

RINGLEY CHARTERED SURVEYORS

Keeping in touch with your property and more!

In the pre-Christmas rush Ringley Chartered Surveyors managed to find time to talk to us and give our readers a little bit of property insight for 2001.

Ringley is a 15-strong team of property professionals with corporate clients including Berkeley Homes, Weston Homes, Furlong & Swan Hill Homes & Crown Castle International. The core areas of Ringley's business are: development appraisals & bank valuations, site acquisition & sales, telecommunications, property management, lettings and development.

Ringley Chartered Surveyors see 2001 as a year of great opportunity. With a general election pending, market stability and the low interest trend simply has to continue. Whilst it is true that Ringley's register of new buyers quietened a little this Autumn, the number of commercial valuations



undertaken by the survey department grew considerably. Ringley say that commercial rents have increased dramatically over the last two years, in some areas such as NW5 and N19 by as much as 40%. With finance costs low and rents rising, for many tenants, surrendering their lease to buy the freehold simply makes good business sense.

From the landlord's point of view, it was only three to four years ago that voids on secondary commercial units

were a painful fact of life. There are new opportunities for landlords to invest in larger schemes where active management of tenant-mix can improve returns and lead to significant enhancements in capital value.

The London Boroughs are continuing to favour the small landlord with positive policies towards houses in multiple occupation and a desire to resist fuelling development of yet more flats for re-sale. Ringley see this as just one of the ways

the current government are seeking to keep a supply of affordable housing within the capital.

With more money in the economy Local Authorities are taking positive steps towards regeneration. Projects in which Ringley have been involved include the new Angel Islington town centre development, the opening up of the Marquess Estate in Islington, the regeneration of Kings Cross, the Greenwich/Dentford over-

ment schemes Ringley Chartered Surveyors's team of experts really can go all the way! For the Karyatis Group, Ringley's architects have remodelled the existing plans to include extra balconies and bathrooms which will undoubtedly enhance re-sales says Mehdi Mehra. The survey department have carried out a detailed analysis of the scheme for the company's bankers. The management department are currently assessing the service charge and future management arrangements. Ringley's sales department expect to release some units off plan in April next year.

Amongst Ringley's Directors are three North London valuers who are well known within our community. Matthew Waddams, Mary-Anne Bowring and Jon Stickells have been serving most of the major high street banks including our Cypriot Banks for the last five years.

Property Management

insured periodically. Thus protecting residents from the adverse effects of an insurer hiking premiums by indexation. Ringley offers all clients the benefit of their block policy with Royal Sun Alliance, James White advises that premiums range from 7p to 12p per £100 sum insured (plus IPT).

A quick ready-reckoner to find out if your block is insured for the right amount, is as below:

Sum Insured
100
x £ 0.07 = £ Premium
+ Insurance premium tax @ 5%

James hastens to add that of course, the accuracy of this will depend upon correct assessment of the sum insured initially, and that this was something that Ringley offers as a free service.

Charlotta Karlsson promptly reminded us that not all new sites are even built. Ringley's clients range from the three leaseholders that clubbed together to collec-