

Castle Homes are Derby's fastest growing lettings agent, we pride ourselves in offering only quality properties, quality tenants and...

a quality service, whilst guaranteeing the **LOWEST PRICED MANAGEMENT FEE PACKAGE**. Castle Homes are an independent company with over 10

years experience in this market. Our focus is simple...we never forget that your property is your asset and we will ensure it stays that way.



PROPERT

£19,000 Fine for Gas Engineer & Landlords

Two Landlords and a gas engineer have been fined a total of £19,000 + £9458 costs after a mother and daughter were severley affected by Carbon Monoxide. The Landlords had been repeatedly warned that the boiler was in need of servicing and failed to act. The gas engineer had declared the boiler was safe to use when it was not.

"The HSE will prosecute Landlords, gas companies and Letting Agents who place lives at risk through lack of dilligence"

boiler was so high it was off the scale of the measuring equipment.

A HSE inspector said a mother and daughter had been put at risk by the landlords and gas engineer over a 3 year period. The dangers from carbon monoxide exposure are well known. This case shows that it is important for Landlords to understand and act upon their responsibilities around

The mother and daughter became ill whilst at home a neighbour took them to hospital suffering from Carbon Monoxide poisoning. When the HSE investigated the incident the level of carbon monoxide produced by the



gas safety. The HSE will prosecute Landlords, gas companies and Letting Agents who place lives at risk through lack of diligence.

HIPS Pack Suspended



From 21st May the need to have a HIPS when selling a property was suspended, however a Energy Performance Certificate (EPC) is still needed when selling or renting a property.



COMPETITION TIME

The Competition winner will receive £50 The Winner will be announced in the next newsletter Send your answers via Email to andy@castlehomesderby.co.uk

Q: IN WHAT YEAR DID CASTLE HOMES COMMENCE TRADING

New for 2011 Castle Homes Tennant & Landlord Insurances

Coming in 2011 to all our tennants & landlords is a free 'health check' for your property insurance. Castle Homes have joined with a local insurance group that specialize in property for both

landlords and tennants and understand all the intricacies of the industry. Simply call **01332 661359** for your free assesment.

Home removals service a success

Since launching the home removals service in May, a number of tennants have found the service extremley useful, competitivley priced and easy to arrange. Moving home can be a stressful time and Castle Homes wanted to ease the stress as much as possible and offer a complete package for tennants. Quotations can be organised via our website www.castlehomesderby.co.uk under the tennants section or by contacting DW Transport on **07970 616280**



CHRISTMAS OPENING

Our Christmas Opening hours are as follows: Closed **24/12/2009** and Re-open **4/1/2010** Tennants will have access to a emergency helpline if required

THE TEAM AT CASTLE HOMES WOULD LIKE TO WISH ALL OF THEIR CLIENTS A MERRY CHRISTMAS AND A HAPPY NEW YEAR

LANDLORD JOKE!!

A man mentioned to his landlord about the tenants in the apartment over his. "Many a night they stamp on the floor and shout till midnight." When the landlord asked if it bothered him, he replied "Not really, for I usually stay up and practice my trumpet till about that time most every night anyway."

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Castle Homes
QUALITY PROPERTIES • QUALITY TENANTS • QUALITY SERVICE
Inside

PRO  **PERTY**

Trust Financial Solutions - a trusted partner

Castle Homes are delighted to announce a strategic partnership - Trust Financial Solutions.

TFS have over 25 years experience in the Financial Services Sector. Competitive Priced Products. Independent Advice.

Offering Castle Homes Clients the very highest levels of service together with an unbiased view of their financial requirements.

Income Protection, and Landlords Policies are our strengths, commented Simon Warren of TFS Derby. We look forward to a long working relationship with Castle Homes who's principle of Treating Customers fairly works hand in hand with our ethos.

We welcome your valued enquiries call us on **01332 661359**.



Do Not Avoid Letting Agents



The Deposit Protection Service (DPS) Announced in August 2010 their research showed that Letting Agents were better than private Landlords at minimising void periods. With agents the void periods were less than 2 weeks in 63% of the properties. With properties marketed by private Landlords only 38% managed to keep the void periods to less than 2 weeks.

The research is based on information gathered from more than half a million deposits which makes it a sizeable and credible sample. If figures for the lost rent are considered, sizable amounts of money will be involved. DPS reports that upad.co.uk estimates that total losses on void periods could amount to more than 3 billion pounds per year.



Improve your Property with a Warm Front Grant



If your tennant is in receipt of certain benefits or credits you could have insulation and heating installed at little or no cost. Energy Advice Grant Agency (EAGA) manages the government funded Warm Front Scheme which provides grants to £3,500 to cover central heating. Other

improvements could include loft and cavity wall insulation and draught proofing. This means your tennants can benefit from warmer homes and Landlords can look forward to an increase in the property value. For further information visit the EAGA's website www.warmfront.co.uk

