

## 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.  
January 11th (Annual Dinner May 20th) Activity Day Sept 10th.***

### 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)**

Winter 2010

# Property Matters

The Official Newsletter of the Wrekin Landlords Association



## Your next W.L.A. Meeting

7 p.m. Tuesday January 11th 2011

**The Salvation Army Hall,  
Oakengates.**

**START OFF THE NEW YEAR WITH OUR  
OPEN MEETING**

**LET YOUR VOICE BE HEARD  
TELL US ABOUT YOUR PROBLEMS/SUCCESSES,  
COME AND MEET YOUR FELLOW MEMBERS,  
HEAR ABOUT THE EXCITING CELEBRATORY YEAR AHEAD**

## IN THIS ISSUE...

**Cold Weather Advice**

**NLA Summit Report**

**LHA Rates for 2011**

**15th Anniversary Celebrations**

**Non-Refundable Deposits**

**Website Latest**

<b>CONTENTS</b>	
<b>January 11th meeting</b>	<b>Cover</b>
<b>Chairman's letter</b>	<b>2</b>
<b>Non-refundable deposits.</b>	<b>3</b>
<b>Cold Weather</b>	<b>4</b>
<b>NLA Summit 2010</b>	<b>5</b>
<b>LHA Rates for January.</b>	<b>6</b>
<b>www.wrekinlandlords.com</b>	<b>7</b>
<b>Activity day</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>Annual Dinner May 20th</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  
 Happy 2011. I hope you have all come through the "big freeze" without too many problems, although maybe it's too early to tell. It's at times like this we appreciate a decent Insurance scheme such as we offer through Alan Boswell. We recently had a meeting with them to see if we can make it even better. "How good is that?"  
 It seems an age ago now that Lee Higgins (head of Housing Benefits came and addressed us at the October meeting. Whilst what he told us was not good news it at least helped us prepare for what is to come. If you weren't there, you should have been, but you can catch the essence of it by visiting our website and looking it up on "Hot Topics".  
 Still doing the big push for members and the 15th anniversary celebrations are becoming a reality with a big activity day planned for September 10th. This is in addition to the May 20th Annual Dinner. I do hope we'll see all of you and many new members at both functions, as it's vital that we keep up the landlord interaction. As we have seen too often "united we stand, divided we fall". Without communication it is like the blind leading the blind, we are hearing so often now of Landlords falling foul of legislation, being ripped off by Tenants and Service Providers and falling short of their potential. We must stick together to survive together. See you soon.  
 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

## **Non-refundable Deposits.**

Since the introduction of the deposit legislation many Landlords, myself included have opted to not take any deposit at all. Others, however, have decided to take a smaller, non-refundable fee against costs, often referred to as a holding deposit. By using the term deposit it can give the impression that the tenant may get it back at the end of the tenancy.

In a recent case an agent lost out on this fact, when the case went to the ombudsman, as it not been advised in WRITING to make it clear to the tenant that this amount was, in fact, non-refundable. The problem arose

in this particular instance when the prospective tenants changed their minds just thirty six hours after paying the deposit and assumed, due to the short length of time, that they could have their money back. In the circumstances, I personally would have offered them it back with a small deduction for my inconvenience. I know it is annoying when people mess you about by being so indecisive but common sense and reason are a must in this business. Just don't assume that your tenant has that same common sense. Make it all plain and simple, then confirm it in writing and get them to sign to show they understand.

## **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)*

## **BABY IT'S COLD OUTSIDE.**

One of the big stories during this cold spell has been the amount of central heating failures there have been due to condensate pipes freezing. It seemed like a good idea when condensing boilers were first recommended but I don't think anyone foresaw the potential problems that could arise with an unusual spell of cold weather. Many responsible installers keep the condensate pipe internal and discharge it straight into the soil pipe, sometimes however, due to the position of the boiler, this is not possible and this is where the problems arise. As soon as the pipe is exposed to the elements there is a potential trouble. Make sure the pipe runs vertically down the wall, ensure it is well lagged (boxed in if necessary) and if it still freezes ask your installer if there is an alternative internal route for the pipe, in the meantime to get you going again simply unscrew the condensate pipe internally and put a bucket or bowl under it to catch the drips, it's not a huge amount.

In general all pipes benefit from being lagged, in the case of hot pipes it retains the heat until the very last second and with cold pipes it prevents freezing, as above. It is no longer a big or messy job to lag pipes as you can buy appropriately sized foam sheathing to simply slip over them then fix with a strip of tape. We are told that running your heating full blast for a couple of hours in the morning and six hours in the evening is a recipe for condensation problems. It is preferable to put the timer on "24hrs" turn the boiler down to minimum or 1, open all thermostatic rad valves and set room stats to 20C. They say this will not only help prevent condensation but will actually save you money on your heating bills. Of course, it does help if you draught-proof windows and doors. Ten quid for a bit of draught stripping will pay you back in no time, as will a thick curtain or a home made door snake. You know the sort of thing, a long sausage of material filled with old tights, foam or the little polystyrene worms that come as packaging. You can identify where your worst draughts are coming from by feeling with the back of your hand or a lighted match. Don't forget to check your loft door as they often suck a lot of heat out of a property. Draught-proof around it and stick lagging to the back of it. This assumes you already have adequate loft insulation in the first place.

