



# about news

ashton burkinshaw

DECEMBER 2007

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## AB acquired by Countrywide Residential Lettings

As we are sure most of our readers will be aware, in August 2007 Ashton Burkinshaw was acquired by Countrywide Residential Lettings, creating a perfect marriage of two brand-leading specialist agents, with a long-standing commitment to ARLA and the professionalism it has brought to the lettings industry.

Over 33 years, the companies Frances Burkinshaw, Ashton Wingate and Douglas Rogers established reputations as leading practitioners before merging to become Ashton Burkinshaw in 2003. All three businesses were ARLA stalwarts across the decades, providing Chairmen and a Vice President. Frances Burkinshaw, herself, served as ARLA Chairman for several years.

At the time of the Ashton Burkinshaw merger in 2003, Graham Harrison was brought into the new company as Chief Executive, growing it from 10 to 13 branches across Kent and Sussex. Now with 70 members of staff, who are equally excited about their future prospects, the company is ready for further expansion. "We are a thriving and successful business, and delighted to have the opportunity to build our lettings and management brand across our region," he said.

Ashton Burkinshaw will continue to trade under its own name and Graham Harrison remains in charge. He continued; "In my opinion, this is a win-win situation. Countrywide get an established, well-run and strong group, whose brand is widely

recognised throughout Kent and Sussex, an area where they have previously lacked exposure. Whilst Ashton Burkinshaw can now look to be more acquisitive than it has been in the past and buy businesses in locations where we need to be a little stronger than we are present."

"I believe that this latest acquisition by Countrywide Residential Lettings will generate more opportunity for the group as a whole and Ashton Burkinshaw and its staff, in particular. I am very much looking forward to working with the directors and staff of Countrywide Residential Lettings."

John Hards, Managing Director of Countrywide Residential Lettings, said of the acquisition; "This was a tremendous opportunity for us as a group. Ashton Burkinshaw is a well-respected and successful business, with some excellent staff and a similar ethos to our own, putting the emphasis on customer focus and professionalism. We are looking forward to a rewarding partnership and are especially delighted to welcome the senior team and all the staff into our group."

Like Ashton Burkinshaw, all members of Countrywide staff are required to become ARLA Foundation Level

qualified, and are encouraged and supported through extensive training and personal development, to reach ARLA Advanced Level Two. "For both our businesses, this is a badge of our professionalism," said John Hards. "We are a perfect match in always striving to meet the highest standards in everything we do."

Being part of the Countrywide group will result in greater expertise, more choice of services and, more importantly, the best care and



From left – Sharon Hopton-Scott, Emily Mitchell, Keely Ellis, Graham Harrison, and James Vickers from Ashton Burkinshaw; John Hards, Managing Director of Countrywide Residential Lettings; Georgina Burkinshaw and Geoffrey Parker from Ashton Burkinshaw

attention to all Ashton Burkinshaw's clients. Our thirteen offices will continue to offer specialist services to both landlords and tenants on a very personal and local basis, whilst benefiting from the strength and security of the parent company.

## Ashton Burkinshaw opens in Hastings

At the beginning of November Ashton Burkinshaw hosted a launch party at Mr Bean Coffee House in Hastings town centre to celebrate the official opening of Ashton Burkinshaw's new branch in the town.

The launch follows the Company's acquisition of Hastings letting agent Drawflight Estates Ltd in July, allowing Ashton Burkinshaw to add the Drawflight Estates block management and residential letting and management businesses to its own portfolio.

Fifty guests came to the open evening, which included existing landlords and tenants as well as new and potential landlords, and local business people and contractors. Attendees enjoyed an evening of refreshments and Ashton Burkinshaw's management team and members of staff were able to advise on every aspect of residential letting and answer all landlords' questions on current issues.

