

The Letter

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Chinneck Shaw Appointed Managing Agent For Ravelin Housing's First Build To Rent Scheme



Chinneck Shaw are delighted to announce their appointment to manage the first purpose-built Build to Rent (BtR) project from Ravelin Housing Ltd, Portsmouth City Council's wholly owned development company. As managing agent for Brewery House in Hambrook Street, Southsea, Chinneck Shaw are excited to oversee the professional letting and management of 17 new apartments, including four affordable homes for key workers.

The scheme has involved the renovation of the former Hambrook Street bottling store, a locally listed building originally operated by Long & Co Brewery and recognised for its character and historic interest. Flattened by a German air raid in 1941, the bomb damage was painstakingly restored in 1973 but eventually the building fell into disuse, despite its recognition as a heritage asset for the city. Now, the four-storey Brewery

House has been converted into 13 two-bedroom and 4 one-bedroom apartments in a sensitive and environmentally friendly renovation signed on the frontage as The Brewery.

Chinneck Shaw Associate Director Harry Renton-Rose, who has extensive experience of BtR developments in London, said: "The Brewery House scheme is all about contributing much needed, modern homes to address housing demand in our city. While being the first of its kind here in Portsmouth, it reflects growing interest in Build to Rent developments nationally as part of the private rented sector. Our bid to the Council emphasised our long-standing Portsmouth presence and success as a trusted management partner for landlords and property owners across the city and wider region. We are hugely excited to be appointed as managing agent for Brewery House and have the opportunity to play our part in the scheme's future."

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Brewery House is the first BTR scheme to be taken forward by Ravelin Housing, tasked by the Council with the delivery of private and affordable housing for sale and rent. The building contractor is Ascia Construction and the eventual owners will be Hambrook Street Ltd. Profits from Brewery House and other Ravelin developments will be used to support council services. After the topping out, extensive interior works took place ahead of practical completion in the autumn.

Chinneck Shaw will shortly begin marketing the homes with the first tenants expected to move into the building in early 2024. Tom Southall, Managing Director of Ravelin Housing Ltd, said: "We are very pleased to have appointed Chinneck Shaw as the managing agent for our first development under Ravelin Housing. The building boasts modern, affordable and efficient housing that helps to support our local housing demand. This is a significant step forward for Ravelin Housing and the city alike and I am pleased that we can offer housing to local people ahead of the festive period."

For more information, visit <https://investportsmouth.co.uk/developments/brewery-house/>



In Good Company: Notable Events From 1883

Chinneck Shaw are celebrating 140 years of the business this year, but we aren't the only ones marking their 140th anniversary. We've compiled a list of other interesting developments from 1883:

- The Royal College of Music opened
- The Portsmouth Evening news comes under common ownership with the Hampshire Telegraph
- William Morris registers his 'Strawberry Thief' design
- The Port of Portsmouth Steam Launch and Towing company, which would later merge with the Gosport and Portsea Watermen's Steam Launch Company, to become the Gosport Ferry begins operating between Gosport and Portsmouth.
- Future Prime Minister Clement Attlee is born
- The General Post Office introduces a parcel delivery service and changes the job title of "Letter Carrier" to "Postman"
- The Brooklyn Bridge opens as the longest suspension bridge, connecting Manhattan and Brooklyn
- The first public library in Portsmouth is opened to readers
- Treasure Island by Robert Louis Stevenson is published in novel form
- The first electric railway – Volk's Railway in Brighton – opens
- Gladys White – who Gladys Avenue in North End is named after – is born to Alfred White, the man who introduced trams to Portsmouth



Industry Update

In this section, we keep you up-to-date with all the changes to the private rented sector including important legal developments. In this issue, we discuss the developing story of Energy Performance Certificates.