## **THE WREKIN LANDLORDS ASSOCIATION**

### ***EIGHTH ANNUAL DINNER***

*The Highlight of the Associations Year.*

***DON'T MISS IT. FRIDAY MAY 20TH***

***At THE NEW VENUE of***

***Telford Hotel and Golf Resort***

***Sutton Heights, Telford. TF7 4DT.***

*www.qhotels.co.uk/hotels/telford-hotel-and-golf-resort*

***Enjoy an evening in good company with good food, good wine, and a "MURDER MYSTERY"***

***One person goes FREE in each paid up membership One additional Guest/Partner pays £20.00***

***Dinner includes:-***

***Choice of menus, three course meal, coffee, wine, entertainment etc., and great prizes.***

***Places limited, Reserve your place now:-***

***Ring PAT LEWIS on 01952 727322***

*Please also ring Pat for menu selection and full details of accommodation etc.*

## 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

### **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**

### **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

### **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

## **NLA LANDLORD SUMMIT 2010**

On the 14th October The NLA held a Summit to gauge the feeling of Landlords with regard to the current position and future speculation of prospective changes by the Government and their possible effects on the Private Rented Sector. It was attended by 43 delegates well representative of a cross section of the Industry.

Whilst the general tenor of the meeting, by its very nature, was like a wish list to Santa Claus. It did demonstrate the depth of dissatisfaction of those present. Obviously much of the focus centred around Local Housing Allowance, the biggest request being that the tenant regains the choice to have LHA payments made direct to Landlords, other suggestions included:- No claw back of LHA, Councils providing Tenant references and greater detail of tenants previous housing record, fast track eviction facilities, Local Authorities underwriting AST's, notification of benefit changes, LHA paid in advance, eliminating HMO licensing and so on. Whilst much of this may be like asking for "the moon on a stick" it does show that like most of us in general there is a feeling that we are not being treated with the respect we deserve for the excellent job we do.

There was also discussion of:- What could Landlords do to improve the situation. Much of the feedback was common sense and not unlike the ethos we have been pursuing in our own Association, things like get good news items publicised, offer a professional service, we should be viewed as a business, stop the media focus on bad landlords, greater use of guarantors, increased awareness and take up of Landlords Associations. It's good to know that we are in step with the rest of the Country at least.

### **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 January 2011 (Telford & Wrekin Area)

Category	Max. Weekly	Max. Monthly
Shared Accommodation	£69.27	£300.17
1 Bedroom	£92.31	£400.01
2 Bedrooms	£114.23	£495.00
3 Bedrooms	£137.31	£595.01
4 Bedrooms	£173.08	£750.01
5 Bedrooms	£225.00	£975.00

The above are the recommended local Housing Allowance rates, as issued by the Telford & Wrekin Office for January 2011. 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		Environmental (CO <sub>2</sub> ) 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 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).

## www.wrekinlandlords.com

The Website is crying out for your input. Please pay it a visit, tell us what you like or don't like. Tell us what information you would like to see on it and what information you may have yourself which we may include. If you have anything you would like added to the website, email [webadmin@wrekinlandlords.com](mailto:webadmin@wrekinlandlords.com). As I said in my Chairman's letter you can look on "Hot topics" and see a precise of the topics covered by Lee Higgins in his excellent address to those present at the October meeting. Also in line with our "big push" for new members, please recommend non-members to log on to see just what they can take advantage of for only £10. One of our committee said some peoples perception of the WLA was like having "big Brother" looking over their shoulders, we need to dispel this image and one way they can do that is by accessing the website. Keep it up.

### Activity day September 10th.

At Hawkstone Park and Follies, Weston-under-Redcastle .  
([www.shropshiretourism.co.uk](http://www.shropshiretourism.co.uk))

This is to celebrate our 15th year as a Landlords Association. A full day of activities to suit all ages and inclination to include simple sporting competitions, Putting etc. Treasure hunts throughout the magnificent grounds. An evening meal/ barbecue and a mingle with your fellow Landlords. Please bring new people with you to promote the Association.

For fullest details contact the organiser :-

**01952 272728 Membership Secretary, Miss Donna Daly**

## 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

Dear Bernie,

I assume many of our members have been affected by the cold weather, do we have a central helpline to go to for this sort of problem?

Regards Chris.

Dear Chris

The short answer is no but do refer to our classified adds for gas engineers and let us know if you can add to the list with recommended plumbers. Also refer to my article on page four which may help prevent some of the problems caused by the cold. Stay warm.

Regards Bernie

Dear Bernie

Thanks for arranging for Lee Higgins to speak to us at the last meeting he was very honest and open but it did raise concern about the future of investing in other properties if all that he spoke of is to come about, what do you, or any other members, think?

Regards John

Dear John

I feel very much the way that you do and of course thank Lee for his honesty. However, the whole business of future investment in property is based upon so many variable that it is impossible to predict with any accuracy. I always prefer to look at it with optimism and remind people that historically since 1905 houses have doubled in price every seven to ten years. Good indicator?

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

### **All Hot Air**

Breaking wind in a lift is wrong, on so many levels.

### **Sticky question**

Teacher asked "Why do you think so many people give up stamp collecting when they grow up?" "Because they realise philately gets you nowhere" replied Rebecca.

### **It's a corker**

I thought the man next door collected empty bottles but I recently found out he's actually an Alcoholic..

### **Blinding!**

I was hit by a camera when I was young. I still have flashbacks .

### **Don't worry**

If you can't spell "Armageddon" it's not the end of the world.

### **Late call**

Rebecca answers the door. "Plumber for Mrs Jones" says a man. "She moved, over six months ago" replied Rebecca. "Typical! They say it's urgent and then move" he said.

### **Tenants say:**

Just to let you know the lavatory seat is broken and I can't get BBC 2 any more.

### **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**