

Newsletter

June 2022



June has been an enjoyable and progressive month. Projects continue to progress with all the first fix work in Belfry complete. A successful Open Day was hosted in Bedminster Down House. Meanwhile, Emily and James have both taken a few days off to enjoy some leisure!

Project Progress

- In Acquisition: 1
- On Market for rent: 0
- Sold last month: 0
- In Progress: 2
- Sales conveyancing: 0

Downman Road

Reflecting the (very) steady conveyancing market that is England, the purchase of this property continues to slither on. The finance has been arranged and builders and trades are preparing their quotes. Draft kitchen plans are also being prepared and will be ready to order on completion. We intend to have completed on this purchase by the end of July.



Bedminster Down and the Open Day



In its current stripped-down state, Bedminster Down House was the perfect venue for another Open Day. Being in a popular area of Bristol, attendance was high to the point of concern. Given the delicate state of the structure, tickets had to be capped to ensure safety. The evening was very successful, with local estate agents, property friends, investors and potential investors all turning up to see the project. EMJA were able to showcase the work on the property and all the completed projects to date. Aside from this, EMJA once again looks forward to being the least popular developer in Bristol as Bristol Water makes plans to block off perhaps the busiest commuter route in Bedminster while it replaces the property's lead water pipe!

[Bedminster Down](#)

Belfry Project

With all the first fix work complete, which includes a central air extraction system to all bathrooms and the cellar, Cat 6 data cables to all rooms and an obscene number of integrated fire alarms to meet modern day HMO regulation safety requirements, the walls have now been boarded up and the plastering has begun. This is a very positive place to be; typically, when the plastering begins, it means that all 'surprises' and problems that a house has to offer have been discovered and rectified. On this house there were several issues that we could not have known about until after we had stripped the house down. Belfry House generously gave us the following:



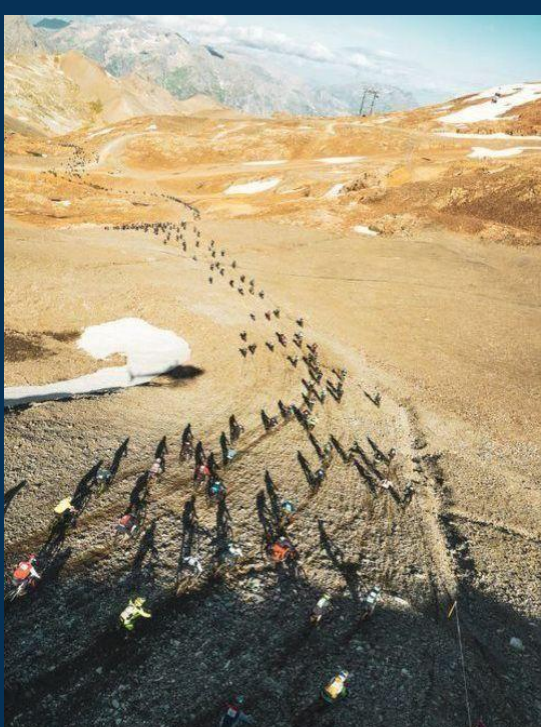
- Water pipe feeding neighbouring properties. Bristol Water investigated our supply and determined that we shared our water supply with our right-hand neighbour. This turned out to be wrong and in fact the feeds to the two neighbouring properties on the left were beneath our house. So a hapless labourer is now six days into digging through the concrete kitchen floor to locate the junction between our supply and those of two of our neighbours.
- Cracks in the structural wall. On pulling back the old plaster, we identified historic movement in the party wall. This has since been 'stitched' (in builder talk) or been examined, calculated and reinforced with helibars (in Structural Engineer talk).
- The lower floor. The cellar to the house was inaccessible when we bought the property. On clearing it, we found that the ground floor joists had been propped up with two nearly vertical woodworm infested planks. These have since been replaced by a wooden frame on a concrete and damp proofed foundation.
- Etc...

The lesson from the above list is to always have a sizable contingency budget for the unknown. We are very glad that we do! Click Belfry Avenue to see more of the deal!

[Belfry Avenue](#)

Remembering why we do it

It is important to maintain additional capacity in the property world, both financially and time wise. This allows us to react to unforeseen situations (surprise issues with projects, changes in the economy, law etc). This is at least what we tell ourselves. Where this time buffer is not required, we can enjoy life. Emily has so far enjoyed a multi-sport trip to Sardinia and attended the Glastonbury Festival, while James has 'survived' (You Tube 'Mountain of Hell 2018 pile up' if you are wondering why he has used this particular word) the Mountain of Hell 2022 race in Les 2 Alpes as well as a demoralizing Man Vs Coast race to Land's End in pursuit of his ruthlessly fit wife!



Mountain of hell



Glastonbury madness

Overall, it has been an excellent month and EMJA is moving forward, refreshed and ready for more!

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