

ADVERTISER *Property*



FRANK FARR

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Experience counts

ESTATE agents looking to diversify should not regard letting properties as an easy option warns Frank Farr area letting manager Philip Suter.

There could be no substitute for experience and training said Mr Suter, former council member of the Association of Residential Lettings Agents, and agents must not think it is something that can be picked up straight away.

"Unfortunately some agents think they can become an experienced letting agent overnight," he said.

"There are courses available from half to two days that will instruct a person on the basics but two days of learning does not make someone experienced.

"At the moment there are many rented properties that are overpriced by these newer agents, this is often because the property owner will be impressed by the higher value and will instruct that agent as opposed to one who might have put a more realistic, but lower rental value on the property."

This week in Property

Schemes to boost buyers' confidence

NEW schemes to bolster the confidence of potential buyers have been launched by the National Association of Estate Agents.

The first new package, costing £150, protects homebuyers against breakdown in the property's major working systems and fitted appliances for a year.

Landlords are also being offered a similar package, which includes a list of approved tradesman who can quickly undertake repairs.

The third scheme offers a year's redundancy insurance, a 24-hour redundancy helpline and free professional redundancy counselling.

pack containing advice and tips on the preparation of CVs, job applications and interviews.

Association president Michael Jones said: "The launch of these new products comes at just the right time for UK housebuyers.

"Market commentators are now in general agreement that the property market is at last getting back onto its feet, but redundancy is still the single major worry in peoples' minds.

"In view of this, the new Complete Protection Plan, which offers redundancy insurance and counselling, is perfectly

Bucks Council Tax appeals top 5,000

ABOUT 1,500 people have lodged appeals against their Council Tax banding in the South Bucks area.

Only a month after the start date for lodging appeals, staff at the Inland Revenue's valuation office in Aylesbury have taken notice of 5,000 appeals across the county.

Valuations were carried out by Inland Revenue staff and estate agents in 1991 and since then prices have fallen considerably.

An Inland Revenue spokesman said staff could

ough grounds for altering the decision we will do that.

"If we can't come to an agreement in six months the appeal is transferred to the valuation tribunal and they will hear from both sides and make a decision."

If either side is still not satisfied then the only port of call is the High Court in London, although there are limited grounds to lodge the appeal.

If you feel you have