



The team "say"...

Michael Scott FARLA

Associate Partner Stratford-upon-Avon

"We always use our knowledge to take the strain out of what is, for a landlord, a potentially stressful time. We also handle tenants in a professional way and we have a steady stream of quality applicants requiring rented accommodation."

Sue Maaz FARLA

Residential Lettings Manager Shipston-on-Stour

"It is vital that clients, whether they are experienced or novice landlords or tenants, have complete confidence in the way we behave and do business."

Alison Benfield

Residential Lettings Coordinator Stratford-upon-Avon

"I endeavour to provide a professional and friendly service to both landlords and tenants whilst complying with all the necessary obligations."

Jackie Fletcher

Residential Lettings Advisor Stratford-upon-Avon

"I take a great deal of satisfaction in ensuring every little detail is attended to as quickly and effectively as possible - that way we make everyone that much happier with the process."

Helen Darby

Residential Lettings Coordinator Shipston-on-Stour

"This job is very satisfying and requires attention to detail so that everything runs smoothly and all parties feel they are well informed and their interests are being well looked after."

Louise Rouse

Lettings Administrator/Negotiator Shipston-on-Stour

"I enjoy my job very much as I get to meet a lot of people in the local community and beyond. It is important to me that everyone we deal with is happy with the professional service we endeavour to provide."

James Walton

We are delighted to announce that James Walton, Partner at Sheldon Bosley who oversees the Residential Lettings & Property Management teams, was the winner of this year's FirstPro 'Property Professional of The Year' Award for Warwickshire and Coventry.

The awards ceremony took place at the Coventry Ricoh Arena in April where James was presented with his award. The FirstPro winners must be more than simply excellent at their job - they must have contributed to the community outside the workplace, supported others and shown an active commitment to the region. Apparently, they also need to possess the intangible x-factor - which James has clearly demonstrated!

BOSLEY Bites

To receive the latest 'Bosley Bites' in your Inbox sign up at <https://sheldonbosley.wordpress.com/>

If you would like to discuss any aspect of our Residential Lettings service with our Lettings Teams please do not hesitate to contact Michael Scott FARLA at our Stratford upon Avon office on 01789 206760 or Sue Maaz FARLA at our Shipston on Stour office on 01608 665473.

Alarming news!

Are the co detectors and smoke alarms in your property functioning?

Housing Minister, Brandon Lewis, recently announced new measures to protect tenants...

Regulations for landlords in England will soon be brought into line with Building Regulations for new builds in the UK and will be required to install working smoke and carbon monoxide alarms in their properties.

Landlords will be required to install smoke alarms on every floor of the property and test them at the start of every tenancy.

Carbon monoxide alarms will be required in rooms perceived as high risk, such as those where solid fuel heating systems are installed.

It is expected that the new laws will come into effect from 10th October 2015. Sheldon Bosley has a programme in place to check properties we manage but we are happy to advise you further.

Email us to receive a copy of our Health & Safety information factsheet... stratford@sheldonbosley.co.uk or shipston@sheldonbosley.co.uk.

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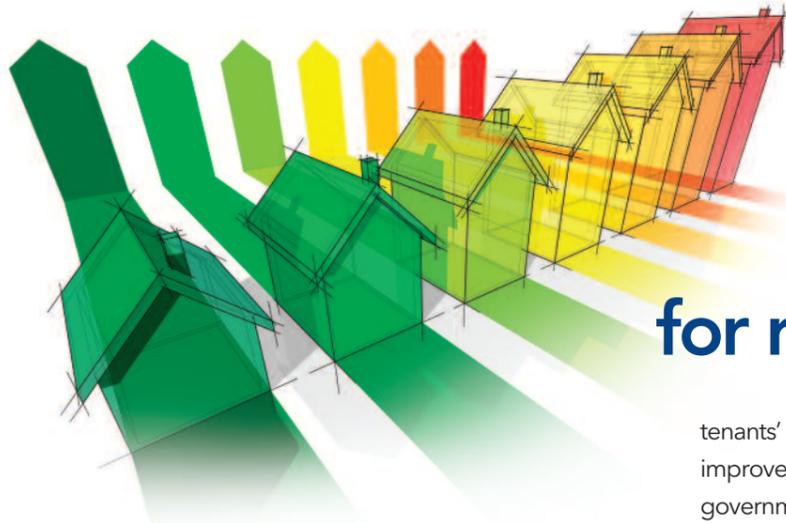
Sheldon Bosley understand that managing a rental property can be a very daunting task for even the most experienced of landlords. Our team of qualified property managers will ensure our clients' responsibilities are met in every way, ensuring peace of mind for our landlords.



Market update



New energy efficiency rules for rental properties



For some seven years now it has been a requirement to provide an Energy Performance Certificate when letting a residential property. The legislation relating to this can be found in the European Union Directive 2002/91/EC relating to the energy performance of buildings, as transposed into British law by the Housing Act 2004 and The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007. Since then, The Energy Act 2011 made provisions for the introduction of further Regulations aiming to improve the energy efficiency of residential rental properties.

These Regulations when introduced, will mean that landlords will not be able to unreasonably refuse a

tenants' request to undertake energy efficiency improvement works either at their cost or with the use of government or similar funding (due to come into force before April 2016.) Landlords will also be unable to let a property that has an EPC rating of F or below from around April 2018.

Landlords should therefore be starting to look at their housing stock and undertake measures to improve those that fall below the E Rating. Listed buildings remain exempt for the time being.

At Sheldon Bosley we are able to assist in the planning and management of any works that are deemed necessary to improve those properties sufficiently to allow them to be let within the new guidelines. If you require assistance please contact our lettings departments.

Michael Scott – Associate Partner leading the Residential Lettings Department at Stratford reports;

My previously published comments regarding the change in the nation's attitude to the properties we live in and the positive light in which residential renting is now seen, seem to be being borne out. The results of a recent survey carried out in the first quarter of 2015, on behalf of a specialist buy to let company, show that 81% of tenants of private landlords are satisfied with their landlord and the property while 70% think the rent they pay gives value for money.

While demand for rental properties remains high, it is apparent that tenants now accept the higher rent levels but, quite rightly, expect a higher standard of accommodation for their money. This is where Sheldon Bosley is well placed to provide advice to landlords on the

standard expected by the modern tenant as well as the current legislative requirements for rented property.

In the past, some landlords have had a poor attitude towards tenants, holding them in low esteem and seeing any expenditure on rental properties as wasted money. Over the years, this attitude has changed as tenants are now seen as the 'end user' or 'customer' and any business must accept that to keep their customers they must provide a level of service which is acceptable.

Landlords will find that presenting a property well for marketing and maintaining the property well during the tenancy will make for happy tenants who will stay in properties as long as their circumstances allow. A happy landlord is one benefitting from a reasonable rent and with minimum void periods.

Farm cottages



At Sheldon Bosley we have a significant Rural Land Agency Department which often links directly with our Property Management Department to ensure that our farmer clients are making the most out of their farm cottages.

We can provide advice on recommended levels of refurbishment to ensure you derive the most cost effective rent, together with advice on the mandatory health and safety regulations that might also be applied.

Which house to buy-to-let?



There is no direct correlation between the price or location of the property and the rental value. A very popular part of town from a house purchase point of view which gives rise to a higher price per square foot on the sale of that dwelling will not necessarily yield a significantly higher rent on a comparable basis with other parts of town.

A significant consideration regarding the investment yield will be the facilities that the property affords but most importantly, also the annual cost of repair, which is often greater for older houses given the method of construction, or the general deterioration of older building materials.