

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.
13th July, 5th October (Next years 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**

Summer 2010

Property Matters

The Official Newsletter of the Wrekin Landlords Association



Your next W.L.A. Meeting

7 p.m. Tuesday July 13th 2010

**The Salvation Army Hall,
Oakengates.**

SPECIAL GUEST SPEAKER

ROBERT GRAVER

**DISCOUNT INSURANCE SPECIALIST FROM
THE ALAN BOSWELL GROUP
AND THE LAUNCH OF
WWW.WREKINLANDLORDS.COM**

IN THIS ISSUE...

THE NEW WEBSITE

Insurance Review

Member wins Gold Award

LHA Rates

The Budget

CONTENTS	
July 13th meeting	Cover
Chairman's letter	2
Committee 2010/2011.	3
INSURANCE	4/5
The Budget	6/7
Member wins Gold Award.	8
LHA RATES for JULY	9
www.wrekinlandlords.com	10/11
Photo competition	11
Members say	12
Laugh it off	13
EPC.	14/15
My life in property.	17
Properties abroad.	18
Classified Ads	19

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Chairman's letter.

Dear Members
 Well here we are again we actually survived the reshuffle of the Government and finally ended up with neither Arthur nor Martha. So we went to the Annual Dinner thinking we would have something to celebrate but in any event we celebrated nonetheless and a good time was had by all. If you didn't attend this year then you must set a goal to join us next year at a venue totally new to us after seven years at the Park Inn. England's World Cup came and went without a lot of excitement apart from highlighting just how much, or how little, you can get away with and still be paid shed-loads of money. I wonder if this the opinion of people when they look at Landlords, of course we know it is quite the opposite but there's just no telling some people.
 We had a good AGM, although not as well attended as some years, a full committee was re-elected (see page 3) and a good speaker from Enviro Vent (also page 3)
 Looking forward. We have the pleasure of the company of Robert Graver from Alan Boswell Insurance on the 13th July meeting. It is well worth attending and finding out just how much money you may be wasting or risking.
 Incidentally it's so important to fill in the tenant report forms, you've no excuse now they are available on your website.
 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

DTS decorators 07875 65363

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 10) 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

MAINTENANCE

Jag of all trades (mobile) 07970 062970

or Landline 01588 650314

Bailey's 01952 501863 or 07731824464

E-J Property Services. **0783785 5173**

PEST CONTROL

Mr Wasp 07908 205881 or 0800 028 3050

PLASTERING

A. Thorpe. **01952 593092**

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

SURVEYS

White structural Engineers 01902 662609

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 2010 See our website for special offers

Please go to our website <http://www.ownersdirect.co.uk/italy/IT935.htm>

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.

Annic & David Dixon tel: **01952 850441** or e-mail to 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 or visit www.losalcazares.com

TURKEY

Euro exchange rate tough on your pocket? Try Turkey!

Need a quiet break away from it all? The 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.

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

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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

Or see them at a meeting

Committee 2010/11

CHAIRMAN: Bernie Lewis
MINUTE SECRETARY: Emma Gledhill
TREASURER: Paul Spiers
MEMBERSHIP SEC: Donna Daly
WEB ADMINISTRATOR: Michele Haycox
COMMITTEE MEMBERS:
Richard Breeze,
David Dixon,
Michael Gledhill,
Ian Lawson,
Pat Lewis,
Vernon Plim,
Jacqui Seymour,
Ann Sharpe,
Peter Sharpe
Julie Woolfenden
Peter Richardson

Enviro Vent,

We were pleased to have Greg Dimond from EnviroVent at our AGM and many people were fascinated with what he showed us. Although it was just a small part of their product range. He demonstrated a virtually silent running whole-house solution, to condensation, mould and damp, for around £500 installed.. As one person commented "that's only a couple of pound more than I paid for a noisy extractor fan that only served one room. The running costs are negligible and it saves money on heating and so on. I was well impressed. He will carry out a "Free of charge" inspection to advise you of the suitability of their systems. I had incorrectly advised their telephone number in the Spring issue so I will correct that now. For more information or a free no obligation homecheck call **0845 2727807**

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

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- Employers' liability cover of up to £10m for cleaners/gardeners/caretakers, etc.
- Cover for unoccupied properties between lets
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For a quotation call **01603 216399**: www.alanboswell.com/landlords

Alan Boswell Group, Harbour House, 126 Thorpe Road, Norwich, NR1 1UL
email landlords@alanboswell.com

18 FINAL THOUGHT. In this world which is constantly changing, the only thing you can count on is apathy.

Or click the link on your website www.wrekinlandlords.com

3

INSURANCE. Your priority

Let's face it your number one priority on a buy to let property is Insurance, but not at "any cost".

