

What's New About CB Lettings...

CB Lettings has recently changed its trading name from CB Property Services. This reflects the fact that the company has always been a Specialist in Lettings and Property Management. We have undertaken a complete rebrand and extended our range of advertising publications.

We have invested in a new website www.cblettings.net which has more information and an enhanced user interface. We now also advertise all properties with floorplans as standard. Independent research has found that properties with floorplans get 30% more interest than those without.

We have been advertising across a large range of publications, including the local Property Paper, Rightmove, Zoopla and on our new website www.cblettings.net. We also advertise on all available Social Media and local based publications such as the Ivybridge Magazine.

The team currently consists of Chris Buckle and Bryony Green. We are in the process of recruiting an additional member of staff in response to the continued expansion of the business.



In our Quarterly Newsletters we will keep you updated with any new legislation that impacts on the Rental Market as well as any other news affecting the Property Industry.



Would you like to know more about our services?

We produce a comprehensive Landlord Brochure which contains detailed information on all our services, together with information on essential legal requirements.

Call us today and we will send you our Landlord Brochure for Free!

Raising money for Cancer Research

We have been supporting Jessica Vosper to help her raise £300 for Cancer Research. She is partaking in the race for Life 2015 in June with her French Bulldog, Darcie.

Jess has been struggling for the past 2 years to recover from cancer and she wants to help to raise money for the Charity so others don't have to go through the life changing experience that she has.

You can read more about Jess's story on our website www.cblettings.net.

Legislation Update

There are a number of new pieces of legislation proposed which are due to become law in the near future. Below are some of the changes you will need to be aware of

Smoke Alarms and CO Detectors

These will be required to be fitted in all rented properties from 1st October.

Repairs

New legislation will prevent the landlord from evicting the tenant for 6 months, where the Local Authority have confirmed that a repair is required, to prevent a potential risk to health and safety.

To protect the landlord, this does not apply where the tenant has failed to use the property in a tenant like manner and also where the disrepair is due to a breach of the tenant's obligations in the tenancy agreement.

Section 8 Notice

From 6th April the wording of the section 8 notice has changed. All notices issued after this date must have the correct new wording to be effective in court.

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CB Lettings is a Specialist Letting Agent and Property Management Agency based in Plympton, Plymouth, Devon. We are not involved in property sales, we concentrate exclusively on Lettings and Property Management.

We manage a broad portfolio of property across Plymouth and the surrounding areas and we are experienced in all areas of property management. We offer all the services you would expect from an established Letting Agent. We also guarantee that your rent is paid even if the tenant stops paying.

We are an independent Agency committed to a high standard of service to both Landlords and Tenants. This is demonstrated by our membership of the National Approved Lettings Scheme (NALS) and Property Ombudsman Scheme. In addition we are also a registered SAFE Agent under the NALS Scheme.

10 Best Apps for your Property

There are 1000's of apps around now covering a vast range of subject areas. We have listed 10 which we think are worth a look.

Move or Improve - This app helps you decide whether its worth refurbishing or extending your current property. It shows you how various improvements will affect resale value.

Which? Mortgage Calculator - A comprehensive app looking at mortgage lending with lots of useful guidance.

Council Tax Finder - This app allows you to work out how much council tax your new home is liable for.

My Room Painter - This app allows you take a photograph of you chosen paint colour and it will then colour match it to a paint. If you take a photograph of the room you want to redecorate it will then show you what the room will look like in the new colour.

DocuSign - This app allows you to sign documents electronically when you are in the process of buying or renting a property.

Mylo - This app will help tenants to manage their shared bills. It will calculate how much each housemate owes and also keep a record of contributions.

Sun Surveyor Lite - This app allows you to check whether your new garden will get any sun. Point it at the sky to see where the sun is shining at different parts of the day.

Screwfix Toolbox - This app will enable you to estimate how much materials you will need for your next DIY project and also what it will cost

Magic Plan - This app allows you to create a floorplan using your phone's camera

TrustATrader - This app helps you find local tradespeople and read their reviews