

## IMPORTANT TELEPHONE NUMBERS

Housing Benefits (Landlords) Sue Gaff 01952 383858 & 383861  
Benefits & Council Tax 01952 383838  
Environmental Health 01952 381818  
Environmental Maintenance 01952 384384 (refuse, pest control, abandoned vehicles etc)  
Environmental Maintenance 01952 384000 (Roads, signs, lighting, footpaths etc)  
For Electricity suppliers 0845 603 0618  
For Gas suppliers 0870 608 1524  
Planning Enquiries 01952 380380  
**Private Landlords/Tenants 01952 381877 Peter Richardson 01952 381874**

Police 0300 333 3000 or (Emergency ) 999  
Crimestoppers 0800 555111  
Transco 0800111999 (if you smell Gas)  
Princess Royal Hospital 01952 641222 or (Shropdoc in Emergencies) 08450 202131

*Please advise us of any other important numbers you would like listed above.*

***All information and advice in this newsletter is given in good faith. Wrekin Landlords Association and The Borough of Telford & Wrekin, accept no liability for actions or damages***

***Future Meetings at 7.00 p.m. The Salvation Army Hall, Oakengates.  
5th October, and January 11th (Annual Dinner 2011 May 20th)***

### CONTACT INFORMATION

Representatives of The Wrekin Landlords Association can be contacted on :  
**01952 727322 The Chairman, Mr. Bernie Lewis**  
**01952 272728 Membership Secretary, Miss Donna Daly**  
**01952 412916 The Treasurer, Mr. Paul Spiers**  
or write to **WREKIN LANDLORDS ASSOCIATION, 9B, CHURCHILL BUILDINGS, QUEEN STREET, WELLINGTON, TELFORD, TF1 1SN**  
Visit the website at **[www.wrekinlandlords.com](http://www.wrekinlandlords.com)**

Autumn 2010

# Property Matters

The Official Newsletter of the Wrekin Landlords Association



## Your next W.L.A. Meeting

7 p.m. Tuesday October 5th 2010

**The Salvation Army Hall,**

**Oakengates.**

**SPECIAL GUEST SPEAKER**

**LEE HIGGINS**

**HEAD OF HOUSING BENEFIT FOR TELFORD AND WREKIN  
FIND OUT ABOUT THE LATEST GOVERNMENT CHANGES AND  
HOW THEY WILL AFFECT YOU**

## IN THIS ISSUE...

**Temporary Housing concerns**

**Push for growth**

**Prosecute Bad Landlords**

**Electrical warning**

**Website Latest**

<b>CONTENTS</b>	
<b>October 5th meeting</b>	<b>Cover</b>
<b>Chairman's letter</b>	<b>2</b>
<b>Temporary Housing.</b>	<b>3</b>
<b>Prosecute Bad Landlords</b>	<b>4</b>
<b>Push for growth</b>	<b>5</b>
<b>LHA Rates for September.</b>	<b>6</b>
<b>www.wrekinlandlords.com</b>	<b>7</b>
<b>Electrical Warning</b>	<b>7</b>
<b>Members say</b>	<b>8</b>
<b>Laugh it off</b>	<b>9</b>
<b>EPC</b>	<b>11/12</b>
<b>My life in property.</b>	<b>13</b>
<b>Properties abroad.</b>	<b>14</b>
<b>Classified Ads</b>	<b>15</b>
<b>Contact details</b>	<b>16</b>

**Jag of all trades**  
 COMPLETE PROPERTY MAINTENANCE SERVICE.  
 KITCHENS, BATHROOMS, PLUMBING, TILING,  
 ROOFING, CARPENTRY, PAINTING, DECORATING,  
 WINDOWS AND PLASTERING ETC.  
 Telephone: 07970 062970

## Chairman's letter.

*Dear Members*  
 We had an excellent meeting in July with Robert Graver from Alan Boswell covering all types of landlord Insurance schemes. We also had a most informative address from Julie Wolfenden on the latest government legislation and how it is likely to affect our business. Then we had a good discussion about the new website. This is now starting to look like a really professional tool, please use it, especially the classified ads.  
 We are doing a big push for members to try to hit the 200 mark before January as we are planning a 15th anniversary celebration next year with a few special events and press releases to promote our cause. So if you know anyone who is a Landlord and NOT already a member, please give them the enclosed card to help them enlist AND stand a chance of winning a free meal, just for enquiring.  
 We are pleased to have the head of Housing Benefits with us at the next meeting. It is crucial for anyone with tenants on Local Housing Allowance that they attend to give you a chance to learn what the future holds for you, it may not be pretty.

