

The Letter*

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Spring 2016 Issue 15

THE FULL MONTY



Left to Right

Back Row	YUELL, J.	RUTLER, E.	FERRIER, H.								
Centre Row	MR. J. R. JACKSON (Manager)	SCOUJAR, J.	HARRIS, P.	FLEWIN, K.	REID, D.	CLARKE, I.	PHILLIPS, L.	FROGGATT, J.	DICKINSON, J.	MR. J. STEWART (Trainer/Coach)	MR. D. J. CLARKE (Secretary)
Front Row	MR. G. F. PRESTON (Director)	MR. STEPHEN CRIEB (Director)	ALDERMAN JOHN PRIVETT, J.P. (Vice-Chairman)	FIELD MARSHAL THE VISCOUNT MONTGOMERY OF ALAMEIN, K.G., G.C.B., D.S.O. (President)	MR. R. VERNON STOKES (Director)	MR. J. CHINNECK (Chairman)	MR. S. B. LEVERETT (Director)	MR. H. S. WAIN (Director)	MR. Wm. C. KILN (Director)		

We've taken a trip down memory lane with a picture of James Steele Chinneck, war hero Field Marshal Montgomery and a legendary Pompey team.

The blast from the past came after one of our eagle-eyed members of staff spotted the old photograph at a jumble sale in Chichester.

The fantastic picture shows Mr Chinneck sat next to Field Marshal Montgomery at Fratton Park with Portsmouth FC's championship winning side of 1948 to 1949.

In addition, one of Chinneck Shaw's very own clients is the nephew of the vice-chairman in the photograph: Alderman John Privett, who is third from the left in the front row.

Mr Chinneck was chairman of the club, while 'Monty' was president and still in his pomp after his decisive role in D-Day and the Allied victory in the Second World War.

Of course, we have only recently celebrated the 70th anniversaries of D-Day and VE Day in the past few years.

We're also approaching the business end of this year's league and FA Cup competitions, so the picture really does turn back the clock to a bygone age.

The years under Mr Chinneck and Montgomery are remembered by many Portsmouth fans as the glory days. The club went on to claim the Division One title for a second consecutive season in 1949-1950 as well as the Charity Shield in 1949.

Mr Chinneck was the original founder of Chinneck Shaw in 1883.

Field Marshal Montgomery was president of Pompey from 1944 to 1961.

Our greatest thanks to our property management secretary Sandra Harris for spotting the picture and bringing it in.

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RIGHT TO RENT VICTORY



Changes to 'right to rent' laws have lifted the spectre of immediate criminalisation of landlords failing to report illegal tenants.

Measures which came into effect in February under the Immigration Bill have placed greater responsibility on landlords and lettings agencies to check the rights of tenants to rent in this country.

Previously, landlords and lettings agents faced immediate criminal sanctions if they failed to meet the rules.

However, after industry lobbying, the Government has now amended the regulations so that landlords will be protected if they take reasonable steps in a reasonable time frame to

end the tenancies of those living in the country illegally.

Under the legislation, people with the right to live (and rent) in the country are British Citizens, European Economic Area (EEA) or Swiss nationals or adults who have obtained the right to rent in the UK.

As ever, it is encouraging to see the Government recognise that reputable landlords will act responsibly and need protection to avoid falling foul of law through no fault of their own.

The Right to Rent requirements are stringent enough with document checks, record keeping and potential fines for non-compliance without landlords facing criminal charges.

WHAT PRICE - PETS IN RENTED PROPERTIES?

Landlords and lettings agents who accept pets are the cat's whiskers for animal loving tenants.

The issue of pets is a perennial one when it comes to the private rented sector.

According to a recent Pet Population report from the Pet Food Manufacturing Association, 46% of UK households have pets of some description – a figure unlikely to be replicated in the private rented sector.



However, allowing pets can give greater flexibility when it comes to selecting the most suitable tenant for a property – as well as some room for negotiation on price.

Many tenants will be grateful for some leeway – although it is best to make sure it's the right pet for the right property.

Speak to us about tenancies with 'pets allowed'.

WHAT CHANGES MEAN FOR YOU IN 2016

The first impact of George Osborne's Budget is set to be felt in the private rented sector as we move into the spring and early summer.

Under the SDLT shake-up, purchasers of second homes, buy-to-let properties and holiday boltholes will have to pay a 3% surcharge on Stamp Duty, effective from April 1.

This higher rate applies to all purchasers – and the Chancellor made it clear that this includes professional landlords with 15 or more properties.

The Association of Residential Letting Agents (ARLA) and Residential Landlords Association (RLA) have been among the organisations fighting the industry's corner, and Mr Osborne did make some concessions.

These included making the SDLT surcharge fairer for people in difficult circumstances.

Amendments included increasing the time allowed for purchasers between the sale of a previous main residence to a new main residence without incurring the higher rates. It changed from the 18 months originally proposed to 36 months.

There are also concessions on divorcing couples, inheritance and the timeframe to claim back higher rates of SDLT.

Responsible landlords and lettings agents are fully in support of measures to drive up standards in the private rented sector, help first time buyers onto the housing ladder and support the broader property market.

The policies could act as a longer term disincentive to invest in property and also result in falling supplies of rental stock. This could potentially lead to demand further outstripping supply and upward pressures on rents, leaving many in Generation Rent with an even tougher task to get on the property ladder.

The true impact of these changes will be felt in the coming weeks and months. At Chinneck Shaw we closely monitor all legislative changes and industry developments to ensure our clients and their tenants receive the best possible service.

We're happy to discuss the recent developments with anyone who has concerns or queries. Call into one of our offices or call us on 02392 826731.



Newsletter mailing list

If you would like to be added to our newsletter mailing list, please provide us with your name and address, and we will make sure that we send you a copy of The Letter each quarter.

Meet the staff

- Welcome to a newly launched feature for The Letter: Meet the Staff!

Joe Rocks

Name: Joe Rocks

Position: Property Manager.

Responsibilities: Lettings, marketing and advertising, viewings, inspections, property management, dealing with and organising repairs, and dealing with utility companies and billing.

What you love about your job: I enjoy working in a close knit environment at an independent business. It gives me much more job satisfaction than larger corporate/government departments where I have previously worked.

Family: Married to Hannah.

Hobbies and interests: Cycling takes up a big part of my life, I love to take part in long charity rides and mass organised rides. I also watch a lot of pro cycling and motorsport on TV, which my wife loves!

Favourite Book: I don't do as much reading as I would like but a book that has always stayed with me from childhood is Goodnight, Mr Tom. | Favourite film: Anything with Tom Hanks, probably Forrest Gump, Cast Away or Road to Perdition. | Favourite TV show: Neighbours. | Favourite song: Change Your Mind - The Killers | Favourite place: Cyprus. I love the weather, the landscape and the food and it's where we went on our honeymoon. | Favourite meal: Sheftalia (Cypriot traditional sausage.)

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ROLL WITH IT

We're on a roll towards the summer – quite literally.

A new tourist attraction – the Solent Wheel – has taken pride of place near Clarence Pier at Southsea.

The 110-feet high ride – costing some £750,000 – will give stunning views of the city and the coast from its 24 gondolas.

It's sure to be a spectacular sight in itself on the seafront, but will also be a prime spot from which to get a bird's eye view of this July's America's Cup races off Southsea.

This year's regatta is July 21 to 24 and promises to be an even more exciting extravaganza than last year. Roll on summer!

