

**Welcome** to our new investors, and hello again to our long term landlords. Although there is no certainty about future legislation effecting Landlords, pressure is growing to improve the Energy Efficiency of houses.

We have to be aware that as the cost of energy goes up, tenants can struggle to afford to heat their homes. Providing a well insulated, energy efficient house goes a long way towards securing good, long term tenants.

There are still schemes available to help tenants and owners with cavity wall and loft insulation, and if you want more information contact us or visit the web site [www.freeinsulation.co.uk](http://www.freeinsulation.co.uk).

## RPC on property portals

RPC now advertise properties to let on the internet with Digital Property Group and Zoopla. We are getting requests from potential tenants on a daily basis, and update the sites several times a week to keep the information current. DPG has four separate portals-but although they all contain the same "to let" listing information, they do serve different target clients. The portals are PrimeLocation.com, FindaProperty.com, DigitalPropertyGroup and globrix.com.

Zoopla also has a number of portals connected with their internet advertising and they include Homes24.co.uk and UpMyStreet.com as well as Zoopla.com. We have included all these portals on a new page on our web site - under the tab "To Let". It is worth clicking on each of them to see the different information each site gives on the area - showing maps, graphs of population breakdown, information about schools and crime statistics, rates, distance from the property to the nearest station, restaurants in the area, house prices and loads of very interesting details about the neighbourhood. Please do go onto our web site at [www.rpclettings.co.uk](http://www.rpclettings.co.uk) and click through on the property portals to see how each site differs in the way they present themselves.

Zoopla even has an application you can download onto your mobile phone to help potential tenants find properties while on the move. Although this application is suited to more sophisticated tenants than we normally meet, it is a very interesting development in the market where everything is now convenient, instantly available, transparent and on your phone!

We are pleased with the portals we have joined, and hope that our landlords agree. Although we are a letting agent, and not an estate agent we also can list houses for sale on the DPG sites, so if you are looking to sell or exchange properties, we may be able to list your property or portfolio for you. Please contact Mujeeb if this applies to you.



## "Purple Patch" for landlords?

**Council of Mortgage Lenders chief economist Bob Pannell observed in September 2011:**

"Statistics revealed 1 in 5 would be renting by 2020. This figure may be achieved much sooner, especially if homeowners look to sell or turn their property into a buy-to-let business – deliberately or out of necessity. With one expert saying that renting is "the new normal", the idea of a "nation of renters" is closer than people anticipated.

While property prices stagnate and rental demand increases at an ever increasing rate, it is landlords and professional investors who will continue to enjoy a purple patch and prop up the rest of the market."

Although London landlords are feeling the most benefit, even in our areas the demand for decent rental homes has gone up and is still rising. For investors entering the market, house prices are lower than they were three years ago, and returns on investment for a rented property are very good compared to interest rates for cash held in a savings account. There are bargains to be found, and at RPC we regularly get offered excellent deals which we are happy to pass on to interested landlords. If you are looking to expand your portfolio, or if you know someone thinking about becoming a landlord please let us know and we will do what we can to help.

## Can you Recommend RPC?



Managing rental property can be a stressful business, and at RPC we do our best to nip trouble in the bud, sort out problem issues as quickly as possible, and keep your investment running as smoothly as possible.

Our policy is to keep landlords informed, and to work with the council to get rents paid to you promptly. If you know anyone who is looking for a proactive agent working for landlord's best interests please refer them to us.

We are geared up to manage an additional 50 properties, and are actively looking to add landlords and properties on our books. If you can help us towards this target with a recommendation we would like to reward you with a £50 cash-back per property that is added to our books. Just let us know if you mention us to a friend or colleague, and we will make sure you get your reward.

## Safe Agent Reassurance

RPC Services Ltd (Trading as Rehman Property Consultancy) is a SAFEagent. (Registration S461). SAFE stands for Safe Agent Fully Endorsed.

Created "by agents FOR agents in the industry", SAFEagent is a mark by which landlords and tenants can instantly spot an agent who is covered by a client money protection scheme that guarantees that their money is safe.

As well as Government backing, a number of key consumer bodies including Shelter, NUS, Trading Standards Institute, Council of Mortgage Lenders, The Property Ombudsman Scheme and the British Property Federation support the SAFEagent campaign.

Ultimately, SAFEagent stands for consumer protection with ongoing support from Government, consumer-focused bodies and professional letting agents. As such, it will become the mark that consumers look for.



