

The Letter*

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Summer 2012 Issue 4

Converted Nunnery Creates Twelve Flats



Chinneck Shaw manage a number of rented properties on the Isle of Wight. One of them, Verdon House, a building comprising 12 flats located in East Cowes has an interesting history.

In 1902 the Benedictine nuns of St Michel de Kergonan, in Brittany, France, sought refuge on the Isle of Wight after their Abbeys and Monasteries were disbanded by the French Government. The nuns moved into Clarence House in East Cowes, then owned by a Princess Agnes. The house at this stage was an impressive brick built property with a central tower. The



accommodation became insufficient for the nun's requirements, and in 1907 a large block was added, then known as "Les Saints Anges".

The nuns were allowed to return to Brittany in 1919 and Clarence House, the Abbey of St Michael's was then put up for sale.

Bought and sold over the following years, Clarence House kept its original name but the building of St Anges became known as Verdon House, named after the owner at the time Sir Alliot Verdon-Roe.

In 1942 East Cowes suffered a devastating bombing raid and Clarence House along with the cloister linking it to Verdon House were reduced to a pile of rubble.

Verdon House is one of the only parts of the original Abbey which remains to this day. The original beautiful vaulted ceilings still exists in the corridors today which link the twelve flats that we manage on behalf of the current owner.

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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.

Changes for tenancy deposit protection

Landlords and letting agents are once again reminded that although, from April 6th this year, they have been given more time to protect their tenants' deposit, penalties will be much more strictly enforced.

The changes, which came into force on Good Friday, gave landlords and letting agents 30 days to protect their tenants' deposit, an increase from the previous 14 days.

Crucially, the tenant must be provided with proof of the deposit protection and the Prescribed information by the landlord or agent within this 30-day limit.

If the deposit is not protected, courts will be able to order the landlord or agent to pay the tenant between one and three times the deposit amount as penalty. They will also be unable to seek possession of the property using a Section 21 notice until the penalty is settled.

In relation to this, a recent article written by an unhappy landlord illustrates the importance of tenancy deposit scheme registration:

"In February 2010 I rented out my flat to a young couple. It was mutually agreed, to my eternal regret, that we wouldn't bother with a tenancy deposit scheme as they were only going to be in the property for three months."

Following a number of issues, the tenants were asked to leave but they refused, they finally announced they were leaving in July 2010. "Because they'd damaged the property, I offered them a portion of the deposit back. They denied the damage and demanded the whole lot back. After finding out they could fleece me for three times the original deposit because I hadn't lodged it

with a protection scheme, they decided, lo and behold, that they did after all want it to be put into a scheme and started small claims proceedings."

He went on to explain that at the first court hearing he was ordered to pay the tenants almost £4000 which was later reduced on appeal to £1,600.

"All this could have been avoided had I simply put their deposit into a scheme, whether or not they agreed with the decision."

Chinneck Shaw register our tenants' deposits with The Dispute Service. For more information about the Tenancy Deposit Scheme visit www.thedisputeservice.co.uk.



Tenant whose home was literally a pig sty

Housing staff from Derby County Council found a Gloucester Old Spot pig roaming around the bottom floor of a property in SinFin, Derbyshire, when they went to evict a tenant following complaints from neighbours.

They found the carpets covered in manure after the pig had been kept in the house for a year.

Derby Homes, which is responsible for managing council houses in the city, said the cost of repairing the damage caused to the property would be between £10,000 to £15,000.

Moral of the story: don't wait for the neighbours to squeal. There's no substitute for regular property inspections!

"...All this could have been avoided had I simply put their deposit into a scheme, whether or not they agreed with the decision."

Before and after

Occasionally, when some of the long term Statutory Tenancies that we manage come to an end, the properties are in need of modernisation. Sometimes the outgoing tenant has been living in the premises for over 50 years and the building has grown old with them. To the right and below are a couple of examples of houses where we have coordinated refurbishment schemes on behalf of the Landlord. We believe our knowledge of what is required in a property by modern day tenants, together with the landlord's desire to make a property as maintenance free as possible, means that we can make a valuable contribution when discussing refurbishment schemes with builders.

This three bedroom terraced house in Fareham, previously occupied by a statutory tenant, was refurbished to a modern standard in 2011. It has now been let to a family on an Assured Shorthold basis and is achieving a monthly rental which is 63% higher than the old rent.

This three bedroom terraced house in North End, Portsmouth was previously occupied for many years by a statutory tenant. It was refurbished in 2011 to a modern standard whilst at the same time retaining as many original features as possible. This house has now been let to a new family on an Assured Shorthold basis and the monthly rental income has increased by 60%.

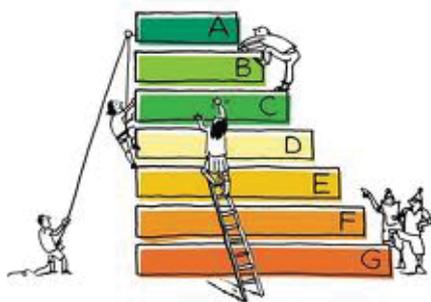


...Property in Fareham, after!



The Green Dealan update

In our previous newsletter dated Autumn 2011 we included an article on The Green Deal, the Government's new policy for improving the energy efficiency of existing buildings in Great Britain.



Essentially bill payers will be able to get energy efficiency improvements without having to front up the cash. Instead, energy providers will provide the capital, getting money back via the energy bill.

(England And Wales) Regulations 2007, from 2018 it will be illegal to let a property which has an Energy Performance Certificate (EPC) rating of band F or G. Assuming that this remains the case, it is important that any properties which fall in to this category improve their energy rating

during the next six years and The Green Deal may be a good way of doing this.

We will keep you updated with any more developments.

More information on The Green Deal and new EPC rules can be found on the Governments website www.direct.gov.uk

Under The Energy Performance Of Buildings (Certificates And Inspections)

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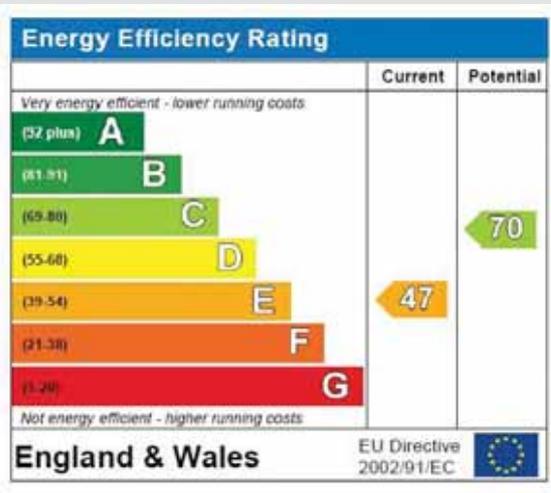
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Essentially bill payers will be able to get energy efficiency improvements without having to front up the cash....



chinneckshaw*
can arrange an Energy Performance certificate (EPC) for £60.00 + vat.

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