

Newsletter May 2022

May has been and gone in what feels like just two weeks and EMJA has held the first physical (not virtual) Open Day since 2020. The wire and pipe installation work at Belfry Avenue is moving ahead and structural works have at last started on the Bedminster Project (it has been an awkward delay!). Lastly, EMJA have had an offer accepted on a residential property, which means the next job is nearly secured (it is never fully secured until completion has taken place and these days a 'swift' purchase process could be as long as 14 weeks!).



Project Progress

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

Downman Road

This is the new project and is being bought via the estate agent. Emily put some hours into negotiating the price and while it was not the highest offer, assuring the estate agent that we can work quickly made it the most appealing to the seller. The project is a simple flip with no structural issues or alteration requirements identified. Therefore, assuming the tradesmen are available, the work should not take much more than eight weeks. Critical work includes rewiring, new central heating, a new kitchen and bathroom and then fresh flooring and paint. This combined with some light garden work will leave the property ready to sell; thankfully, this is a vanilla project!



Eaton Close



Having decided to keep this property as a BTL (Buy to Let), Emily has successfully advertised the property and let it out. Given the legal maze of paperwork and duties that come with letting a property, the process has been outsourced to an agent. Bizarrely, with there being so much demand (and therefore competition) for places to rent, the new tenant offered to pay the full year's rent up front to secure the flat. Click Eaton Close to see more of the deal!

[Eaton Close](#)

Bedminster Down



The loo with a view :)



The structural work has at last begun on Bedminster Down Road. The steel which will be installed to support the first floor in lieu of a stud wall has been ordered and the rear walls have been opened up to better expose the view from the house. With the downstairs loo now North facing and exposed to the elements, eager tradesmen queue for the opportunity to enjoy the depressurising vista! Click Bedminster Down to see more of the deal!

[Bedminster Down](#)

Belfry Project



First fix pipe work

The work on the front of the house is finished with the roof and front wall now complete; the original stone is on display and outlined with black ash cement and the bay window bath stone is repaired. The plumbing and electric first fixes are 70% complete and plasterboard continues to go up. With the exception of the leaky Fakro windows (which at the time seemed an excellent and affordable alternative to Velux windows), the project is moving smoothly onwards. Click Belfry Avenue to see more of the deal!

[Belfry Avenue](#)

Open Day



EMJA have tried to get an Open Day in the diary several times now, with each attempt being scuppered by timetable adjustments or projects not being in an appropriate condition to hold an event. Despite these setbacks, the first 'on-site' Open Day was pushed through this month at Belfry House. Emily and James briefed visitors on projects done to date with a detailed account of the Belfry project. With the structural project complete and signed off, the house was in an ideal state to showcase the property in its barest form. The next Open Day is due to take place at the Bedminster Project on Thursday 16th June.

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