*As always we encourage you to let us know how you are feeling and what you want. You can do this easily now through the Website, so I hope to be hearing from you. See you at the meeting.*  
 Bernie Lewis.

## CLASSIFIED ADS

### ACCOUNTANTS

Bates & Co 01743 462604

### BAILIFFS

Reality Enforcement Serv.07875 511487

### BUILDING

Steve Holford 01952 582053 or  
 07711 575174 (ghpd@fsmail.net)

Rob the Builder 01952 612995 or 07812 346559

TN Builders 07870 119563

### CARPET SUPPLY & FITTING

Daves Carpets 01952 620060

Mark Atwell fitting 07807 646612

### CARPET CLEANING

Shropshire Carpet cleaners 01952 884171

Butlers Dry clean carpets 0800 7312368

### CLEANING

Steam Vac & Go 0845 257618

### CONDENSATION

Enviro Vent 0845 2727807

### DECORATING

Williams Friendly Services 01952 244197

DTS decorators 07875 65363

### DOUBLE GLAZING

Safeway 01952 7508080 or 07713152932

### ELECTRICIANS

Simon Bird 01952 598037 0783 1431005

PB Electrics 01952 882099 07810717652

### ENERGY PERFORMANCE CERTS.

Stephen Evans:- Tel: 01952 677436

Assessahomes 01743354424

Tim Gough (See page 14) 07778 758568

Phil Bowen (from £45) 077437 65504

Hugh Sopwith 01952 433944

### GAS SERVICE

Gastec, Dave Emberton 01952 257989

M.C. Services. 01952 248250

### HOME REPORTS

Stacy Westbrook 01952 272728

### INSURANCE

Alan Boswell Brokers 01603 216399

### ITALIAN PROPERTY

Annice & David Dixon 01952 850441

### KITCHEN FITTERS

Colin 01952 7508080 or 07713152932

### MAINTENANCE

Jag of all trades (mobile) 07970 062970

Bailey's 01952 501863 or 07731824464

E-J Property Services. 0783785 5173

### PEST CONTROL

Mr Wasp 07908 205881 or 0800 028 3050

### PLASTERING

GS Plastering.07967496222 01952 503907

### PLUMBERS

Brian Tarr (reliable) 07971 279249

### PLUMBING SUPPLIES

M.R Bathrooms & Fires 01952 582007

### REMOVALS

Martin 01952 207071 or 07968 207071

### ROOFING

Graham Bexon 01952 507742

### SEWAGE & DRAINS

AA DRAINS 01952 511900 or 07971 558665

or freefone 0800 1954788

### SPANISH PROPERTY

Barry & Linda 01952 677174

### STORAGE

Bailey's 01952 501863 or 07731824464

### SOLICITORS

Ian Halstead, Bhakar Tomlinson 01952 222104

### TIMBER DECKING

Chetton Timber 01746 789340 or 07971 256792

### TURKISH PROPERTY

Ruth & Stephen 01952 677436

### WINDOW CLEANING

Nathan Selby 07576157730

## **Italy.... it takes your breath away....**

The view over Lake Maggiore and the Alpine Mountains from our new 3-bedroom luxury apartment. Everyone asks about the spa pool with Jacuzzi & huge parasol - yes, it's private. The wood-decked terrace has sun loungers and is furnished for dining al-fresco. Facing south and west down the lake, you'll never believe the sunsets. Perfect for year-round holidays, the apartment has a fabulous modern kitchen and wi-fi internet access.

