

**FREE**

**R**

Your essential seasonal newsletter from



**Email:** info@rpclettings.co.uk  
**Tel:** 01282 459 459 (Burnley)  
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## WELCOME EMMA

RPC welcome a new member into the team...

**P2**



## NEW AT RPC

New Branch  
New Staff  
New Car  
New Services  
New Skills  
New 'To Let'

SEE PAGE

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# INSIDE:

- New at RPC
- RPC opens Bolton branch
- New licencing areas
- National & local news
- New Regulations for landlords
- Emma joins the team
- Local authority Councils
- "To Let" page on RPC site
- Landlord News & updates



**New additions to the RPC fleet.**



**Staff gain new qualifications.**



**Properties 'To Let' now on website.**

**NEW AND EXPANDED SERVICES ARE NOW AVAILABLE FROM RPC**

# RPC OPENS BOLTON BRANCH!!

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## NEW LICENCING AREAS.

Gannow and Queensgate are now added to Trinity and up and running. More in the pipeline : Consultation has begun on whether selective licensing should be introduced in the areas of Burnley Wood with Healey Wood, Leyland Road, Daneshouse, and Ingham and Lawrence St (Padiham). Burnley Council wants to gather the views of residents, landlords and other interested parties before making a final decision in January 2016.

In April 2015 we opened our Bolton branch office at **254 Chorley New Road, Horwich, Bolton BL6 5NP**. We acquired Brogan Properties, a letting agency well known to us who had been operating in Horwich for many years. We extend a big welcome to our new clients who are now with RPC and look forward to a long and mutually beneficial partnership with our new Landlords and tenants. The RPC management umbrella now extends from Colne at the end of the M65, along the M65/M61 corridor including Nelson, Brierfield, Burnley, Padiham, Accrington, Rishton, Blackburn, Darwen, Chorley and Horwich as well as the Greater Manchester areas of Bolton, Wigan, Leigh, Atherton, Little Lever, Salford and St Helens. We also manage rental properties in Bacup, Rawtenstall and Haslington so cover a very wide area of East Lancashire.

Yvette Fort manages the Horwich office using the same systems, software and reporting we have in Burnley. The transition has been smooth and successful thanks to her experience and hard work. Yvette does everything from phone reception to dealing with the local authorities, so ring her

on 01204 699277 and she will be glad to help. We have an excellent team of local contractors for repairs and maintenance, and we are impressed with what we have seen. There is plenty of demand for rental properties in the Bolton area, and we are ready to take on more Landlords and rental units. If you have properties and want pro-active management – or are looking for investment properties in the Wigan/Bolton area let us know. Although house prices in these areas are higher than in Burnley/Nelson, there are good opportunities for Landlords to achieve excellent returns on investment. Tenants here tend to stay longer, be more reliable payers and look after the properties better – so less of a headache for investors in these more prosperous areas.

## NEW BRANCH, NEW FACE...



**EMMA THOMPSON - BURNLEY OFFICE**

Emma Thompson joins us from a background of property management, Local Authority experience and community care. Her pleasant manner, wide knowledge and efficient work practice will be a major asset to the company, and she is based in the Burnley office. Emma enjoys spending quality time with family and friends, walking, watching films and visiting new places. She is also used to working in demanding environments and stressful situations, so is well placed to enjoy the office ambience at RPC!

To contact Emma:

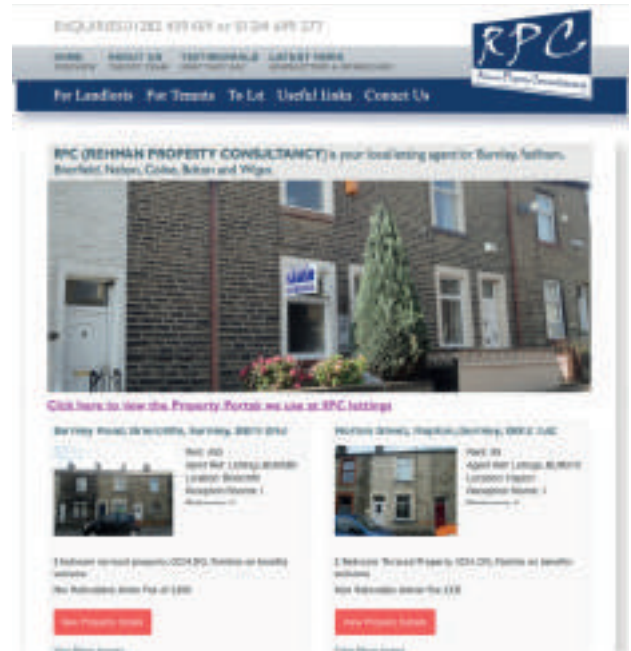
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# NEW 'TO LET' PAGE ON SITE...

RPC Website now has its own TO LET section that lists the RPC properties currently on the rental market. This is in addition to the links to Zoopla and DSS Move where the properties are also advertised. We have also made the web site mobile and tablet friendly and put on a link to our RPC facebook page. We do try to keep up with our "latest news" and "testimonials" postings. Thanks to everyone who has sent in testimonials. If you have any comments you would like added please email us and we will put them up if suitable.

Our other major advertising avenue is Yell.com and we do get traffic visiting the web site from Yell.com and from Google Ads, which are part of the Yell.com package. It is always difficult to assess what is effective in raising our profile, and what clients want to find when searching for a letting agency. Again if you have any tips or clues or comments for us we welcome your feedback.

