracking strict UK statutory safety compliances.

Business Problem

Lettings agencies act as financial and legal middlemen between landlords and tenants. Managing hundreds of properties using fragmented systems leads to catastrophic errors. Agencies struggle to manually calculate varying landlord commissions (fixed fees vs. percentages), reconcile tenant rent arrears, and most dangerously, keep track of expiring statutory safety certificates. Missing a UK Gas Safety or Electrical Certificate renewal can result in severe legal action, massive fines, and a ruined agency reputation.

Our Solution

Admyon Systems engineered a unified Property Management ERP tailored to the exact legal and financial workflows of the UK real estate market. The platform features an intelligent, front-and-center Compliance Dashboard that actively flags expiring safety alarms and certificates. Coupled with an automated financial engine that tracks tenant rent ledgers and calculates landlord commission payouts, the system ensures the agency operates with perfect legal compliance and financial accuracy.

Key Features

- Automated UK Statutory Compliance Alerts (Smoke, Carbon Monoxide, Electrical)
- Dynamic Landlord Commission Engine (Percentage & Fixed Amount Logic)
- Tenancy Rent Ledger & Arrears Tracking
- Digital Property Document Vault (Pictures, Certificates, Keys Held)
- Agency Financial Balance Sheet (Awaiting Payments vs. Payouts)
- Localized UK Data Structures (Postcodes, Bank Sort Codes, £ GBP)

Technologies Used

Technology	Used
Microsoft Access	
VBA (Visual Basic for Applications)	
SQL	

System Modules

- Agency Management Dashboard
- Properties & Compliance Vault
- Landlord & Commission Contracts
- Tenant Directory & Rent Ledgers
- Financial Balance Sheet
- Agency Reports Center

Screenshots

Agency Compliance Dashboard



A powerful executive dashboard instantly summarizing total properties and active tenancies, while prominently displaying overdue statutory compliance reminders (e.g., Carbon Monoxide Alarms) in red to mitigate legal risk.

Property Details & Document Vault

fmPropertyDetails

Property Details

Property Ref ID

0001-11SJR

Property Address

19 NORMAN ROAD HUDDERSFIELD HD2 2UE

Landlord

Landlord 1 Ltd

Key Reference

KB1-12

☒ Keys Held by Agency

Cancel

Save Changes

Tenancies

Rent Ledger

Expenses

Landlord Statements

Compliance

Notes

Tenancy History

+ Add New Tenancy

Tenant Name	Start Date	End Date	Rent	Status	Actions
Tenant 1	26/10/2025	26/10/2025	1000 Monthly	Active	Edit / View Delete
Tenant 2	01/10/2025	18/10/2025	Monthly	Active	Edit / View Delete

Property Pictures

+ Add New Doc

Document Type	Document	Upload Date	Document Description	
Pictures		22/10/2025	First Time Pictures	Delete
Certificates		22/10/2025	First Certificates	Delete
Pictures		22/10/2025	First Time Pictures	Delete
Certificates		22/10/2025	First Certificates	Delete

A comprehensive property profile tracking exact UK addresses, agency key references, and a digital vault to upload and store property pictures and legal safety certificates.

