

# The Letter

[www.chinneckshaw.co.uk/theletter](http://www.chinneckshaw.co.uk/theletter) Spring 2024 Issue 33

## Chinneck Shaw team celebrates with the PPA



February 2024 saw the Chinneck Shaw team don their finery to attend the Portsmouth Property Association's annual charity dinner. This year, Chinneck Shaw had the privilege of sponsoring the guest speaker: the brilliant Rev Kate Bottley who gave an insight into her early career and sharp rise to fame.

Our company has a long history with the Portsmouth Property Association, with both Neil Shaw senior and his son John having previously served as Chairman of the association. In fact, eight sons and one daughter have followed in their father's footsteps to become chairman! This makes it an even more enjoyable event for the team to attend each year.

### 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 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.

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## Charities Supported by the PPA

The Portsmouth Property Association was formed in 1920 with the intention of upholding the standards of leading property professional bodies. Since their formation, the PPA has been involved in war damage claims, compulsory purchase, reclamation and development of the North Harbour area, and industrial developments near the M27. If you are interested in learning more about the PPA, please visit their website [www.portsmouthproperty.co.uk](http://www.portsmouthproperty.co.uk).

The event raised a over £1600, with the funds benefitting two important local charities: Enable Ability and Moving On Project Portsmouth (MOPP).

Enable Ability provide services that offer care, friendship, stimulation and motivation, to help disabled people achieve their full potential – including offering support and respite to carers and family members.



Moving On Project Portsmouth supports individuals and families who are experiencing financial difficulties by providing good quality second-hand furniture and household items to ensure those in need don't end up in debt to supply basic necessities.



Moving On Project  
Portsmouth



working with disabled people



# 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 share a bizarre news story which has interesting implications for landlords.

## Ron's Place in Birkenhead hit the headlines recently thanks to a campaign to protect his elaborately decorated flat following his death in 2019.

Ron Gittin's, who rented the ground-floor property for over 30 years, had a clause in his tenancy agreement allowing him to 'decorate the interior of the property to his own taste [...] without prior or written consent of the landlord'. Over the course of his tenancy Ron expressed his artistic flair by creating handmade fireplaces including a 3-meter tall Lion, a minotaur, and a roman altar, alongside sculptures and paintings on every available surface inspired by ancient Greece and Egypt.

Now a group, including Jarvis Cocker, have successfully had Ron's Place listed with support from Historic England, preserving the artworks for future generations and creating a new cultural space in Merseyside. While this is a fantastic demonstration of creativity and community culture, it does provide a much needed warning too.

One important factor in Ron's transformation is that he had a pattern of refusing access to his flat, including from his landlord and maintenance staff. This highlights a vital reminder for all involved in lettings and property management. Regular inspections and maintenance visits are, of course, a useful tool in preventing small repairs from becoming larger problems. However, they also offer landlords and their representatives an opportunity to assess the overall condition of both the interior and exterior of the property, remind tenants of their responsibilities, and to keep the lines of communication between tenant and landlord open.

So what does the law say? The Housing Act 1988 allows for the right of tenants to have 'quiet enjoyment' of their home, however the Act also gives landlords the right to enter the premises to view its 'condition and state of repair.' These must be done with at least 24 hours' notice – ideally in writing – although a week's notice is usually better. While tenant's may refuse access for inspections, good dialogue and positive interactions with landlords or those acting on their behalf makes this very unlikely. Regular inspections, as well as clear tenancy agreements which can require the landlord's permission to redecorate, all serve to protect all parties involved. If you have any questions regarding inspections, we would be happy to offer advice or answer any queries.



## Here are a few key points to keep in mind:

1. Make a schedule for periodic inspections
2. Contact the tenants in advance to arrange
3. For new tenants, try and arrange an inspection a few weeks after they've moved to check if there are any teething problems
4. Inspections must be done with the tenants consent, but emergency access does not require notice to be given or consent

# Website update!

The Chinneck Shaw team all popped down to the studio to get their photo taken for an upcoming website update. Enjoy a sneak peek!



## A warm welcome:

**Oli Green has property in the blood: Inspired by his Father, who runs his own surveying business and is part of the Portsmouth Property Association,**

Oli is keen to follow in his footsteps and joins us as a Sales Negotiator. Outside of work, Oli has been playing golf since he was 8 years old, and has previously worked as a lifeguard, qualifying with both a NPLQ Lifeguard certificate and the use of AEDs. Oli is fascinated by railways – both model and life size – spending his time building his own model locomotive and keeping a close eye on various steam train systems around the country.



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