We stress so often in these pages about getting the fundamentals right, like not too much for an investment property, making sure you have the best possible mortgage deal and keeping your investment properties well maintained so that they are easy to let.

However, we have singularly been remiss for the last few years about the importance of making sure that you have the right [landlord insurance](#). This does not necessarily mean getting the cheapest [landlords insurance quote](#), but one that offers the right level of cover at a realistic cost.

Getting the right landlords insurance cover ...

Of course, you need the basics; insurance to re-build the property in the case of total devastation by fire or other risks. But the traditional "fire and special perils" insurance, while including cover for storm damage, flood damage, as well as accidental damage to TV aerials and fixed glass in windows and doors, is no longer adequate for today's needs. You need to consider the need for "all risks" cover on both buildings and any contents that they may have in the property. This cover does go well beyond the traditional scope of insurance to cover accidental damage caused by a wide range of non-deliberate events. However, it does not cover malicious damage by the tenant. It is vital that your insurer is aware that the property is occupied by tenants. A normal home insurance policy will not do, because the cover and costs assume occupation by the owner and therefore any subsequent claims may prove null and void. Our recommended Insurer will allow you to let to students and tenants on housing benefits and houses of multiple occupation without additional charge. But it is important that you tell your insurer if this is the case as some companies apply restrictions.

Most [landlords' insurance](#) policies will provide anything from 10% or 20% of the sum insured (in addition to it, rather than as part of the cover) to cover loss of rent for up to 12 months, should the premises be damaged and become uninhabitable. However, something that may not always occur to landlords is the need also to cover the cost of re-housing a tenant if they have to move elsewhere during a period of rebuilding or renovation. We recommend a policy that will allow up to 10% of the sum insured (in addition to the loss of rent cover) and provide money for alternative accommodation for a tenant, where necessary.

Few rental properties are let continuously; there are bound to be times when the property is unoccupied. This can occur both on initial purchase and, more frequently, between lets. It is important to ensure that your policy does not exclude reasonable periods of unoccupancy. Ideally, cover should allow for an initial period of up to 60 days and then inter-letting periods of up to 90 days.

My life in Property. By Dave Lewis

I got into renting by accident or necessity depending upon which way you look at it. In the early 1970's I was forced, through a work situation, to move from my native Shropshire into Newtown, Mid Wales.

There I was miles away from friends and family living in a large three story Victorian house, rattling round like a pea in a tin can. The house needed a lot doing to it so I had a strange notion of living in one small part of it and converting the rest into flats (it wasn't that difficult in those days). I had very little experience of this type of work but what I lacked in expertise I made up for in enthusiasm. Soon I had added three flats to the property and found that you could ask at least £3.00 a week for them!! Once finished I was bored so when the house next door came up for sale I bought it and did the same again. I repeated this trick with all four Houses in the row until at one time I had up to 10 flats all being let out. Of course by this time rents had increased dynamically but so had the red tape.

Whilst being involved in the early improvements I met an Engineer from the Gas Board who suggested I go and apply for a job at Mid Wales Gas. I took his advice and there I stayed until I retired in 1995.

Upon my retirement I moved down to Telford to be closer to my roots. I soon started buying properties on Woodside and Sutton Hill whilst still making the long trek back to Newtown to try and manage my flats at a distance.

This became a bit of a chore, especially in the winter, so I decided to sell the flats to my Son and buy a few more local properties just to stop me from going stir crazy and becoming addicted to day time television. Along the way I have had some great experiences. I've met some wonderful people and some not so wonderful people. I have been on television on "Homes under the Hammer" and even gone back to School (evening class) to study 17th Edition Electrical Regs. I am now over seventy and still enjoy putting in a full days work on my renovations and maintenance. I enjoy the Wrekin Landlords Association which affords me information, companionship and a most enjoyable Dinner every year. The flats in Newtown have now been demolished to make way for the new Tesco store and so now my Son has started to invest his money into properties in Telford so I have yet another string to my bow keeping an eye on his interest, perhaps he will return the favour when I'm old and past it. Would I recommend renting to anyone today, well I can only go on my own experience and say "Despite the ups and downs I have thoroughly enjoyed it and it has provided me with a much better pension than the Gas Board".

Thank you for sharing your story Dave. 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

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Stephen Evans:- Tel: 01952 677436
mobile 07974 363851
or E-mail struth8@hotmail.co.uk

Most premises are built of brick or stone, with a slate or tiled roof. If not, additional charges may apply. Our recommended policy only charge extra premiums in the case of timber framed buildings and thatched roofs.