"You spend two days just looking at the view" wrote one visitor. It's about 1 hour north of Milan, handy for Leonardo's Last Supper.... and low-cost flights from Birmingham. [Now booking winter, spring, summer 2011](#) Click on link on [www.Wrekinlandlords.com](http://www.Wrekinlandlords.com) classified ads.

Or please go to our website <http://www.ownersdirect.co.uk/italy/IT935.htm> for offers.

Member of WLA will enjoy a 5% discount on top of other offers. If you are free to go at any time, then take advantage of an extra 5% discount for gap weeks.

**Annice & David Dixon** tel: **01952 850441** or e-mail to [david@skippy.biz](mailto:david@skippy.biz)

## **SPAIN?**

*Our 2 bedroom apartment on the Costa Calida is now available to rent. Get away from it all whilst looking for your own place in the sun.*

*Prices from £185 per week - Sleeps 4-6 people - Communal Swimming Pool - 15 mins walk to beach and town.*

*For information ring 01952 677174*

*e-mail [barry.linda@blueyonder.co.uk](mailto:barry.linda@blueyonder.co.uk) or visit [www.losalcazares.com](http://www.losalcazares.com)*

## **TURKEY**

Euro exchange rate tough on your pocket? Try Turkey!

Need a quiet break away from it all? Try our new **3 bedroomed** ground floor, easy access, air conditioned apartment, just 40 minutes from Bodrum, Turkey. Situated on the outskirts of an unspoilt fishing village, only 100 metres from the beautiful turquoise Aegean Sea. With wonderful sunsets over the bay, it is ideal for families or friends just wanting to get away for a relaxing break.

With two bathrooms, three double beds and a sofa bed, it can sleep 6-8 comfortably. The well equipped kitchen and lounge complete the package for culture fans or Sun lovers.

A first class Golf Club Vita Park is just 15 minutes away.

**FLIGHTS:** Birmingham, Manchester, East Midlands to Bodrum Airport 20 minutes away.

Prices from **£200** per week. Now booking late Autumn and spring breaks or book your 2011 breaks NOW!

This apartment is owned by **WLA members Ruth & Stephen Evans**. Why not contact them on: 01952 677436 or mobile 07973446474 or E mail on [struth8@hotmail.co.uk](mailto:struth8@hotmail.co.uk)

Or see them at a meeting

## **Temporary Housing returns policy.**

We would be interested to hear from anyone with properties being used by the Council for temporary accommodation. Have you experienced any problems or are you looking to have your property returned to you in the near future.

In the past it was customary for the Council rent properties from Private Landlords for periods of 3 – 5 years for a somewhat reduced monthly rent which would be increased every April. When the Council finished with the Property it was promised to be returned to the Landlord re-instated to the condition in which it was when taken on or better. We have had a number of reports to say that this has not been happening.

Some Landlords claim they have not always had the annual increase, others that they have been charged for work on the property which was clearly the responsibility of the Tenant, whilst a large number, including myself, have been far from satisfied with the works carried out to re-instate the property.

I know the Council are under pressure to reduce the number of Temporary houses that they take and obviously like all Public Sectors are under pressure as far as the available budget is concerned. However, we private Landlords are now under even more pressure to see a workable return from our properties and must ensure we get fair play on this issue. Please let us know of your own experiences and any relevant details.

## **WLA DISCOUNTED INSURANCE SCHEME PROTECT YOUR INVESTMENT AND YOUR INCOME..**

*As one of the largest residential insurance brokers to landlords and landlord associations in the UK **ALAN BOSWELL** understands your needs.*

- Very competitive premium rates for buildings and contents cover. Discounts for WLA members*
- Occupation by students and housing benefit tenants*
- Cover for multiple occupancy and bedsit properties*
- Loss of rent following damage to your property*
- Cost of re-housing tenants following damage to your property*
- Liability cover of up to £5m*
- Employers' liability cover of up to £10m for cleaners/gardeners/caretakers, etc.*
- Cover for unoccupied properties between lets*
- An option to add legal expenses cover at £15 per property (£40 if rent guarantee cover included)*
- An option to add home emergency cover at £69.30 per property*

*We also offer generous discounts for larger portfolios.*

*For a quotation call **01603 216399**: [www.alanboswell.com/landlords](http://www.alanboswell.com/landlords)*

*Alan Boswell Group, Harbour House, 126 Thorpe Road, Norwich, NR1 1UL  
email [landlords@alanboswell.com](mailto:landlords@alanboswell.com)*

## **ROGUE LANDLORDS TO BE PROSECUTED.**

The NLA is calling on local authorities to prosecute landlords who wilfully ignore laws aimed at protecting tenants.