"We realised that there was huge potential for us to have a presence in Hastings and the opportunity to acquire Drawflight Estates has allowed us to do that," says



The new Hastings Ashton Burkinshaw team (back row l to r) Ian Davis, Maintenance Manager; Max Judge, Viewing Co-ordinator; Tony Shields, ex-Drawflight director; Jill Rigby, Branch Manager; (middle row l to r) Marie Garry, Negotiator; Maria Smith, Lettings Administrator; Karen White, Property Manager; (front) Jilly Chandler, Negotiator

Graham Harrison, Chief Executive of Ashton Burkinshaw.

"Drawflight Estates is a perfect fit for us, extending our market share in the county town of Hastings and increasing our coverage in Sussex. Drawflight Estates is a quality business with an excellent reputation in the lettings industry, and offers plenty of opportunity for growth. We are all very excited to have acquired Drawflight Estates and see the purchase as a stepping stone for a greater presence on the south coast of our existing region whilst at the same time adding value and market share to the Drawflight Estate business," he continued.

Although now trading as Ashton Burkinshaw, all Drawflight Estates employees have been retained, and former Drawflight Estates director, Tony Shields, will still be involved in the business as a

consultant. Karen White, Property Manager commented; "Having been with Drawflight Estates since June 2007, I feel very positive about the acquisition as Ashton Burkinshaw's management and processes will, without doubt, bring greater structure, professionalism and opportunities for staff training and development."

Jill Rigby has been transferred from Ashton Burkinshaw's Tenterden branch to be Branch Manager at Hastings.

"I am really looking forward to this new challenge and feel that the combination of the existing team's expertise and local knowledge, together with Ashton Burkinshaw's vast experience and unrivalled service, will allow us to offer landlords and tenants in Hastings and the surrounding areas a thorough and professional letting service," she said.



An evening of celebrations at Chez Gerard restaurant in Sevenoaks High Street marked the official launch of Ashton Burkinshaw's new premises.

The branch, which opened for business on 1<sup>st</sup> September, relocated to 75 High Street from its old office in London Road. The newly designed branch will continue to provide a specialist residential letting and property management service for

## Relocation to Sevenoaks High Street

Sevenoaks and the surrounding areas from a more prominent position in the town.

Landlords, local business people and contractors enjoyed Ashton Burkinshaw's hospitality throughout the evening. Any questions that the guests had on residential lettings and portfolio management were answered by Ashton Burkinshaw staff members.

The Sevenoaks branch has been servicing the needs of tenants and landlords in the Sevenoaks area for 35 years. "This relocation is a very exciting time

for us – moving to a more prominent location on the High Street," said Stuart Cornwall, Sales and Marketing Manager. "Already the move has made a huge difference to our business, with an increase in footfall and enquiries, and the phones haven't stopped ringing!"



Guests enjoy an evening at Chez Gerard in Sevenoaks hosted by Ashton Burkinshaw at the new Sevenoaks branch



While the newspapers currently paint a slightly negative picture of buy to let, with rising interest rates squeezing returns, it nevertheless, continues to offer enticing returns for investors. Property owners often regard the property market as a good alternative means of saving for retirement and as a source of long-term income. Investors are actively growing their portfolios in response to higher rents and rising yields. And the number of buy to let landlords investing in the UK property market looks set to rocket in the future, a new Mintel report suggests. According to the report:

- There are 900,000 buy to let landlords today
- 1 million homeowners are planning to invest in the buy to let market within the next 3 years
- The number of landlords in the rental market will double by the year 2010

The buy to let industry also claims a new generation of investment landlords. Traditionally, buy to let has been perceived as something for the mature investor. Recently, however, the market has been witnessing an increase in the number of younger professionals choosing to make a considered and long-term investment in property.

## Property investment still as popular as ever

*Photographs show two styles of property let out by Ashton Burkinshaw for Alan Firmin Ltd*

According to research by lender Mortgage Trust, almost 26% of new buy to let investors who own just one property are aged between 26-35, with the average landlord looking at long term gains over around 11 years. This is confirmed by ARLA data, which shows that 65% of residential landlords claim they expect to hold on to their property investments for more than 10 years.