Landlords & Commission Contracts

Manage Landlords

Manage Landlords

Landlord Name

Home Address

Phone Number

Email Address

Bank Account Details

Management Contract

Commission Type

Commission Rate

+ Add New

+ Save

+ Delete

Landlord Name	Home Address	Phone Number	Email Address	Bank Account Details	Management Contract	Commission Type	Commission Rate
Landlord 1 Ltd	1 High Street, London, UK	07431448075	landlord1@mail.co.uk	Bank: Barclays, Sort: 20-45-101, Acc: 12345001	Yes	Fixed Amount	100
Landlord 2 Ltd	2 High Street, London, UK	07490023121	landlord2@mail.co.uk	Bank: Barclays, Sort: 20-45-102, Acc: 12345002	Yes	Percentage	5
Landlord 3 Ltd	3 High Street, London, UK	07453323077	landlord3@mail.co.uk	Bank: Barclays, Sort: 20-45-103, Acc: 12345003	No	Fixed Amount	7.5
Landlord 4 Ltd	4 High Street, London, UK	07451761915	landlord4@mail.co.uk	Bank: Barclays, Sort: 20-45-104, Acc: 12345004	Yes	Fixed Amount	100
Landlord 5 Ltd	5 High Street, London, UK	07429978169	landlord5@mail.co.uk	Bank: Barclays, Sort: 20-45-105, Acc: 12345005	No	Percentage	5
Landlord 6 Ltd	6 High Street, London, UK	07420447819	landlord6@mail.co.uk	Bank: Barclays, Sort: 20-45-106, Acc: 12345006	Yes	Fixed Amount	150
Landlord 7 Ltd	7 High Street, London, UK	07452751414	landlord7@mail.co.uk	Bank: Barclays, Sort: 20-45-107, Acc: 12345007	Yes	Percentage	5
Landlord 8 Ltd	8 High Street, London, UK	07423619104	landlord8@mail.co.uk	Bank: Barclays, Sort: 20-45-108, Acc: 12345008	No	Percentage	10
Landlord 9 Ltd	9 High Street, London, UK	07417308206	landlord9@mail.co.uk	Bank: Barclays, Sort: 20-45-109, Acc: 12345009	No	Percentage	5
Landlord 10 Ltd	10 High Street, London, UK	07448734480	landlord10@mail.co.uk	Bank: Barclays, Sort: 20-45-110, Acc: 12345010	No	Percentage	7.5
Landlord 11 Ltd	11 High Street, London, UK	07446821256	landlord11@mail.co.uk	Bank: Barclays, Sort: 20-45-111, Acc: 12345011	No	Fixed Amount	150
Landlord 12 Ltd	12 High Street, London, UK	07412902534	landlord12@mail.co.uk	Bank: Barclays, Sort: 20-45-112, Acc: 12345012	Yes	Fixed Amount	10
Landlord 13 Ltd	13 High Street, London, UK	07442590573	landlord13@mail.co.uk	Bank: Barclays, Sort: 20-45-113, Acc: 12345013	Yes	Fixed Amount	100
Landlord 14 Ltd	14 High Street, London, UK	07431691081	landlord14@mail.co.uk	Bank: Barclays, Sort: 20-45-114, Acc: 12345014	No	Fixed Amount	5
Landlord 15 Ltd	15 High Street, London, UK	07455961808	landlord15@mail.co.uk	Bank: Barclays, Sort: 20-45-115, Acc: 12345015	Yes	Percentage	150
Landlord 16 Ltd	16 High Street, London, UK	07459408793	landlord16@mail.co.uk	Bank: Barclays, Sort: 20-45-116, Acc: 12345016	No	Fixed Amount	150
Landlord 17 Ltd	17 High Street, London, UK	07478980825	landlord17@mail.co.uk	Bank: Barclays, Sort: 20-45-117, Acc: 12345017	No	Fixed Amount	150
Landlord 18 Ltd	18 High Street, London, UK	07453401562	landlord18@mail.co.uk	Bank: Barclays, Sort: 20-45-118, Acc: 12345018	Yes	Percentage	10
Landlord 19 Ltd	19 High Street, London, UK	07487970641	landlord19@mail.co.uk	Bank: Barclays, Sort: 20-45-119, Acc: 12345019	Yes	Percentage	10
Landlord 20 Ltd	20 High Street, London, UK	07475543289	landlord20@mail.co.uk	Bank: Barclays, Sort: 20-45-120, Acc: 12345020	Yes	Fixed Amount	150

An essential financial module capturing landlord details, UK bank routing information (Sort Codes), and specific agency management contracts defining exact commission rates and types.