A new investigation by the housing charity Shelter found that a 'small but dangerous' group of landlords are bringing the whole private-rented sector into disrepute. It goes on to say "the damage that rogue landlords cause to the lives of often vulnerable tenants is enormous and can spread to the wider neighbourhood with rundown properties blighting communities. David Salusbury, Chairman NLA, who is calling for further action by councils, said:

*'We roundly condemn the worst excesses in the private-rented sector where a small minority of landlords choose to exploit their tenants by offering sub-standard property which can endanger lives. This is unacceptable and local authorities must take action.'*

*'We agree with Shelter that most private landlords are responsible and honest in how they deal with their tenants and look after their properties. But where landlords wilfully ignore the rules and regulations put in place to protect tenants, landlords should expect severe penalties.'*

*'If this rogue element within the sector goes unchallenged, then reputable landlords are tarnished and the image of the private-rented sector is damaged.'*

"Local Authorities simply must do better by adopting a 'zero tolerance' approach to those landlords who wilfully break the law.

Bernie Lewis Chairman of the WLA said:

If the rogue operators in our sector are allowed to go unchallenged, then decent respectable landlords like ourselves suffer by association and we will all be tarred with the same brush. We call upon our members to report any bad practices to us. If they are our members we will have a word with them and ensure that they are aware of the problem and given the opportunity and guidance to put things right. If our investigations find a persistently bad landlord then we will advise the local authority and follow it through to ensure that something is being done about it. It is easy to criticise the Council for not doing something about 'bad landlords' but quite often their tenants are too frightened to report them, so it's time that the responsible landlords did something about it. LET US KNOW.

## *My life in Property. By Derek Fowler*

*Well, the short version is.. I met this crazy couple from Much Wenlock they told me to buy some houses and I retired early !!*

*The full story would take a day and a half and we'd all be locked up!*

*Seriously though, I did call in on this couple (who we all know) on my way to the vet in Much Wenlock (the dog needed the vet, not me!) I had caught wind of this business plan which was making them rich, they wouldn't tell me on the phone because they said it would be like cutting my hair via BT ! God knows how but they got me interested, however, shortly after I got me to meet lots of successful people including themselves. The business they were in was good but after a few disappointments I decided it wasn't for me, although, I did notice most of these people had other 'residual' incomes in the shape of rented properties, so I asked "could I do that" well, the answer was yes.*

*After thirty odd years of swinging a claw hammer around I had amassed a grand fortune of about £15,000 and with the help of C&G I was able to get a nice deposit on TWO houses on Woodside Telford, still cant believe I was able to knock them down to £22,000 each ! This was only ten years ago just before the 'boom'. It seemed like only a short time before I had a lot of collateral, all of a sudden these houses were fetching sixty grand! that's how much the seller of my third property wanted but not necessarily what I wanted to pay, so I offered him fifty, I cant say here what his reply was but he refused basically. After a week or so I learned his estranged wife was after his wealth and he needed to get rid of his assets quickly, so he reluctantly accepted my offer, we both shared the same solicitor so no need for a search and stuff and the bank was more than willing to lend me the cash with the collateral I had, so the deal went through very quickly.*

*So, that was it. I had three properties out to rent and not much of a mortgage, even better when the rate came down, I must admit I was lucky to start at the right time and knowing certain people have always given me advice when I needed it, (like most weeks!)*

*I have had my problems with tenants like all of us, but that's the nature of this business and you soon wise up to who the bad 'uns.*