Ashton Burkinshaw advises its clients to look at buy to let as a long-term investment, certainly taking a view of a least 8 years, in order to reap the maximum gains from both rental income and capital growth. To make buy to let a profitable exercise, Ashton Burkinshaw recommends to its landlords that they do their maths carefully

to ensure they do not financially overstretch themselves. Reports on repossessions suggest that landlords affected in this way are likely to have been too highly geared. Rental yields on mortgaged property will automatically go down when interest rates rise, so Ashton Burkinshaw advises its landlords to protect themselves by using fixed rate mortgage deals to keep their payments constant.

However, landlords must be aware that rental yields do not solely depend on fluctuating interest rates and they cannot simply put up the rent to cover any increase in mortgage repayments. Rental yields depend on a variety of factors such as location, demand and the type of property.

Another way in which a landlord can protect their investment is by using a reputable managing agent, such as Ashton Burkinshaw. The agency will charge a fee, but make a huge difference when it comes to finding a suitable tenant, keeping void periods to a minimum, using reliable tradesmen and looking after the essentials such as tenancy agreements and managing deposits. The cost of management fees can also be offset against tax.

One of Ashton Burkinshaw's investment landlords is Alan Firmin Ltd, a company based near Maidstone, which specialises in transport, warehousing, farming and property. The company has a residential property portfolio of 34 houses and cottages located on its farms in the Weald of Kent, that they let out on both short-term and long-term leases. Nineteen of these properties are let and managed by Ashton Burkinshaw's Maidstone branch. The majority of properties were originally farm accommodation sold with the land when the farms were acquired by the company's agricultural division over the years. Many of the tenants are young, single people, opting for a

managed by Ashton Burkinshaw. We take advice from Ashton Burkinshaw on rental yields, presentation and tenant suitability. We make a real point of keeping the cottages and houses in good repair; our properties are continually being modernised and improved, which, in turn, meets our requirements to find high quality tenants. Experience has shown that the better the property, the better the tenant."

"We have always used Ashton Burkinshaw as our managing agents," Ian Firmin continues. "Over the past 8 years, its Maidstone branch has provided an excellent service to us, which has been both personal and very professional. We use the Full Management Service, their most comprehensive, which means that Ashton Burkinshaw deal with every aspect of each let, from seeking the tenant, to maintenance of the property, to rent matters, to inventory preparation and checking - indeed everything connected with each property during the tenancy. This service is naturally the most expensive, but in the long term it has saved us both time and money. We have found the staff at the Maidstone branch to be extremely helpful and pleasant to deal with."

Investors such as Alan Firmin Ltd, as well as private landlords with only one or two properties, need to be aware of the many laws and regulations that govern the buy to let market. Landlords failing to comply could be thousands of pounds out of pocket and may even find themselves with a criminal record. It has been estimated that there are now 50 Acts of Parliament and 70 separate sets of regulation affecting landlords - and new legislation comes into force all the time. For example, the new TDP legislation under which landlords are no longer able to hold deposits themselves but must hand them over to a government approved tenancy deposit scheme, and the rules for HMOs introduced in April last year. Landlords need to keep abreast of the latest gas and electrical regulations, the safety of furniture and furnishings and the provisions of the various landlord and tenant Acts.

Using an agent who is a member of the ARLA, the leading professional and self-regulatory body for letting agents in the UK, is invaluable and will help the landlord work through all the legal paraphernalia.



rural lifestyle or choosing to rent before moving onto the property ladder. Most tenancies tend to be one year in duration. Occasionally, landlords may avoid using letting agents to stop any fees eating into their yields. Ian Firmin, Sales and Marketing Director of Alan Firmin Ltd, however, takes a different view.

