

The Letter

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Summer 2019 Issue 24

Proud day for Portsmouth with D-Day salute



The eyes of the world were on Portsmouth when the city hosted commemorations for the 75th anniversary of the D-Day landings.

It was a day to remember as world leaders and VIPs joined the Queen for the incredible occasion on Southsea Common.

Members of the armed forces and more than 300 veterans also attended the event, which included a stunning flypast by the Red Arrows.

Thousands of local people and visitors also soaked up the excitement in front of big screens on Southsea Common

Portsmouth was one of the key embarkation points on D-Day, June 6 1944 – the start of the campaign

to liberate Nazi-occupied north-west Europe.

As a local firm in a city with so much naval heritage, it was great to see the event so well organised and such a spectacular success.

Everyone did Portsmouth proud. There was a tremendous atmosphere across Portsmouth with veterans and visitors from around the world descending on the city and millions more watching on television and online as the city basked in the limelight.

(Pictures: Royal Navy)

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Section 21 set for a shake-up?

Proposals to scrap Section 21 eviction orders are making waves in the Private Rented Sector.

The Government has launched a consultation into legislation to abolish the so-called 'no fault' repossession.

Currently, Section 21 allows landlords and letting agents to give two months' notice to a tenant without having to give a reason, once the tenancy is out of the fixed term.

The Government said that responsible tenants could be evicted with little notice and for spurious reasons under current Section 21 legislation.

It says that under new rules the court system would be improved to ensure landlords can repossess properties more speedily in genuine cases.

However, industry bodies are set to lodge their concerns with the Government about the proposals, including a group

who have joined forces under a 'Fair Possessions Coalition' banner.

They fear that under the new regime it will be more difficult to evict anti-social or disruptive tenants and those in rent arrears.

Other concerns are that landlords would be driven out of the industry, that revised legislation would be more costly or not work, that there would be reduced housing supply, and a wave of pre-emptive evictions before the new laws come into force.

Reputable landlords and letting agents prefer to have good, long-term tenants in properties, something which Chinneck Shaw strive for and can achieve with our experience in finding tenants and strict referencing checks. We will watch developments closely and keep you updated.

Here we go!

Play up Pompey – we're looking forward to Portsmouth FC kicking off the new season in August.

After the heartbreak of play-off defeat last season, we're backing the team to win promotion from EFL League One this year.

Our director Neil Shaw is pictured with negotiator Will Hutchings, left, and senior negotiator Jamie McCutcheon, right, outside Fratton Park ready to cheer on the team this year.



Portsmouth FC are close to our heart as our former director James Steele Chinneck was chairman of the club in the 1940s and we sponsor current Portsmouth FC Ladies player Carla Perkins.

Portsmouth's first game of the 2019-2020 season is away at Shrewsbury Town on Saturday August 3. The first home match is on Saturday August 10 against Tranmere Rovers.

Did you know?

The number of households in the private rented sector in the UK increased from **2.8million** in 2007 to **4.5million** in 2017.

That's an increase of **1.7m (63%)** households, according to latest figures from the Office for National Statistics (ONS).

MPs' benefit inquiry

'No DSS/housing benefit' – this phrase in property adverts for the Private Rented Sector has sparked an inquiry by MPs at Westminster.

The Work and Pensions Select Committee heard about the issue from industry experts, tenants and mortgage providers.

Its aim was to investigate potential discrimination against benefits claimants in the private rented sector.

Issues raised included disabled people struggling to find suitable private rented accommodation, mortgage lending bans on housing benefit lets, insurance premiums, direct payments and rent arrears.

This inquiry shows that the issue is on the Government's radar and may result in legislative change. Having a good managing agent is more important than ever so that landlords don't fall foul of ever changing rules.

Conference with a View

Legal updates, the tenant fees ban and consumer protection laws were on the agenda at a regional property conference in Portsmouth.

Property manager Joe Rocks and property management administrator Shelley Morris-Green represented Chinneck Shaw at the Association of Residential Lettings Agents' (ARLA Propertymark) South Coast event at the Langstone Hotel.

Mark Hayward, who is head of the National Trading Standards Estate and Letting Agency Team, spoke about compliance with anti-money laundering rules.



David Cox, ARLA's chief executive, spoke about the Tenant Fee Ban which has just come into force, while Property Ombudsman Katrine Sporle CBE gave an update us on changing consumer protection laws.

The day-long conference also included motivational speakers and presentations about such subjects as the UK economy.

Joe said: "The conference is a great way to network with other professional letting agents to discuss the current climate.

"It is also an opportunity for us to speak to exhibitors to look at new software which will help us in the everyday running of the business, allowing us to provide a better service to our clients."



New Lease of Life

Chinneck Shaw has recently overseen refurbishment of this terraced property on behalf of one of our clients. The property was previously occupied by a gentleman on a Statutory/Protected tenancy at a rent of £80.00 pw (£346.66 pcm).

As you can see from the photographs the property required extensive refurbishment works to bring it up to a modern lettable standard. Some of the upgrade works included Double Glazing, a new Gas central heating system, a new kitchen and bathroom plus a full rewire and loft insulation.

Upstairs there are two bedrooms and an upstairs bathroom. However the original staircase and upstairs layout meant that the bathroom was only accessible by walking through one of the bedrooms. The staircase was rotated 180 degrees to enable a small hallway to be built meaning there are now two self-contained/separate bedrooms and a bathroom.

The refurbishment was completed to our usual high standard with smooth plastered and painted white walls and ceilings, new internal doors throughout and new grey supertwist carpet with underlay. The external walls were rendered and painted to the front of the property with new double glazed front and back doors.

The property is now let at a rent of £850pcm, resulting in an uplift in rent of £503.34pcm. Please take a look at the before and after photos included on the insert.

If you would like to discuss possible refurbishment options please do not hesitate to contact us.



Did you know?

Households in the private rented sector are getting older. Between 2007 and 2017, the percentage of people aged 45 to 54 increased from 11% to 16%.

Those aged 16 to 24 dropped from 17% to 12%, according to latest figures from the Office for National Statistics (ONS).

A Day in the Life of... Shelley



Our A Day in the Life of... feature gives a glimpse behind the scenes at Chinneck Shaw from various members of our team. Our property management administrator Shelley Morris-Green is back from maternity leave, and is celebrating her 10th anniversary of starting at Chinneck Shaw.

"I started at Chinneck Shaw in 2009 in a part-time position just on Saturdays after graduating from the University of Portsmouth with a BSc (Hons) in Property Development.

"Two weeks later our director Neil Shaw offered me a full-time job and I've been here ever since!

"My role as property management administrator covers many different responsibilities, including a lot of accounts and finances – making sure our clients get paid all of their rents on time, ensuring bills are paid and utilities payments are made.

"I also deal with general property management queries, social media and organised our recent office extension and refurbishment.

"I'm also probably the first port of call when you walk through the door as I sit right at the front of the office.

"I am a people person and have enjoyed getting to know our clients over the past 10 years. We have some great clients and I speak to a lot of different people every day.

"It is very important to us that our clients deal with the same people and know who they are; which is not always the case at some property management companies, especially those with call centres.

"It's a nice achievement to reach 10 years at Chinneck Shaw. There's a lovely atmosphere in the office and we have a great team who work together very well. I really enjoy coming to work!"

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PROTECTED

Cheers – more **five star** reviews!



Thanks very much for all of our latest reviews, including such comments as

'Everyone is genuinely nice and everything is effortless' and 'We had an excellent service from Chinneck Shaw and would recommend them to others'.

You can find and read all our reviews on Google and you can even leave your own!