*With the 'low cost' life style I am also very lucky to have I am able to live off the proceeds and at sixty four I can do without the wine women and song, well I don't need the singing!!..*

*Thank you for sharing your story Derek. If anyone else has a story that they feel they would like to share with our members please ring Bernie on 01952 727322*

## Advertising is free to members

### **M.C. Services (uk) Ltd.**

Central Heating Repairs  
*Installation of new boilers, Landlords Certification and servicing of gas and oil fired boilers etc.*  
Tel/Fax Telford (01952) 248250  
Mobile 07860477358  
Plumbing and building maintenance work carried out.  
Fellow member of the WLA.  
Refer to our website:-  
mcsb.co.uk

**BUTLER'S**  
**Unique DRY Clean System**  
Carpets dry cleaned, Stains fully removed,  
No wet carpets.  
3 piece suites (fabric & leather)  
Allergens reduced by **87%**  
FREE Stainguard™ for WLA members  
**0800 7312368**

### **ALL SHROPSHIRE CARPET CLEANERS.**

\*CARPET & UPHOLSTERY  
\*DOMESTIC & COMMERCIAL  
\*LEATHER SUITES INCLUDED  
\*LANDLORD FRIENDLY  
100% Satisfaction Guarantee  
We will clean until you're happy

### **GASTEC BOILER REPAIR**

CALL Dave Emberton  
(Member of Wrekin Landlords Assoc)

**FOR ALL YOUR GAS REPAIRS,  
SERVICES, BREAKDOWNS, SAFETY  
CHECKS, ANNUAL LANDLORDS  
CERTIFICATES, INSTALLATIONS  
ETC.**

Corgi registered  
**Tel: (01952) 257989 or  
(mobile on)  
07771 644463**

### **TELFORD ENERGY ASSESSMENT HOMES AND E.P.C. SURVEYS** **Stephen Evans, Accredited Domestic Energy Assessor (EES/006708)**

For houses/flats with TF postcodes.  
1-2 bed house or apartment £42 + v.a.t.  
3 bed house or apartment £45 + v.a.t.  
4-5 bed house or apartment £50 +v.a.t.  
Individual or group quotes for other areas  
are available upon request. Assessments can  
normally be completed within two working  
days of an agreed inspection taking place.  
Stephen Evans:- **Tel: 01952 677436**  
**mobile 07974 363851**  
or E-mail struth8@hotmail.co.uk

## **PUSH FOR NEW LANDLORDS**

*We looking to get some new blood into the Association for next year, so we hope you will support our drive and try to introduce other Landlords to our organisation as a matter of urgency. To help you in this endeavour, we enclose with this newsletter a pre-addressed post card which will give your associates a chance to win a free meal for two just for registering. It is also preferable that new members come from existing ones as we feel more confident with recommendations as it is always difficult to assess a Landlords worthiness. However, my own feelings are that it is more important to have all Landlords on side as they have no excuse then to say "I wasn't aware of such and such". I know ignorance is no excuse but a lot of simple faults could be avoided with a little additional information. I have heard reports about people who let out a flat or two but claim "I'm not a proper Landlord". The law views things differently and so does the Inland Revenue, if you own a property and charge a rent for someone to live there then you must conform to the law as far as correct insurance, appropriate licensing, correct safety regulations, including annual gas checks and certification and so on. Even if they only have one property it is no excuse not to operate it on a professional basis and probably more profitably with a little help from a good local organisation like ours with it's finger on the button with regard to best buys, good value, tenant information, local contacts, experience and so on.*

*So help a friend, help your Association and help the Local Private Rented Sector, join the drive for growth, if they join now they wont have to renew until January 2012*

### **STUBLEYS WAREHOUSE**

Large selection of Beds/Mattresses and household furniture  
Ideal for buy to let and group homes  
Bespoke service available if required i.e. Build any flat packed items/  
unpack, remove rubbish and set up beds on site.  
All orders gratefully received - big or small.  
Please call in and see us at our shop :-  
**CHURCH STREET, WELLINGTON, TF1 1DD**  
VISIT [www.stubleys.co.uk](http://www.stubleys.co.uk)  
Tel: 01952 257610

