

# Newsletter

Glasgow Edinburgh Inverness

August 2010



## Attention all Landlords

Do you know there are benefits for letting your property with Grant and Wilson, when we manage the building or development? It allows you as the landlord to have peace of mind knowing that your future investment is being cared for internally as well as externally. We can manage any maintenance accounts due, as well as ensure that your tenant is adhering to the policies and procedures of the building or development.

We are currently seeking more properties to add to our letting portfolio due to our quick turnaround time for letting. We tailor our Residential and Commercial Letting Management Service to each of our Landlords individual needs.



Due to the success of our promotional offer last quarter; of a discounted monthly management fee of 10% with no sign up fee and the first month free, we are continuing this until November 2010.

Give our friendly and efficient letting staff a call NOW on: 0141 548 1858 - 0141 548 1859 - 0141 548 1867 or Edinburgh 0131 555 7731 and request a booking for your **FREE** valuation and market appraisal of your property or call us for any other general enquiries.

## Congratulations to our Property Managers

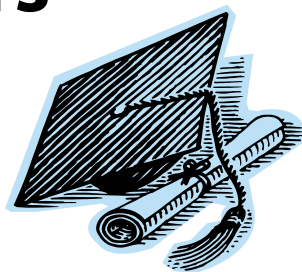
Institute of Residential Property Management (IRPM)  
"Passport to professionalism in Property Management"

The IRPM was launched by the Association of Residential Managing Agents (ARMA) in early 2002 as a means of delivering a portable professional qualification in residential property management.

We are proud to announce that Grant & Wilson's Property Managers achieved this qualification in May 2010, passing with flying colours.

One of our Property Managers, Scott Robertson has been asked to attend an IRPM presentation in London to accept an award as he achieved the highest pass mark in Scotland.

This qualification will ensure that we are as always providing our customers and clients with a knowledgeable and professional service.



## Increase in the standard rate of VAT



The standard rate of VAT is currently 17.5 per cent, **however this** will be increased to 20 per cent on 4 January 2011.

Any sales of standard-rated goods or services that you receive on or after 4 January 2011, you will be charged VAT at the 20% rate. Grant & Wilson and our contractors have no alternative other than to increase to the new set rate of 20% as stated by HM Revenue & Customs.

## Dog Mess – is an eyesore and a health hazard

Dog fouling is one of the most common complaints we receive on a weekly basis. Dog owners who persist in allowing dogs to foul in common



areas are not overly concerned with how other residents have to endure cleaning dog excrement from their shoes. If you are a dog owner, you have a legal duty to clean up every time your dog messes in a public place. Registered blind people are not required to clean up after their guide dogs. Most local councils require dog owners to carry a poop scoop and disposable bag whenever they take their dogs out to a public place. Some councils offer free scoops and bags: ask your council's animal warden unit. Legal measures to prevent dog mess are contained in the Clean Neighbourhoods and Environment Act, which repeals Dogs (Fouling of Land) Act 1996, allows local councils and communities to create byelaws relating to dog mess. The Council can also issue dog control orders against individual dog owners for offences including allowing a dog to foul a public space.

- Councils can also issue dog control orders against individual dog owners for offences including allowing a dog to foul a public space.
- Councils can issue fixed penalty orders in relation to dog control orders. Where there is no local rate, the fixed penalty is £75.
- In very serious cases, magistrates can issue a maximum penalty of £1,000

# Switch Over Reminder



The digital television switchover will be completed in West of Scotland by June 2011. We are currently negotiating with Sky TV in order to have communal satellite system installed in all our managed flatted developments with a proposal that Sky television contributes

60% for installation. We will be writing to all owners concerned to keep them updated with our outcome. If you require further information contact your Property Manager or – **The Switchover Help Scheme** – There's a Help Scheme for those who need the most assistance to switch to digital. To see if you are eligible call: **(08004087654)**

# Insurance Policy Renewal

In our last Newsletter we reported on Insurance - Weathering the Storm and in particular insurance renewal. Since then the insurance cover for a large proportion of the properties we manage has been renewed. The good news is that the standard excess has been maintained at £250 and the insurance rates have remained competitive, and in line with last years figures. We have a large and varied portfolio of properties located across Scotland and this enables us to negotiate attractive premium rates with our Insurers. You may ask if that is the good news then what about the bad news - there is none!!!