If there are any sign of cracking that could suggest subsidence damage exists to the property, this should be declared to the insurance company before any cover is arranged. Otherwise, there could be misunderstanding as to when such damage originated. If before the insurance started, there can be no claim.

When setting the sum insured for your property, it is important to remember that it is the cost of rebuilding that matters, not the market values. This can be higher or lower, depending on market conditions. The Association of British Insurers provides a useful [calculator](#) to help you work this out. It is not worth trying to cheat on this as it will come to light if you have to make a claim and may well cost you a lot more than you may have saved in the first place. Sums insured can be 'index linked' to keep pace with inflation, but you need to ensure that this is kept up to date, with periodic reviews.

Other insurances for landlords to consider...

A [landlords' insurance policy](#) should also include third party liability cover up to £5,000,000 in respect of any one incident, although this may be restricted to £2,000,000 in the case of terrorism. It will also normally include employers' liability cover up to £10,000,000 for any one incident, to cover cleaners, gardeners, caretakers, and persons doing minor maintenance and repairs.

It may well be worth paying the small extra charge for Legal expenses and rent guarantee cover which, for the small outlay, can pay back big time if ever required. This [is something our recommended Landlords insurance specialist](#) can arrange where required. You may also like to consider things like home emergency cover, especially if your properties are not local to you. Remember owning rental property is good form of long-term investment but the key word and always has been "long-term", so it is vital that you protect it with the best cover possible. So always seek independent advice before making any decision regarding your insurance or finances and be sure to go to :-, [Landlords insurance specialist Alan Boswell Group](#) who will highlight the things property owners should look out for when buying insurance for [residential buy to let properties](#) or commercial investment properties. Be sure to tell them you are a "fully paid up" member of the Wrekin Landlords Association and have your membership number to hand.

For a quotation call **01603 216399**: www.alanboswell.com/landlords
Alan Boswell Group, Harbour House, 126 Thorpe Road, Norwich, NR1 1UL
email landlords@alanboswell.com

THE BUDGET in relation to Landlords

The current Chancellor George Osborne delivered the Coalition Government's first Budget against the backdrop of unprecedented public sector debt on the 22nd June 2010.

Capital Gains Tax

The Budget contained a number of items that were of interest to Landlords but probably the biggest concern for most of us was the looming threat of massive increases in Capital Gains Tax and the lowering of the CGT allowances. I know it prompted a number of us to write to our M.P.s warning what effect this may have on the Buy to Let market. It may have been that this carried some weight or it may have been a little "hurt and rescue" tactic but it transpired that it was not as bad as it could have been as the current single CGT rate of 18 percent is to be brought closer into line with income tax bands. Basic rate income tax payers will be liable for 18 percent taxation of their capital gains while those whose income is beyond the rate for higher rate income tax will become liable for 28 % of their capital gains.

In in order to retain the simplicity of the single rate system the Chancellor announced that, after listening to various lobbies, no indexation or taper relief is to be introduced.

Local Housing Allowance

The Chancellor was concerned that current Housing Benefit expenditure is at £21 billion, and he was looking to introduce measures to cut this by seven percent. Unfortunately these cuts all fall on Local Housing Allowance, the costs of which are 'completely out of control' he said. He therefore announced: that from April 2011 LHA rates will be capped at:

- £250 per week for a one bedroom property
- £290 p/w for a two bedroom property
- £340 p/w for a three bedroom property
- £400 p/w for all properties with four bedrooms or more

*LHA will provide an extra bedroom for disabled claimants who have a non-resident carer;
- From October 2011 LHA rates will not be set on the basis of median local market rates but on the 30th percentile of the local market.*

In the longer term, from April 2013:

- Uprating of LHA will be against Consumer Price Index, rather than the Retail price Index.

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*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

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	47	57	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

LANDLORDS:

From 1st 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.

Whilst we may look at these caps and assume that for most of us it will not have any effect you may also like to consider the other proposal that for tenants on Jobseekers Allowance, Housing Benefit will be cut by 10 per cent after 12 months. Child benefit to be frozen for next three years so those people who rely on this to top up their rent may start to find it a little more difficult in the future especially after 4th January 2011 when the standard rate of VAT is to increase to 20%

The effects of these measures are likely to reduce choice for LHA tenants as LHA rates become unaffordable for the majority of PRS properties, pushing tenants to the lower, roguish end of the market.

As tenants' budgets get tighter, the temptation to use LHA for other costs could see rent arrears in the LHA market rise, therefore it is imperative that we continue to push for direct payments to Landlords.