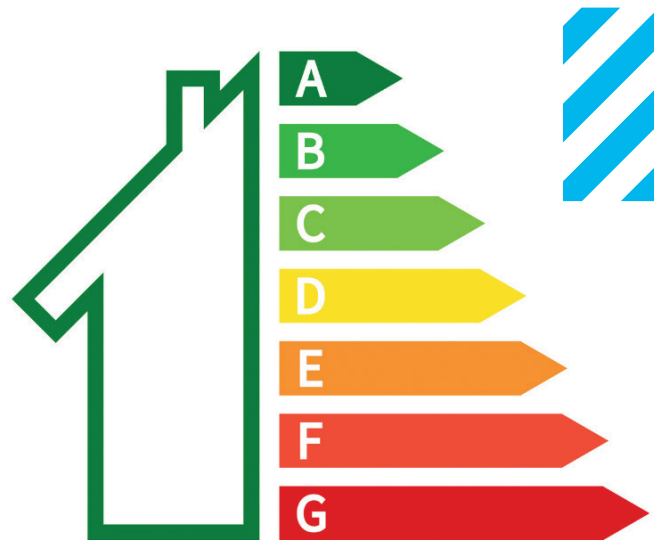
EPC Minimum Standards - Prime Minister Scraps Upcoming Changes

You may have been aware of government plans to increase the minimum acceptable standards for Energy Performance Certificates. Currently, all private landlords must ensure their property has a minimum EPC rating of E before it can be let.

The Government had proposed their intention to raise this to a C in 2025 for all new and renewed tenancies, and 2028 for existing tenancies. The bill was due to have its second reading in Parliament in November 2023, however, in a speech in September, Rishi Sunak scrapped these plans.

This means that rather than forcing landlords to upgrade, they will instead be “encouraging” households to make changes to energy efficiency and offering financial incentives through various schemes. Similarly, the government had planned to ban installations of oil and LPG boilers, and new coal heating by phasing them out from 2026, however this has been postponed until 2035. One aspect of these revised plans is a raise to the Boiler Upgrade Grant up to £7,500 to enable households who want to, to replace their gas boilers with eco alternatives.

While some of the changes announced may be beneficial to landlords in the short term, it is important to understand the wider implications of the U-turn. Landlords have to make long-ranging investment decisions, and some have already committed thousands of pounds to preparing for the proposed changes, or reduced their portfolios in light of the economic pressures of the upgrades required. While many want to see more energy efficient homes, it is vital that landlords and agents are able to plan with certainty and clear direction. Chinneck Shaw are here to offer any advice or to discuss how these changes in legislation might affect your property portfolio.



5 star review.

Highly recommend them to any Landlord who is looking for a company who always act in the best interest of you, your property and your tenants.

Many thanks to everyone who has given us five star reviews on Google recently, to see our reviews or to leave your own please search Chinneck Shaw on Google.

Providing customer satisfaction is by far the most rewarding part of our job so it's brilliant to receive such feedback – especially at a time like the present.

Social media highlights!

Why not keep up to date and follow us on our social media?



New Team Members:

Meriem Benaouija began working with Chinneck Shaw as an Assistant Property Manager in July,

joining us straight from graduating with First-class honours from the University of Portsmouth where she studied Business and Management. Meriem's Moroccan and Italian heritage have shaped her passion for travel, adventure and new experiences and she is keen to explore and learn about different cultures outside of her own comfort zone. When she isn't matchmaking tenants and properties, Meriem is spending quality time with her family and friends, recharging her batteries and looking for more opportunities to develop her professional experience.



Rufus Mousley has recently joined Chinneck Shaw as a sales negotiator.

With an extensive sales background from managing his eBay business 'eklective', trading online in menswear & womenswear luxury fashion he's the perfect addition to our sales team. In his spare time, Rufus enjoy keeping active, and is a particularly keen runner – enthusiastically supporting his weekend running club the 'Goodwood Gaspers'!



Contact details

Editor

Lauren Macpherson
Bridge House, Milton Road,
Portsmouth, PO3 6AN

T: 023 9282 6731

E: hello@chinneckshaw.co.uk

chinneckshaw.co.uk



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Keep in touch: Our contacts

Director - Neil Shaw
neil@chinneckshaw.co.uk

Associate Director- Harry Renton-Rose
harry@chinneckshaw.co.uk

Property Manager - Glynis Wheeler
glynis@chinneckshaw.co.uk

Accounts Manager - Shelley Morris-Green
shelley@chinneckshaw.co.uk

Assistant Property Manager - Ellie Shaw
ellie@chinneckshaw.co.uk