

Newsletter July 2022

The summer holidays are upon us and so many professionals and tradesmen have downed tools. The last few weeks have seen a push to get projects to a point where skeletal crews are able to keep the work going. Plastering continues in Belfry House from the top downwards with the tiler and painter booked to work in the plasterer's wake. The summer slowdown has also afforded Emily the time to upgrade her St George Serviced Accommodation unit. Finally, it has come to EMJA's attention that we may not be all that interesting!



Project Progress

- In Acquisition: 1
- Refinancing: 2
- Sold last month: 0
- In Progress: 2
- Sales conveyancing: 0

Announcements

This month marks two excellent events.



First, Lilian, EMJA's patient and tireless Virtual Assistant has been working with EMJA for one year. We are very lucky to have her on board and hope she will stay with us for many years to come!

Our second point is that it appears, after a year of publishing these newsletters, that the news we have to give you isn't really that interesting.... at least not interesting enough to give you a riveting monthly read. This is largely down to our humble size and the slow nature of the property business, particularly the conveyancing process. As a result, these newsletters will now be quarterly instead of monthly. To compensate for this, EMJA will be augmenting their busy Instagram activity with increased posts on EMJA's Facebook and LinkedIn pages. These will include short updates as well as discussions and accounts on the various aspects of property in which we operate or intend to operate. We hope these will be useful to both those seeking EMJA updates as well as those seeking to learn more about property in general. If you are not already following us you can find us on the links below:



Downman Road



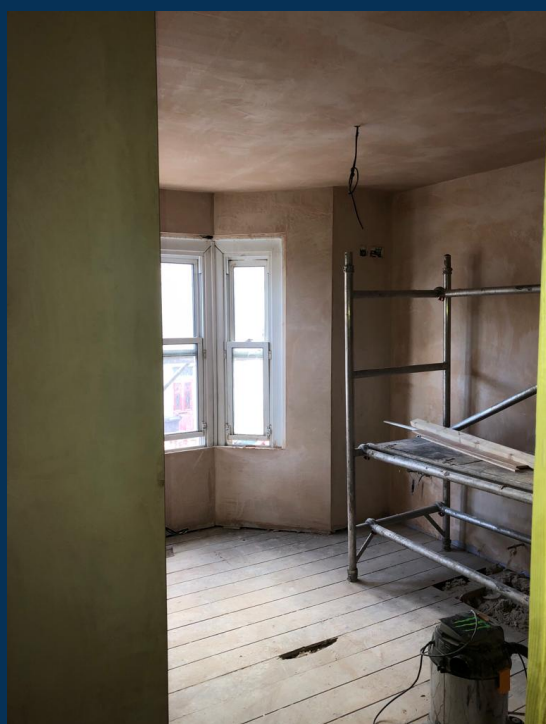
In the previous newsletter, we stated our intention to have completed on the property and started work by the end of July. As ever, in today's slow world of English conveyancing, the legal process continues to drag on and there is still no sign of the keys. So, we would like to review our declaration and say that by the end of August, we intend to have completed on the purchase!

Bell Hill House

With the house having performed well as a Serviced Accommodation unit over the last two years, Emily has used some of its profit to upgrade the property. Exploiting the down time that the holiday season has created, Emily has levelled an upstairs floor (up till now, the sloping floor joists at the front of the house have left guests feeling marginally sea sick!), replaced two showers and renewed the paint and much of the furnishing. The new setup is nearly ready for the photographer and will be online within a fortnight.



Belfry Project



With all the exterior work complete, it is now time to take down the scaffolding and show the house in all its shiny glory! With the plasterer moving to the lower floors, the tiler and painter are booked to follow him down. The interior design and furnishing plan is now being finalised and the house should be ready for use in approximately six weeks. This project has been a slow process, due not just to its size, but where there could have been a delay, fate chose to make it happen! However, the work on the house has been thorough and the various installations mean that the house will not require any serious works for decades.

Open Day

Following the summer holidays, EMJA will host a second Open Day at Belfry House. The first one followed the structural work and this will be a chance for guests to see it following the first fix work and with the walls plastered. This will take place on the evening of Thursday 18th August and tickets can be booked free of charge at the following link: www.eventbrite.co.uk/e/389233175907. We look forward to seeing you there!



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