Disability living allowance will not be reduced, but a simplified medical assessment will be applied to new and existing claimants from 2013

Other

The income tax personal allowance will be increased by £1,000 to £7,475 so will give most of us a little extra when we come to pay our Taxes, your accountant will be aware.

Renewed commitment to the 'Green Investment Bank' for carbon reduction measures we will keep an eye on this one to see if there are any specific financial benefits for us.

Corporation Tax to decrease by one percent to 27 percent next year, with corresponding decreases in each of the subsequent three years and likewise small business rate of corporation tax cut to 20 percent, from 2011, however, as few Landlords opt to set themselves up as small businesses and we are not still not classified as a "business" this holds little benefit for most of us.

Furnished Holiday Lettings

The previous Government's proposals to repeal the special tax treatment of furnished holiday lettings will not be implemented.

The Government is to consult over the summer on a proposal to ensure the tax rules meet EU legal requirements in a fiscally responsible way, by changing the eligibility thresholds and restricting the use of loss relief.

Those of you with properties abroad are currently not affected.

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www.mrwasp.biz info@mrwasp.biz



WLA MEMBER WINS GOLD AWARD

Martin & Co, WLA Members, based in Telford have been Honoured at the prestigious "Estate & Letting Agent Awards 2010" with 96.5% of their Landlords voting positively at the National Awards Ceremony. They achieved the Gold award as Best Letting Agent in the Central Region, which stretches from Norwich in East Anglia to Wales and as far south as Worcester incorporating East and West Midlands. The award was presented by Phil Spencer, presenter of Channel 4's Location, Location property programme at a lavish luncheon & ceremony in Mayfair, London attended by 450 of the UK's top estate and letting agents.

Phil Spencer said "By entering the awards agents have put their reputation on the line, they've been brave, and they have done what others are afraid to do. They've said to their customers and their competitors - that they believe in providing the best possible service and they want to prove it. They've been recognised for their bravery and all that hard work involved to get to the final shortlist."

The results of the competition were determined by research carried out amongst customers who are asked a series of questions about the service they have received from their agent. Over 19,000 votes were received making the awards the most important and valuable in the industry.

Nat Daniels, Publisher of Estate Agent Today, the leading trade website in the industry said 'These are the only awards that really matter, because they are judged by the people who really count - the public. Any agent looking to build reputation can do no better than to take part in this scheme'.

Mr Bill Benson Managing Director for the Telford Branch says 'This year the awards have seen the biggest increase in nominations the industry have ever seen, over 400 applications and over 60,000 questionnaires were sent out to customers during the competition. I am absolutely delighted to win the Gold award as the best Letting Agent in the Central Region, my staff continuously work hard in delivering quality customer service to clients and this has been shown by the response of our Landlords. I would like to take this opportunity in thanking all of our Landlords for taking the time to vote and who constantly praise the staff for the service they deliver but most importantly I have been overwhelmed by the Landlords and how sincere they have been congratulating on us on our achievement.

The awards are sponsored by HomeLet and Rayner Recruitment. John Boyle, Managing Director at HomeLet said "I'd like to congratulate the winners and all the businesses that were shortlisted. It's a real honour for everyone who has been involved with the awards not just because of the fierce competition, but because the awards were judged by customers who've experienced their service first hand. I'm delighted that HomeLet have had the opportunity to be associated with the awards, which have once again proven to be a real highlight for the industry.

LAUGH IT OFF

A question of size

Why is it that "fat chance" and "slim chance" mean the same.

Language poser

Rebecca asked her English teacher "Why does the word lisp have an S in it"?.

Political correctness

The Tories and the Lib Dems formed a Government. No sorry, that's not funny.

Pound for pound

Rebecca went in to the butchers and said "My Mum said could she have two pound of Sausages please" The Butcher replied "I'm sorry Dear their all Kilograms now". "In that case she'll have two pound of Kilograms then" she replied.

Lightweight Business

A man bought a paper shop, unfortunately it blew away..

Is it true

That there's a Russian Sprinter by the name of "Igo Zoominoff"

Tenants say:

I am a single woman living in a downstairs flat and would you please do something about the noise made by the man on top of me every night.

E-J Property Services

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.....0.....

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Members Say

Dear Bernie,

Thanks for the newsletter we always enjoy it and your Chairman's letter in the Spring Issue was particularly poignant I think you must have had me in mind when you wrote it. Much appreciated.

Satisfied member.