"First of all, we like to leave it to the experts," he says. "If there is a leaking tap, we know it can be dealt with straightaway for our tenant. We don't make substantial money out of rents - we make real returns from capital growth over time. Our residential property division has certainly provided fantastic returns for the business with really the minimum of effort since the properties are fully

## TECHNICAL AND REGULATIONS



## Energy performance certificates

A day never passes without someone talking about green taxes, CO<sub>2</sub> emissions and saving the planet. Today's hot topic for landlords is, therefore, energy efficiency, and the impact of the impending Energy Performance Certificates for rented accommodation as required by the European Directive adopted in 2001.

Is it worth investing in making improvements now, before this legislation is implemented next autumn?

"New regulations already apply to HMOs and we expect that, by autumn 2008, all rental properties will need Energy Performance Certificates. So, if landlords are refurbishing or doing major works, they should consult their local Building Regulations Officer with a view to making changes now," suggests Tina Nicholls, Operations Manager.

Key points to bear in mind are:

1. Cavity wall and loft insulation are very cost-effective measures to improve energy efficiency;
2. If replacing a boiler over 15 years old, you need a high efficiency condensing boiler, preferably linked to modern heating controls;
3. A combi boiler saves space as well as energy;
4. Replace appliances with ones displaying the Energy Saving Recommended logo.

"The right energy rating could tip the balance in a competitive market, when tenants have a wider choice than they do today. Nevertheless, it will be their own actions which will contribute to any energy savings, by not leaving lights and computers on!" she added.

## TIPS AND SNIPPETS

## 44% of ARLA letting agents say demand outstrips supply

In its latest quarterly review, ARLA reports that demand for private rented accommodation continues to outstrip supply, despite landlords adding to their portfolios. Nationally, 44% of agents confirm this is the case, although the problem is heightened in the southeast, where 57% of ARLA agents report shortages of property. 41% of landlords only have one or two properties at present, but 17% own more than ten.

"There is a trend for landlords to add to their property portfolios, with 54% expecting to make further buy to let acquisitions within the next twelve months", says Graham Harrison, Chief Executive.

"65% intend to retain their properties for more than ten years, obviously recognising that if landlords are to benefit from capital return, as well as rental return, they need to think medium to long term. With the rental sector facing booming demand, prospects remain healthy, with large numbers of prospective tenants and too few properties to satisfy their demand in many areas," he adds.



## Renting now cheaper than buying says report

An independent report by Professor Steve Wilcox of York University reveals that private rents are two thirds the cost of a 100% mortgage on an average 2 or 3 bedroom house.

"Only a few years ago, there was little difference. But, whilst private sector rents have kept in line with earnings, house prices have tripled since 1994, taking them to five times the average first time buyer's income, with mortgage costs rising to an estimated 32% of income."

Professor Wilcox comments that, in the same period, the growth of buy to let: "Is one reason why rents have remained competitive, because of the volume of quality properties which are now available. There is a growing preference for renting, and we are finding that nearly half of all households on the move are also renting between selling and buying."

Young people who can't afford to buy where they want to live; "Could look at buying to let in other areas, where rental income is likely to cover their costs, and they can build up some equity for when they want to settle down."



## Simple rules for successful letting

The buy to let bubble has not burst, despite recent commentary from the doom merchants! It now accounts for 10% of all mortgages (up from 3% five years ago), with a year on year rise of 14% accounting for nearly 172,000 new buy to let mortgages in the first half of 2007.