## Ready for Winter

Last winter caught us out with weeks of snow on untreated streets, and we had great difficulty getting to properties where tenants needed help. We are prepared this year with a Shogun 4X4 that should be able to negotiate treacherous conditions. We are not hoping for a cold winter, but might feel a bit miffed if we don't get to test out the all terrain, all weather Mitsubishi. Note that it even has a snorkel exhaust in case of high water, so we have no fear Mr Weatherman-

**BRING IT ON!**



## Not All Gloom and Doom!

# Here are 10 “good news” announcements that reinforce the fact that our resilient local towns are doing fine!

1. Veka, a Burnley based window frame maker announced it is creating 100 new jobs. VEKA was Founded in Germany in 1967 as VekaPlast. In 1986 it built a production unit in the UK - choosing to set up in Burnley. For the past quarter of a century it has been a major employer in our area and continues to introduce new products and hold its place as a leading manufacturer of PVC-U windows, composite and upvc doors systems.
2. Fort Vale, a world leader in the precision manufacture of the valves and fittings for transportation in the road tanker and tank container industries announced plans to take on 250 staff at its 72 acre Simonstone complex.
3. Velocity Composites announced they are moving to the AMS Technology Park in Burnley to set up their advanced research, development and production facility. Velocity Composites, which serves predominantly the aerospace composites industry and is currently based in Blackburn, will occupy a 20,000 sq ft purpose built facility at the Burnley site.
4. The Todmorden Curve rail link, last used in the 1960s, has been approved and was granted £8.8 million as part of the Regional Growth Fund announced by Deputy Prime Minister Nick Clegg. The restoration of this section of track could cut journey times between Burnley and Manchester by half, and bring Burnley into the commuter belt for Manchester workers.
5. The £48m Burnley Bridge Business Park scheme has been given the go-ahead with £3.8m of European funding, and is expected to create 1000 jobs over the coming years. Located just off Junction 9 on the M65, it is only 2.5 miles from Burnley.
6. One of the country's first University Technical Colleges has just been announced, to be based in the historic Weavers Triangle development, with the aim of training the advanced engineers of the future (Burnley can now boast THREE Universities in the town!) A key deciding factor in selecting the Victoria Mill site was its excellent public transport links and proximity to the town center.
7. Original Factory Shop chain have just completed their expansion of the head office based in the Orient Business Park in Burnley and are now hoping to open up to 400 new stores across the country. The move could create dozens of new jobs at the retailer's head office in Billington Road, Burnley, and help it continue to buck the trend for gloom among British retailers.
8. Intalekt, an ambitious marketing firm with call centre and ticketing services is looking to create up to 85 new jobs as part of a move to new premises in Nelson. Managing Director Nick Holt says: "Although we were keen to relocate the business due to our plans for expansion, I wanted to uphold the company's reputation as a large local employer." the 10-year-old company is consolidating its operations at Hodge Bank Industrial Estate in Nelson.
9. Work has started on the new Tesco Superstore in Padiham. Matthew Magee, Tesco corporate affairs manager, said: "We're delighted work will begin on site this year, and looking forward to bringing hundreds of jobs and a great new store to the area in time for next Christmas.
10. An historic Burnley landmark is being demolished to make way for a £20m. regeneration scheme which will transform a rundown canal-side area close to the town centre. Work has started on clearing Healey Royd Mill, in Finsley Gate, for a new development of 168 homes, shops, leisure and office units and community facilities. Burnley Council chief executive Steve Rumbelow said: "These works are a great step forward for the rejuvenation of the area. There was no commercial solution for Healey Royd Mill and demolishing it will pave the way for the creation of an attractive new canal-side community.



## Questionnaire

This time our questionnaire is a survey of your view of what is likely to happen in the next 3 years. In each case please tick the box giving your view as to whether the trend will go up, stay the same or go down over the next 3 years. Please fax back or email your reply and we will compile the results. We will let you know the outcome of our opinion survey.

Over next 3 years you expect the following to --	Go up	Stay the same	Go down
Number of property units in your personal portfolio			
Your income from your Buy-to-Let investment			
Your personal standard of living			
Interest rates/cost of borrowing			
The amount of mortgage capital you will have outstanding			
Property values in Burnley/Pendle			
Value of Pound Sterling against the Euro			
Employment prospects in the UK			
Opportunities for Entrepreneurs			

We hope you find something of interest or use to you in this letter, and we welcome suggestions for articles and reports for the next issue which will be Summer 2012. If you have any questions or comments please email [Carolyn@rpclettings.co.uk](mailto:Carolyn@rpclettings.co.uk) or ring the office on **01282 459459**.

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