Dear Satisfied Member

I'm so pleased to hear that some people do actually read the newsletter and especially my opening piece. I don't put this thing together lightly and much of what I say comes from the heart and is written for the benefit of all our members

Thanks.

Bernie

Dear Bernie

I enjoy the meetings but would like to see a bigger variety of speakers, perhaps people to speak about repairs, electrics, gas rules, police talking about drugs on your premises, fire service on safety, and perhaps a Solicitor advising us of our rights and so on. I hope you don't think I'm being cheeky.

Regards David

Dear David

I too want a wider variety of speakers, if anyone knows of any please let me know. All the ones you listed we have actually had in the past, but would probably benefit from a revisit. As always keep putting in your requests, we'll see what we can do.

Thanks, Bernie

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LHA RATES FOR JULY 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	£178.36	£772.89
5 Bedrooms	£230.14	£997.27

The above are the recommended local Housing Allowance rates, as issued by the Telford & Wrekin Office for July 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!

The official website of your Association.

At last it is here, our own website, not big and flashy, not pretentious or overpowering but ours nonetheless. We are still a long way from the completed package but it is developing nicely. We want all your inputs to help produce something that you will use, something that you will refer to on a regular basis and refer other people to so they can find out what the Association is all about.

INFORMATION

Whilst it important that there is information about the Association, for the casual browser, to promote the cause; it is more important that there is information for the members to reference. Things like date and content of previous and future meetings, latest and historical newsletters, access to the relevant news items, easy access to tradesmen and suppliers and so on. In time more information will be posted onto the website and will provide all members, potential members or businesses offering services to landlords in the area, a wealth of information and a regular source of reference for hot topics.

DOWNLOADS

In this age of technology it unthinkable that you might still have to ring up someone in an office and ask them to send you a form or a copy of something in the post. So it our intention to eventually have available more and more items to download to make running your business so much smoother. We already have available the “Application Forms” a copy of “The Constitution” and the very important “Tenant Referencing Form” which I hope more and more of you will use. With your help and suggestions we hope to include sample contracts, guarantor forms, local housing allowance forms, Court forms for section 21’s and section 8’s, legal guidelines and links to authorized sites to help the management of tenants and properties become less confusing.

SIGN UP FORM FOR EXISTING MEMBERS

There is a sign up form, on the “Contact Page” and all current members are encouraged to sign up with their main email address, this will enable you to receive mail shots, emergency advice or announcements and electronic copies of the newsletter delivered directly into your inbox. This enables you to have access to previous copies with the added bonus of being more environmentally friendly. Would you like to receive email bulletins on good tenants who are looking for a home? Do you want to have up to date legislation changes delivered direct to your inbox? If you do, or have anything that you would like added to the website, email Michelle at webadmin@wrekinlandlords.com

Reassurance is given that all data is held in the strictest confidence and will not be sold or otherwise traded with other organisations.

ADVERTISERS

To help with the setting up and running costs of the site it is our intention to sell advertising space to businesses and suppliers who would like access to a specific interest group, such as Landlords and Estate/Letting Agents, with the added advantage that this time they are not simply reliant upon membership but opening up to a much wider potential customer base. If you, your associates or the company you work for would be interested in a low-cost web exposure which could also be linked to other existing sites then please let us know. We want to develop this site to be the one-stop reference place for ALL local people. There are approximately 40 classified ads in the Property Matters newsletter and there is now an opportunity to advertise your service on our website. For further information, contact webadmin@wrekinlandlords.com

The website is dynamic, meaning it has been developed to grow as more information is made available so over the next few months more content will be created and added to the site. As a member, your input is greatly appreciated and we welcome any suggestions on what you would like to see on it. you may input this information directly on to the site.

PRIZE FOR THE BEST PHOTOGRAPH

We need a good photograph that captures what the Wrekin Landlords Association represents, which is good quality homes for tenants in the area. Do you have a property photo that paints this picture? The person who submits the best one will be awarded a years free membership and free guest at the Annual Dinner in 2011, email your photo to webadmin@wrekinlandlords.com no later than the 31 July 2010. We would also like photo’s of this years Annual Dinner, if you have any, as these would add to the spirit of the Association on the website.

Over the last few years we, as an Association, have come a long way. We have helped many new and experienced Landlords to survive and thrive. It is our sincere hope that with the greater interaction that will be afforded us through the medium of www.wrekinlandlords.com we will go on to even greater things, with many new members, more access to much more information at the push of a button and an ability to offer services we could only have dreamt about when a few brave Landlords got together in the mid-nineties and dared to form the nucleus of an Association. Thank you.

For further information, contact webadmin@wrekinlandlords.com