To be successful, there are some simple rules for landlords to follow, says CEO Graham Harrison:

1. Pick a property with good transport links and easy access to retail and leisure facilities;
2. Tight budgetary control – make sure your income at least matches your outgoings on legal and agents' fees, service charges, insurance, property maintenance and void periods;
3. Choose your location carefully and do your research on what tenants want, as well as checking that rental values are accurate - this means consulting a specialist letting agent, with the necessary local knowledge;
4. Rather than paying the new build premium or buying in areas which have already been 'gentrified', where prices will be higher, consider buying a property on the fringes, but only if you are prepared to 'do it up' professionally, and to a good specification, if it hasn't been refurbished;
5. Terraced houses can be good buys, as are 2 bedroom flats because both have wider appeal. Remember that tenants do like a little outside space;
6. Developers' incentives have their place, but not if every flat in a new block is being bought to let. Landlords will be competing against each other, with the potential that rents will be forced down;
7. Look for resale potential, even though buy to let is for the medium to long term, and most people intend to keep their properties for ten years or more;
8. Ensure that your property is compliant with the latest legislation, and your letting agent is a member of one of the government approved Tenant Deposit Protection schemes – or be prepared to face severe penalties!

"Although the rental industry is largely both professional and responsible, the expansion of buy to let has brought some rogue landlords and agents into the market. We continue to campaign for all agents to be licensed and ARLA-qualified," continues Graham Harrison.

## Some BTL landlords may benefit from CGT changes and shouldn't sell

From next April, capital gains tax (CGT) on buy to let properties will be slashed to a flat rate 18%, rather than the somewhat complex 'taper relief' system ranging from 40% down to 12% after ten years or more.

"Christmas has come early for many landlords," says Graham Harrison, CEO. "Although the majority intend to keep their properties for the medium to long term, there can always be a case for early disposal – whether for reinvestment in another property or to release equity for other investments - and the financial penalties will now be significantly reduced for most people."

Former homes which are rented out and then sold within three years are still exempt from CGT, but holiday home owners, offering short term lets, will now see an 80% hike in CGT, up from 10% to 18% on any profit.

"It's important to keep this new regime in perspective," comments Graham Harrison. "Without the private sector, we would be facing a serious housing crisis in this country, and landlords are aware that the longer they retain their properties, the higher the capital gain is likely to be. Historically, over the medium to long term, property prices have risen, despite any slow down in the housing market," he continues. "This is one of the main reasons why landlords not only stay in the rental sector, but also tend to build up small portfolios of property over time. The majority are looking for capital growth and, as long as the rental income covers their outgoings, they stick to the golden rule of not selling. On the other hand, professional landlords with a large portfolio are looking for rental income, and capital growth is secondary, although still important. Being prepared to take professional advice on what and where to buy, and also a readiness to review the portfolio over time, to ensure it is maximising its financial potential is another golden rule. In some circumstances, it can be advisable to sell and reinvest in a better property proposition, to increase yield."

"Second hand usually represents better value than brand new, for example, and ex-local authority properties, or those needing improvement, in the right locations, can offer good opportunities. Crucially, the figures do need to add up, and landlords must take into consideration not only their mortgage costs, but legal and agents' fees, insurance, void periods, repairs and maintenance."

## Training for success

Ashton Burkinshaw has always realised the importance of employing dedicated and enthusiastic members of staff, and takes the training of its employees very seriously.

The management team are thrilled to be able to announce further industry exam successes, following the results of the recent round of Foundation Level Competency Tests set by the Association of Residential Letting Agents (ARLA):

### Passed with 'Merit'

Jill Rigby	Hastings
Hana Jago	Crowborough
Geoff Rawlinson	Haywards Heath

### Passed

Tracey Annenberg	Chatham
Suzanne Stenson	Swanley
Jill Bailey	Wadhurst
Emily Mitchell	Tunbridge Wells
Nicola Smith	Swanley
Martyn Bacon	Tonbridge

With over 60% of staff members qualified to Foundation Level, and a further 25% of staff having achieved Advanced Level 2, the highest qualification, at Ashton Burkinshaw we are proud to employ one of the highest percentages of professionally qualified lettings staff in the country.

"We believe that both clients and staff benefit from this investment in training, which is bound to improve our already high standards of customer service and professionalism, and will contribute to the long term success of our business," commented a delighted Angie Atkins, HR Manager.



