

8th May 2006

### **ASHTON BURKINSHAW COMES TO CHISLEHURST**

Papa Charlie's Italian Restaurant in Chislehurst recently provided the venue for the official launch of Ashton Burkinshaw's newest franchised branch in the South East. The new branch opened in Chislehurst in April to provide a specialist residential letting and property management service in the town and the surrounding areas. Lloyd Porter, who joined forces with Ashton Burkinshaw earlier this year as the company's second franchisee, manages the new branch.

Ashton Burkinshaw, a leading ARLA (The Association of Residential Letting Agents) residential property letting and management company, has been in the letting business for over 30 years and has a high profile in the South East. With twelve branches across Kent and Sussex, their directors and seventy staff have more knowledge and experience in lettings than many of the larger corporates.

During the afternoon and evening Ashton Burkinshaw ran an informative "property investment seminar" for landlords and potential landlords, as well as members of the public who had an interest in letting. Attendees enjoyed an evening of refreshments and presentations made by representatives of Ashton Burkinshaw who were able to advise on every aspect of residential letting and answer all landlords' questions on current issues.

Frances Burkinshaw, Director of Ashton Burkinshaw, gave information on the forthcoming legislation on Tenancy Deposits. The new ARLA Tenancy Deposit Scheme will be one of only a few ways of meeting government requirements on the holding of deposits and it offers the facility of an independent resolution service for deposit disputes.

She also gave the audience a whistle stop tour of the major legal issues of the moment such as the licensing of landlords in relation to Houses in Multiple Occupation, tenancy agreements, professional indemnity, tenants' rights, landlords' responsibilities, gas safety and electrical Part P regulations.

Legislation affects every landlord and ignorance is certainly not bliss! The importance of working with a reputable agent to ensure that your property is let securely and possession is regained at the end of the tenancy was strongly stressed.

Ashton Burkinshaw's Chief Executive, Graham Harrison, covered the new FSA regulations (since January 2005 anyone selling insurance products must be authorised by the FSA) and the insurance protection plans currently available. He also spoke about the importance of obtaining references for tenants to ensure they are able to meet their commitments, thus protecting landlords.

Until the acquisition of permanent premises in Chislehurst High Street in July, franchisee Lloyd Porter will be working from the Chislehurst Business Centre (1 Bromley Lane, Chislehurst). Over the past few months Lloyd has already been servicing the needs of tenants and landlords in Chislehurst with a growing file of new instructions and an increasing database of potential tenants.

"This is a very exciting and important time for us as we grow the company through franchising," says Graham Harrison. "We are delighted to have our second Ashton Burkinshaw franchise up and running in Chislehurst and are confident this branch will be very successful."

"We soon realised that there was huge potential for a solely residential letting agent in the area and we were keen to fill this niche," continues Graham Harrison. "With Lloyd's enthusiasm and business knowledge, together with the vast experience and unrivalled service we at Ashton

Burkinshaw endeavour to provide to all our clientele, we hope that we can offer landlords in Chislehurst and the surrounding areas a thorough and professional letting service.”

Lloyd Porter is equally enthusiastic about the new branch. “I am extremely excited to be given the opportunity to run my own lettings business with the knowledge that I have the back up of a large organisation with a well know brand name and reputation”, says Lloyd. “I have been fully supported from day one with the acquisition of an office, IT resources and marketing.”

**Photo: Lloyd Porter, franchisee of Ashton Burkinshaw’s new Chislehurst branch with Ashton Burkinshaw’s management team (from left to right, Stuart Cornwall, Sales & Marketing Manager, Angie Atkins, HR Manager, Lloyd Porter, Tina Nicholls, Operations Manager, Daniel Burkinshaw, Commercial Manager (Franchising) and Graham Harrison, Chief Executive. (PHOTOGRAPH SUPPLIED COURTESY OF KENTISH TIMES NEWSPAPERS)**