## LHA RATES FOR SEPT 2010 (Telford & Wrekin Area)

Category	Max. Weekly	Max. Monthly
Shared Accommodation	£69.08	£299.35
1 Bedroom	£92.05	£398.88
2 Bedrooms	£113.92	£493.65
3 Bedrooms	£136.93	£593.36
4 Bedrooms	£172.60	£747.93
5 Bedrooms	£228.99	£992.29

The above are the recommended local Housing Allowance rates, as issued by the Telford & Wrekin Office for SEPTEMBER 2010. If you require clarification or any further information, please contact:- The Customer Contact Centre on 01952 383838.

### HOME REPORTS

*Are you...Struggling to deal with your tenants deposit?  
Afraid to give them their money back?  
No evidence of damage they have caused?*

*You need an independent representative who can provide a detailed report on the condition of your property - Don't skip this vital step in letting out your property, remember its your house and investment after all...*

*We carry out a detailed schedule of conditions of **your** property to save you the time and hassle... AND at competitive rates!*

*If you have taken a deposit from your tenant and are unsure what to do...*

*We can register it for you in the correct government scheme*

*Make a Wise move by calling for more details*

**Contact: Stacey Westbrook**

**01952 272728**

*DON'T DO ALL THE WORK YOURSELF!*

## EPC's and Hips for Landlords and home sellers

### Assessahome Property Services

*Assessahome Property Services have issued in excess of **1000** Energy Performance Certificates since they were first introduced.*

We can also supply a full Home Information Pack at a very competitive price should you be selling a property.

*We offer a fast, friendly and efficient service across the whole of Shropshire and surrounding areas.*

*Satisfied Wrekin Landlords Association members include:-  
Dave Emberton (Gastec Shropshire Ltd) and Zena Hunt.*

For a very competitive quote please contact us on:-

**01743354424 or 07939678907**

or email [mail@assessahome.co.uk](mailto:mail@assessahome.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	47		57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	42		49
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## LANDLORDS:

From 1<sup>st</sup> October 2008 an

### **Energy Performance Certificate (EPC)**

will be required whenever a building in the social or private rented sectors is let to a new tenant.

**TIM GOUGH ENERGY ASSESSORS** can help!

Tim Gough (FNAEA, Dip. HI) has been producing EPC's since they were first introduced last year supplying EPC's to leading Estate Agents, solicitors and now landlords. EPC's supplied within 48 hours of instruction (subject to access)

### **COMPETITIVE RATES**

For more information call 07778 758568 or email: [timothy@tgough.wanadoo.co.uk](mailto:timothy@tgough.wanadoo.co.uk).

10 *Energy Efficiency Grants:- Energy Savings trust advice line 0800 512012*  
[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)..... Warmfront grants (England) 0800 3162805

## www.wrekinlandlords.com

The Website is actually beginning to have an effect now, although still in it's infancy it is starting to provide information and a ready reference for members and also attracting new members, what more could we ask? If you have anything that you would like added to the website, email [webadin@wrekinlandlords.com](mailto:webadin@wrekinlandlords.com) You may have noticed the "Hot topics" webpage on the site this gives access to various items such as the Parliamentary Debate of July 13th and the "Landlord Links" Newsletter also some interesting topics from the National Landlords Association. All of this was available as it happened, you didn't have to wait for three months until the "Property Matters" was published. If you discover any hot topics you wish to share with fellow members, please let us know as it's vital that the information gets to all our members as soon as possible.

### Electrical Warning

Please check your electrical consumer units, or get your electrician to do it, if you have had any new (MCBs) miniature circuit breakers fitted in the last eighteen months. Apparently there is a batch of defective circuit breakers, which if left in place could cause a house fire.