Staff training underway at one of AB's training centres

## AB has cream of the crop!

Ashton Burkinshaw prides itself on handling a wide selection of "prestige" properties for our landlords in towns, villages and more rural locations across the region.

We have recently let out some 'first class' properties located in rural areas, achieving rents of £3,500 pcm in some instances. For the past two years our Tonbridge office has had the privilege of handling a stunning 5 bedroom oast house in the picturesque village of Brencley. The oast house is set in 1.5 acres of beautifully maintained gardens with swimming pool and views across to the Downs. We have successfully secured three sets of tenants for this particular landlord.



Crooke Oast House



The Granary

In the last few months our Crowborough office has successfully let a superb 5 bedroom detached house, complete with conservatory, decking, hot tub, swimming pool and a Koi Carp pond – again achieving an exceptional rent of £3,500 pcm. A stunning Grade 2 listed farmhouse in Iden has been recently let out by our Tenterden office to tenants who have an interest in riding at competition level. The site is a specialist equestrian property with paddocks, sand school and stabling for 6 horses, and benefits also from a summerhouse and detached one bed annexe.



Corkwood farmhouse/equestrian facility

The Tenterden office handles another superior country property in the nearby village of Beckley for the same landlord and his wife – achieving a rent of £2,300 pcm. This is a four bedroom farmhouse with amazing views over Tillingham Valley and features a swimming pool and again has grazing and stabling for horses.



Hayesland Farmhouse

## FUNDRAISING AND AROUND AB'S BRANCHES



Chipstead Junior FC Under 12s



Spartac Junior FC Under 14s

### Football clubs get the support of AB!

Over the past year, two of Ashton Burkinshaw's branches have become sponsors of junior football clubs in their areas of operation.

The Sevenoaks branch is the proud sponsor of the Chipstead Junior FC Under 12s, who play in the Tandridge Football League, one of the biggest and best run junior leagues in the south east. Also, in the last few months, our Chatham office has been approached to sponsor the Spartac Junior FC Under 14s, who play in the Medway News Youth League Division 1. Both branches have helped the football clubs buy complete Ashton Burkinshaw kits for the players.

"We are delighted to support these young players in a sport they obviously love, and it is also rewarding to be able to get involved with a local community activity," says Debbie Pennell, Chatham Branch Manager. "It is a great privilege to be able to support the clubs with their kits and we wish them every success in their progression up their respective Leagues this season."

And it's not only junior football clubs who have scored a winner with Ashton Burkinshaw ... the Gravesend office is delighted to have its name on show at the ground of Gravesend and Northfleet Football Club, a Nationwide Conference League team. In return for supporting the club through advertising in the club's match programme, Gravesend and Northfleet FC have allowed Ashton Burkinshaw to display its banner outside the club's public bar area, ensuring maximum publicity on match days.



The Ashton Burkinshaw banner displayed outside Gravesend & Northfleet FC

### AB backs Sussex schools' campaign for funds

Ashton Burkinshaw's Haywards Heath branch has been delighted to sponsor fundraising events at two local primary schools.

Geoff Rawlinson, franchisee of the branch, was pleased to report that the fête at William Penn Primary School in Coolham, near Horsham, raised an amazing £5,500 to be spent on maintaining their existing adventure playground and on additional new equipment for the outdoor areas of the school.

The branch's sponsorship of Haywards Heath's Northlands Wood CP School's Fayre contributed to £3,800 being raised, which was spent on a mobile "computer bus".



AB board advertising Northlands Wood Fayre

### AB on their bike for British Heart Foundation

Ashton Burkinshaw was the proud sponsor of Chatham's Allan Keen, aged 42, on his London to Brighton fundraising cycle ride. Allan completed the 60 mile journey in 5 hours and 10 minutes and for his efforts raised £120 for the British Heart Foundation.

Allan's wife, Sue, who works in Ashton Burkinshaw's Chatham branch, was at the finishing line to drive an exhausted husband and his bike back home!

