

Newsletter February 2022

EMJA has progressed with its projects this month while looking for new residential and commercial opportunities with fresh investor sums in hand (the bank with full FCA compliance). Owing to maintained high levels of demand since the first lock down, EMJA has done some research to see if other nearby cities and towns enjoy similarly high levels of demand over supply. Meanwhile James has allowed himself to get caught up at the micro level of operations much to the annoyance/entertainment of his roofer!



Acquisition Progress



The attraction of Eaton Close was the legal situation which put off numerous rivals. This is what enabled the very agreeable price. The drawback was the inevitably long acquisition process required to get a suitable lender for the property. This has finally been arranged and as of the 11th February Emily has enjoyed having a new property in her portfolio. Already the wallpaper is stripped and the tradesmen are in. The light work required on the property means it should soon be ready to earn! Click Eaton close to see more of the deal!

[Eaton Close](#)

Project Progress

- In Acquisition: 0
- On the Market: 1
- Sold last month: 0
- In Progress: 4
- Sales conveyancing: 0

Earl St. Project



With the walls now painted Earl Street is nearly ready for the market. Having identified numerous exit plans, Emily is still deciding if she should keep or sell the property. The figures work for both options, so the question is, does she want this to contribute to her hands-off reliable cash income while (most probably) appreciating in value, or does she want to realise the profits quickly through a sale and reinvest time and money into a new project? Hopefully next month's newsletter will tell! Click Earl Street to see more of the deal!

[Earl Street](#)

Bedminster Down Project



Having removed some internal cladding, the cause of the blown facial wall has become apparent; a significant crack in the wall has been found. This is rumoured to have been the result of the movement caused during the WW2 bombings of which, owing to its industrial importance to the war effort, Bristol received more than its fair share. However, there is a good chance that it was caused by (far less impressively) the later installation of the drains just below the wall. These have since settled and there has been no further movement for decades. Following the structural engineer's advice, the wall will be fixed using 'helfix' bars which will simply bridge the gap (like stitches) and hold the walls together. Building Regulators will then inspect the work, photographs will be taken for the buyer's solicitor (should they ask) and then the wall covered up. This is a simple and affordable process and yet a big contributing factor as to why we were able to secure the property at such a reasonable price. Click Bedminster Down to see more of the deal!

[Bedminster Down](#)

Belfry Project

The work at Belfry House has gently started to gather pace. Our side of the lead pipe change has taken place, the house has been fully stripped out and the roof is undergoing repair with new solar panels and Velux windows being installed this month. Before the roof is closed up again, hot water cylinders with the capacity to serve up to 12 people need to be installed...



The Cylinder-Pulley Challenge. Selection for and training at Sandhurst involves participation in unique 'command tasks.' They are designed to test and develop a commander's ability to use his initiative and leadership skills to achieve a desired end state as efficiently as possible in a unique practical situation. These tasks typically involve ropes, planks of wood and something heavy, whether it be a vehicle stuck at the bottom of a hill, an oil drum in a hole, or even the group itself which you must get from A to B. There is usually a red herring thrown into these exercises for good measure and James took delight in undergoing these scenarios 'back in the day.' So, when it became apparent that the only way to get a 400 litre hot water cylinder into the attic was to insert it through the roof, an eager James finally saw his opportunity to demonstrate to everyone some of the training his sovereign had invested in him!

Assuring his roofer that the money for a crane could be saved, James struck a deal with him whereby James would be allowed set about getting the cylinder to the attic via means of the pulley at the top of the scaffolding. To ensure things didn't get too out of control, the roofer was designated Health and Safety Officer.



Several problems were identified. First, the pulley was not strong enough to support the weight of the cylinder and the puller. This was overcome by reinforcing the pulley and repositioning the puller to the top of scaffolding. Second, since it involved a long cylinder without holes etc to attach the rope through, there was a risk that the cylinder would tip and slide out of the rope loop. Not a problem! The employment of a climbing rope from the back of James' car could stabilise the cylinder. This also provided additional rope with which to pull the cylinder (with an additional man up the scaffolding) thereby relieving the pulley of further weight. However, the roofer noted that with three people now up the scaffolding and with the additional weight of the cylinder on the front for the structure, there was a serious risk that the whole scaffolding frame would peel off the front of the building and collapse onto the road below taking a ton of tiles, 3 enthusiastic developers and a hapless roofer with it. The smart Model S parked across the road deserves a mention here too. James' final suggestion of anchoring the scaffolding to the chimney stacks by use of further (dynamic and therefore 'bouncy') climbing ropes was enough to give the roofer what appeared to be a stroke from which he seems to have yet to recover. The crane has been booked for mid-March. Click Belfry Avenue to see more of the deal!

[Belfry Avenue](#)

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