# Sum Insured

For the future and for your protection and peace of mind it is essential that your Buildings Sum Insured reflects all the costs of rebuilding your property wherever you live. It is your responsibility to ensure that the Sum Insured is set at the correct level taking into consideration the size and the type of construction of your property and professional fees. However in order to enable you to protect your position Grant and Wilson are keen to take a pro active approach to assist you by implementing a programme of review. We will be writing to you shortly with more details. Please note that if you are having difficulty assessing an accurate figure then you may wish to consider an up to date valuation by a qualified surveyor. Grant and Wilson can assist you with this but the cost would have to be met by yourselves.

Summary of your insurance cover –

Damage to Buildings caused by:

- Fire, Lightning, Explosion, Aircraft, Earthquake
- Riot, Civil Commotion, Malicious Damage
- Storm, Flood, Escape of Water
- Subsidence
- Impact
- Theft
- Accidental Damage
- Excess £250 (this figure may vary)
- Liability cover for injury to another Person or damage to Third Party Property.
- Legal Defence Costs

**More information is available on request form out Insurance Manager John Beeny, you can contact john at: [johnb@grantandwilson.co.uk](mailto:johnb@grantandwilson.co.uk) or visit our website [www.grantandwilson.co.uk](http://www.grantandwilson.co.uk) - Insurance to download**

# Claims

When calculating insurance premiums, one of the major considerations which influences an Insurance company is the number and cost of insurance claims most of which involve water damage. Our claims experience at Grant and Wilson is good but that is no reason not to be careful for the future. A little common sense and regular inspection can often reduce the extent of any damage or avoid damage altogether. Remember whilst our Insurer can pay the cost of replacing a ceiling there is still an excess of £250 to be paid. Also whilst contractors do their best to carry out repairs in a clean and tidy manner the fact that they are needed in the first place means some upheaval and perhaps time off work to allow access to your property. It is in everyones interest to try and avoid any damage occurring in the first place and you can help with this.

# Competition

We have a set of family tickets for 5 to the Pavilion Theatre Glasgow to be won for their opening night on Wednesday 1st December 2010 to see the pantomime "Robin Hood". Just answer the question below:

**Q: Who is playing "Maid Marion" in this year's Pantomime of Robin Hood? You can visit [www.paviliontheatre.co.uk](http://www.paviliontheatre.co.uk) to find the answer.**

If you wish to book any shows at The Pavilion Theatre Glasgow call the booking line on: 0141 332 1846



## The Secret Garden

We have two sets of family tickets for four to The Festival Theatre Edinburgh to be won for the opening evening on Thursday 9th December 2010 "The Secret Garden".

Just answer the question below:

**Q: Who wrote the classic children's novel "The Secret Garden" ?**



**You can visit [www.eft.co.uk/festivaltheatre](http://www.eft.co.uk/festivaltheatre) to find the answer**

If you wish to book any shows at The Festival Theatre Edinburgh call the booking line on: 0131 529 6000

The prize draws will take place on Friday 5th November

2010 all entries must be in by Thursday 4th November 2010, send your answers to Grant & Wilson Property Management Limited 65 Greendyke Street Glasgow G1 5PX or e-mail: [Info@grantandwilson.co.uk](mailto:Info@grantandwilson.co.uk) .

All accounts must be settled or alternatively a satisfactory instalment agreement has been agreed. The winners will be notified by Grant & Wilson Property Management Limited and confirmed in the next newsletter.