Allan Keen, sporting the Ashton Burkinshaw t-shirt, at the start of the 60 mile bike ride



# CHRISTMAS GREETINGS

*The directors and staff should like to take this opportunity of thanking you for your continued support during 2007. We wish you and your families a Merry Christmas and Happy New Year*

C	M	F	S	G	C	B	J	R	N	O	T	H	S	A
T	O	R	U	K	L	A	J	E	S	T	A	T	E	S
P	N	U	E	L	A	R	P	S	F	U	R	W	R	F
R	B	E	N	L	L	O	C	I	F	J	L	E	U	K
O	U	Y	M	T	O	S	N	D	T	R	A	N	Q	S
S	Y	L	R	E	R	C	V	E	D	A	D	T	S	G
P	T	C	A	R	G	Y	A	N	V	R	L	N	G	N
E	O	H	P	N	E	A	W	T	A	E	J	E	N	I
R	L	A	K	A	D	M	N	I	I	D	S	M	I	T
O	E	T	R	T	Z	L	S	A	D	O	S	T	T	S
U	T	H	X	A	T	I	O	L	M	E	N	S	T	A
S	W	A	H	S	N	I	K	R	U	B	I	E	E	H
P	R	M	A	G	Y	I	E	L	D	Q	A	V	L	N
D	R	A	W	F	L	I	G	H	T	S	G	N	T	F
S	A	M	T	S	I	R	H	C	Y	E	E	I	R	P

## Christmas Wordsearch

There are 28 words hidden in this Ashton Burkinshaw Wordsearch puzzle. To successfully complete this puzzle, find and mark out each listed word, which may appear vertically, horizontally, diagonally, either forwards or backwards. To start you off, the first word has been found for you.

Please send the completed puzzle (you will need to print this page) to Ashton Burkinshaw Christmas Wordsearch, 5 Claredon Place, King Street, Maidstone, ME14 1BQ and the first correct entry picked out of the hat after the closing date of 31<sup>st</sup> January 2008 will win a £30 Choice High Street Voucher. Good luck!

ARLA	FULL
ASHTON	MANAGEMENT
BURKINSHAW	FUNDRAISING
BUY TO LET	HASTINGS
CAPITAL	INVESTMENT
GAINS	LANDLORD
TAX	MERRY
CHATHAM	CHRISTMAS
COUNTRYWIDE	PROSPEROUS
RESIDENTIAL	NEW
LETTINGS	YEAR
CRL	RELOCATION
DRAWFLIGHT	SEVENOAKS
ESTATES	YIELD

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Email:** \_\_\_\_\_ **Tel:** \_\_\_\_\_



## Opening times over Christmas and New Year

For your guidance and information, our opening times over the Christmas and New Year period are as follows:-



<b>Monday</b>	<b>24<sup>th</sup> December 2007</b>	<b>9am – 1pm</b>
<b>Tuesday</b>	<b>25<sup>th</sup> December 2007</b>	<b>Closed - Christmas Day</b>
<b>Wednesday</b>	<b>26<sup>th</sup> December 2007</b>	<b>Closed – Boxing Day</b>
<b>Thursday</b>	<b>27<sup>th</sup> December 2007</b>	<b>10am – 3pm</b>
<b>Friday</b>	<b>28<sup>th</sup> December 2007</b>	<b>10am – 3pm</b>
<b>Saturday</b>	<b>29<sup>th</sup> December 2007</b>	<b>10am – 3pm</b>
<b>Monday</b>	<b>31<sup>st</sup> December 2007</b>	<b>9am – 1pm</b>
<b>Tuesday</b>	<b>1<sup>st</sup> January 2008</b>	<b>Closed – New Year’s Day</b>
<b>Wednesday</b>	<b>2<sup>nd</sup> January 2008</b>	<b>Normal Hours</b>

[www.aboutletting.co.uk](http://www.aboutletting.co.uk)