The manufacturer of Electrum Miniature Circuit Breakers has issued a statement that the batch supplied from April 2009 to February 2010 under the brand names Wylex, Crabtree (Loadstar only) and Volex are not performing as they should and the company is undertaking to replace them in order to ensure all affected homes have a safe MCB in place

### MR WASP

#### Pest Control Services



Domestic ■ Commercial ■ Agricultural

*Experienced & Fully Qualified Pest Controller Fast, Discreet & Professional*

*Local Service Unmarked Vehicle*



**Rats ■ Mice ■ Squirrels ■ Wasps ■ Fleas ■ Insects**

07908 205881 or 0800 028 3050

[www.mrwasp.biz](http://www.mrwasp.biz) [info@mrwasp.biz](mailto:info@mrwasp.biz)



## Members Say

Below is a note from Robert Graver (Alan Boswell Insurance) after his visit:

Dear Bernie,

It was a pleasure to attend your members meeting on Tuesday 13<sup>th</sup> July and to meet so many existing and potential customers. I was particular pleased to see the level of interest in what, let's face it, can sometimes be a pretty dull subject. Whilst most of those present were aware of our buildings and contents insurance offering for landlords, hopefully they now know we can offer other products to property owners e.g. rent guarantee cover and a home emergency service plus quote for their own personal insurance needs. Once again, thank you for the opportunity of being able to speak directly to your members.

Regards Robert.

Dear Robert

Thank you for your presentation and anecdotes. It helps that you are also a fellow Landlord and understand the workings of the business. I have recommended to our members that they consider your ancillary products which I know will be of use to some of our Landlords. Thanks again.

Regards Bernie

Dear Bernie

You said you needed a new **Double Glazing Firm**, I've used "Safeway" tel: 01952 750808 or mobile 07713 152932 they're excellent. Regards Dave

Dear Dave

I've now used them myself. I'm very pleased with the price, service and finish. They're now in the classified adverts for all to use. Thanks for the tip. Regards Bernie

### **BAILEY'S PROPERTY SERVICE**

- \*Tenant ready service,
- \*Kitchens and Bathroom fitting.
- \*Wall and floor tiling
- \*Painting & decorating
- \*Laminate flooring
- Plumbing and Carpentry
- Call Kevin on:

**01952 601863 or 0781460809**

### **Bates & Co**

#### **Chartered Accountants**

Numerous rental and property investor clients.

**TEL: 01743 462604**

10, Park Plaza, Battlefield Enterprise Park, SHREWSBURY, SY1 3AF

E-Mail: [Sales@bates-and.co.uk](mailto:Sales@bates-and.co.uk)

## **LAUGH IT OFF**

### **World Cup**

Why did so many people take time off work for the World Cup? Especially Wayne Rooney.

### **Closure**

Mum recalled "Your Granddad always used to say when he was young you could always leave your door open" "Is that why his submarine went down" enquired Rebecca

### **No Eye Witnesses**

The invisible man had an accident. The Police said "Move along please, there's nothing to see here".

### **Did you know?**

The people of Dubai don't like the Flintstones. It's strange as the people of Abu-Dhabi do.

### **Funny Money**

What did the man say when he discovered two thousand Pounds missing from his pocket "I don't feel too Grand".

### **You couldn't write it "Unbelievable Headlines"**

"Juvenile Court to try shooting defendant"

### **Tenants say:**

I have had the clerk of works down on the floor six times but I still have no satisfaction,

### **E-J Property Services**

**Grass cutting, garden tidying,  
clean up after a tenant.**

.....0.....

**Wall patching, plastering and  
decorating.**

.....0.....

**Carpet cleaning.**

Odd jobs done. Minimum fuss.

Ring Ed on : **0783785 5173**

Or e mail on:

[e-j-property-services@hotmail.com](mailto:e-j-property-services@hotmail.com)

### **M.R. Bathrooms & Fires**

10B Park Street, Madeley,  
TELFORD, TF7 5LA

**FULL Range of plumbing & heating  
products:**

**Boilers, radiators & Bathroom  
Suites**

**Copper tube, fittings (inc TDC  
plastic adaptors) tools, showers,  
surrounds, taps, wastes etc.**

**We also have a range of fires and  
fire surrounds available in our  
showroom.**

Tel: **01952 582007**