<http://www.rpclettings.co.uk/to-let/>



## NATIONAL & LOCAL NEWS

The property forum [www.propertytribes.com](http://www.propertytribes.com) names Burnley as the number 1 Best UK town or city to invest in for under £50K. The new direct train service from Burnley to Manchester Victoria station dramatically cuts journey time making Burnley a viable commuter town for Manchester.

The train runs hourly and takes only 50 minutes, while the X43 coach runs even more frequently and takes 1 hour 10 minutes. Both these services are not only picturesque and efficient, but also well within commuting time/distance for workers and students as well as shoppers and tourists.



## LANDLORD NEWS AND UPDATES

### New Obligations for Landlords

In addition to your EPC and annual gas certificate, you are now required to install both Carbon Monoxide and smoke alarms, conduct and record an annual risk assessment on the property for Legionnaires disease, and check for and remove any Japanese Knotweed growing on the site of the property. The licencing areas also require a certificate showing the electrical system is adequate and safe.

### Tenants must have a right of residence in the UK

Landlords and agents are also now being held responsible for checking that every tenant has the legal right to live in the UK, and if you

have a tenant applying for asylum, the Landlord will be responsible for evicting them immediately should their bid for asylum fail. Our policy is to avoid potential problems by only housing tenants with a British National Insurance number. If we are approached by an asylum seeker, we will consult with the Landlord before allowing a viewing. Landlords found to be housing illegal immigrants are subject to fines of £3000 or even 5 years in prison, so we are taking no chances.

### Carbon Monoxide Alarms

From October 2015 landlords are required to ensure there is a working smoke alarm on each floor of the property, and a carbon monoxide alarm in any room which contains a solid fuel burning combustion appliance. It is also advised that carbon monoxide alarms are fitted in rooms with an open flame gas appliance.

# LANDLORD NEWS AND UPDATES CONT...

## Legionnaire's Disease Risk Assessments

Landlords are required to carry out a risk assessment to ensure their tenants are not at risk of Legionnaire's bacteria lurking in their water system. For domestic properties this is usually quite straightforward, especially if the house has a combi boiler for providing hot water and a cold water supply directly from the mains, and not from a water storage tank. RPC have staff qualified to do the risk assessments.

Properties with small domestic-type water systems, where cold water is directly from a mains supply and hot water is fed from instantaneous heaters (Combi-boiler) and where the only outlets are toilets and wash hand basins, kitchen sinks and perhaps a washing machine are low risk. If the assessment shows the risks are low and are being properly managed, this will be recorded and you will be issued with a certificate to that effect. We will also advise the tenant of the control measures they need to maintain (clean and disinfect showerheads, notify us if the hot water is not heating properly, avoid debris getting into the system) and get them to sign that they have been given the guidelines. If a property has been empty for a while and is re-let there are additional control measures to follow. These include flushing out the system, removing any redundant pipework, setting the thermometer to 60°C for the hot water system and ensuring any cold water tank has a tight fitted lid.

Other responsibilities include the Environmental Protection Act 1990, Duty of Care regulations 1991 – Landlords must check the grounds and gardens of their properties for Japanese Knotweed. If it is found they must remove or destroy it. Cut knotweed material and soil containing rhizomes must be disposed of as a controlled waste. Since most of the properties on RPC's books have yards or small gardens, this is not likely to become a problem, but Landlords need to be aware of their responsibilities.

## Important Changes to Section 21

As of October 2015, Landlords in England are



no longer able to serve a section 21 at the beginning of a tenancy. The earliest notice that can be given for a 6 month AST is 4 months into the tenancy. For this reason we have stopped issuing them with the tenancy agreements, and recommend that if you do want possession, you do this through our recommended solicitor who can advise on the best course of action to make it quick, legal and as cost effective as possible. Tenants also have new rights in that if a tenant who has been served a Section 21 complains in writing about the condition of the property, you must respond within 14 days, schedule the repair work and carry it out. Otherwise the tenant can then complain to the Local Authority and if they issue a repair notice for a Cat 1 or Cat 2 hazard or an emergency remedial action notice the Section 21 is void, and cannot be served again for 6 months from the date of that notice.

## Improved Service

For new tenancies, RPC will now provide you with a credit check for your tenant, and if you require, rent guarantee insurance. The credit check can be basic or detailed, and for tenants on benefits the basic check is adequate as it identifies CCJ's or Insolvency records, Electoral roll data, confirms current and previous address, confirms date of birth, and gives credit account data. If you are letting to

employed professionals you can get more detail from the advanced report. The cost of the credit reference is included in the Tenant Find fee of £150 (plus VAT). If you require the advanced report or the rent guarantee insurance, ask us for the prices.

## RPC FLEET



We have an RPC vehicle for every occasion. The Shogun Winter Warrior, Workhorse Ford Van, Peugeot People Partner, Multipla Quirky All Rounder plus the Cleo Motorway Cruiser (front page).

## WE'VE GOT A BRAND NEW MAP

Thanks to Ben at Depixion for this splendid map of the RPC Management area that runs along the M56/M61 corridor from Colne to Horwich, including Accrington, Blackburn, Darwen, Bacup, Rossendale and Chorley as well as Bolton, Wigan, Salford St Helens, Atherton, Little Lever and points between.



**RPC**  
Rehman Property Consultancy

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