Tenants Directory

Manage Tenants

Tenant Full Name

Phone Number

Email Address

Add New

Save

Delete

Tenant Full Name	Phone Number	Email Address
Tenant 1	07565768295	tenant1@mail.co.uk
Tenant 2	07575421118	tenant2@mail.co.uk
Tenant 3	07572322435	tenant3@mail.co.uk
Tenant 4	07548409491	tenant4@mail.co.uk
Tenant 5	07500115285	tenant5@mail.co.uk
Tenant 6	07560182011	tenant6@mail.co.uk
Tenant 7	07522413782	tenant7@mail.co.uk
Tenant 8	07596329970	tenant8@mail.co.uk
Tenant 9	07511804620	tenant9@mail.co.uk
Tenant 10	07543966776	tenant10@mail.co.uk
Tenant 11	07579519872	tenant11@mail.co.uk
Tenant 12	07501061109	tenant12@mail.co.uk
Tenant 13	07510380019	tenant13@mail.co.uk
Tenant 14	07591922193	tenant14@mail.co.uk
Tenant 15	07568884016	tenant15@mail.co.uk
Tenant 16	07540840792	tenant16@mail.co.uk
Tenant 17	0755562368	tenant17@mail.co.uk
Tenant 18	07564648140	tenant18@mail.co.uk
Tenant 19	07578248254	tenant19@mail.co.uk
Tenant 20	07578223615	tenant20@mail.co.uk

A streamlined CRM interface to manage the agency's tenant base, securely storing contact details and linking them directly to active property rent ledgers.

Financial Balance Sheet

frmBalanceSheet

Balance Sheet

x Close

Balance

Awaiting Payments

To Pay Off

Newest Client Account

53-61-07

70685495

Date	Ref	£	Notes	Actions
18/12/2025	10tr	£200.00	rent	Delete
19/12/2025	rtwerte	£1,000.00	Out	Delete
				Delete

Total : £1,200.00

An accounting interface allowing the agency to track inward rent payments from tenants and outward commission/rent disbursements to landlords, keeping agency cash flow perfectly reconciled.

Agency Reports Center

The screenshot displays the 'Reports Menu' interface. At the top, there is an orange header bar with the text 'frmReportsMainMenu' on the left and a '<< Back to Dashboard' button on the right. Below the header, the page is divided into two main columns. The left column is titled '1. Commission Report (by Date)' and includes the instruction 'Select a date range to see all commissions earned.' It features two date input fields labeled 'Start Date' and 'End Date', each with a calendar icon. Below these fields is an orange button labeled 'View Commission Report'. The right column is titled '2. Tenancy Rent Report' and includes the instruction 'Select a property and tenancy to see their full rent ledger'. It features two dropdown menus labeled 'Select Property' and 'Select Tenant'. Below these dropdowns is an orange button labeled 'View Rent Report'.

A dedicated analytics hub enabling agency managers to generate critical financial documents, including date-filtered Commission Reports and comprehensive Tenancy Rent Ledgers.

Business Benefits

- ✓ Eliminated legal and financial risks by automating alerts for expiring UK statutory safety certificates
- ✓ Streamlined agency cash flow by automating complex landlord commission calculations
- ✓ Improved tenant relations through accurate, instantly accessible rent ledgers and payment histories
- ✓ Centralized property documentation by storing legal certificates and property photos directly within the asset profile
- ✓ Scaled agency operations securely with a system designed specifically around UK real estate workflows

Project Highlights

- UK Lettings Localization
- Statutory Safety Tracking
- Automated Agency Commissions
- Financial Ledger Reconciliation
- Digital Certificate Storage

Future Enhancements

Future versions of this system may include:

- API integration with major UK property portals (Rightmove, Zoopla) to automatically push available properties online
- Open Banking integration for automatic reconciliation of tenant rent payments from the agency's bank feed
- A tenant-facing mobile app for reporting maintenance issues and viewing digital rent receipts
- Automated generation and emailing of monthly Landlord Statements

Project Summary

The Rightchoice Management Software highlights Admyon Systems' exceptional ability to adapt complex software architecture to strict regional laws. By merging rigorous UK safety compliance tracking with sophisticated financial ledger management, the platform equips letting agencies to scale their portfolios safely, legally, and profitably.