



HAIR & SON

THE ESTATE OFFICE

FOR A COMPLETE PROPERTY SERVICE



All about Hair & Son and our first 97 years

Hair & Son is a long established local business and has been advising clients in all aspects of property from the very beginning and quite uniquely has been conducting Public Auctions for over 90 years. Hair & Son was originally founded by a Mr Edmonds and Frederick Gordon Hair in 1922 trading as Edmonds & Hair. Mr Edmonds left very soon and the firm then became known as Frederick G Hair, although the original Mr Hair was known as Gordon rather than Fred.

In time the firm moved from the first office opposite Leigh Cemetery into Thames House, on the corner of Thames Drive and London Road. Gordon Hair opened his office next door to his good friend Sydney Bates. In time both their sons joined the respective businesses. Frederick G Hair then becoming Frederick G Hair & Son and Bates becoming Bates Son & Braby.

Alec Hair then joined his brother in the business and the firm opened new offices at 54 Broadway, Leigh. This time working alongside John R C Thatcher (Solicitor).

Robert Hair joined the firm in 1953 and the business has always been known as Hair & Son ever since.

Hair & Son now have four local offices and cover almost all aspects of the buying, selling and letting of residential, commercial and industrial property. The new partners - Nick Verdin and Laurence Cox are very much looking forward to developing this expanding business and serving clients anywhere between Shoebury and Basildon.

Why Choose Hair & Son?

At Hair & Son we are all too aware that nobody has to use our services and that all our clients must choose to do so, so we have always been only too aware of the need to offer a lot more than just an average "Estate Agent."

Recommendation

We believe the fact that we are so often recommended is quite possibly our strongest asset and clear proof that we do live up to our promises and, hopefully, generally exceed our client's expectations.

Of the numerous buyers and sellers that we've contacted following a sale or purchase, we are delighted to report that 100% of them would be pleased to use our services again and exactly the same figure would be happy to recommend us to friends and family.

Reaching the Widest Market

As part of the influential Move with Us Network we have regional and national coverage. We fully understand the importance of 'out of town applicants' and often find that over 50% of our buyers come from outside the local area.

Presentation is Key

Everyone seems to offer "professional photography" and other so called "add-ons" with us the professional photography; professional floorplans and dynamic brochures are all included. Uniquely, we also offer a full digital furnishing service, often for less than £100 all in.

The Most Successful Agency in the Area

We regularly monitor how we perform against the competition and equally regularly find that we considerably outperform the competition, in two key ways. Firstly, if instructing Hair & Son you are more likely to move with us and in some cases almost twice as likely as with other agents.

Secondly, with Hair & Son you are much more likely to sell your home from the original asking price, rather than having to reduce and reduce again, from an inappropriate and often over optimistic starting figure. In this case we are up to four times better than our competition, some of whom barely scrape over the 50% success rate. (Figures obtained through Rightmove).

In Conclusion

Over the years, we have realised that it is none of the above particular headlines that hit home but in fact it is a combination of them all and most importantly, we promise service with a smile.

A complete Letting and Management Service

At Hair & Son, lettings no longer take a back seat to residential sales. We take great pride in the substantial improvements we have made to the marketability of let properties, which have allowed our clients' businesses to flourish.

With a substantial pool of tenants at our disposal and an intimate understanding of the local rental market that can only come with decades of experience, we help our clients to grow their portfolio and maximise their income.

Comprehensive Marketing Packages

Our marketing packages for let properties are just as detailed and diverse as our sales packages. Each property is listed on our site, on Rightmove and on OnTheMarket, with a pack that comes complete with full colour professional photos, floor plans, maps and background information. On top of this, we also advertise in the local newspapers and through direct marketing, as well as pro-actively approaching tenants who may be interested.





An Enviably Tenant Database

Having been active in the local rental market for over 95 years, our lettings department has one of, if not the, largest database of prospective tenants in the area. This means that at any one time, we could have 10 or 20 potential tenants for your property without even marketing it. And because we use the latest refereeing and credit check software, and protect deposits under the Tenancy Deposit Scheme, we can provide a complete guarantee for the tenant you choose.

Support in Building Your Portfolio

As part of the comprehensive service that comes with dealing with the Estate Office, we are able to go above and beyond to help Landlords and their businesses. Thanks to our background in property management and our experience buying homes, we are able to advise on the purchase of your properties, as well as letting them, helping you to create, establish and grow your property portfolio.

Great Offers to New Landlords

We know choosing who lets your property is a big decision. That is why we make it easy. On top of all of our other services and benefits, we also provide outstanding offers for new landlords, including reduced letting and management fees for the first few months. We believe our service is so exceptional that once you have tried it, you will not want to go anywhere else – and after the first few months we are sure you will agree.



Property Management with Hair & Son

At Hair & Son we offer the full package. From block and commercial management to residential management of let and leasehold properties and every combination your portfolio might hold, there is not a single type of property our team have not managed at one point or another. And because we boast one of the largest and most comprehensive managing departments in the area, we have the capacity to cope with the largest and most established of portfolios.

Unique to You and Your Property

Our entire service is tailored to you and your property portfolio. By providing a service that offers varying degrees of autonomy, we strive to be as flexible as possible. So whilst we may handle almost everything for one client who wishes to remain as passive as possible, we may only provide one or two of our services to clients that prefer to remain hands on. But our tailored service does not stop there. Our expertise in all areas of property means we can also assist in other aspects of your business, whether it is growing your portfolio or carrying out schedules and surveys of your properties.



Access to Specialists

When Hair & Son manage your property, you get exclusive access to our industry specialists. On top of the Surveyors, Ground Rent Managers, Statutory Testing Team and Arrears Collectors that form part of our management team, you also have access to our Residential Lettings Department, our Commercial Lettings Department, our Auction House and our Chartered Surveyors. In short, by choosing Hair & Son to manage your portfolio, you are choosing management from a 60+ strong team of industry experts in charge of departments that have been operating locally for over nine decades.



Security For You and Your Property

From gas and health & safety checks, to rent deposit and statutory consultations prior to maintenance work, there is a myriad of rules and regulations that your property needs to abide by. But with Hair & Son you do not need to worry. We handle these on your behalf, ensuring your properties comply with every single piece of legislation now and in the future. But that is not all. Because the Royal Institution of Chartered Surveyors and The Property Ombudsman regulate us as a company, you can be doubly sure that your business and all its components operate within the strictest of guidelines.

The Management Department is backed by a professional accounts team using bespoke software specifically designed for property management. We have, in fact, been using computers within our management department for over 35 years, the first of which was the size of a small house.



Our accounts department does a variety of jobs on behalf of clients including ensuring any arrears are kept to a minimum and accounting to our clients promptly with full details and invoices for any expenses. In addition to the general financial management, we can also advise you on minimising your tax liabilities whilst renting your property in the United Kingdom.

So if we can assist you with your investments in any way, please call us on 01702 394959 or e-mail management@hairandson.co.uk

Your Complete Commercial Property Service

With over 50 years' experience, we have been instructed to sell or let almost every size and type of commercial property. Combine this with our thriving property management service and professional services department led by a local MRICS surveyor and you can feel confident knowing that Hair & Son have the skills and experience to deliver a comprehensive service for your business.

Online and Offline Marketing

Our commercial marketing packages take advantage of every medium at our disposal. On top of listing full details and professional photos of your property on Rightmove, our own website and in print publications, we also pro-actively reach out to our extensive pool of previous clients and local business owners to find your property a tenant or buyer as quickly as possible.

Strategic Insight and Advice

As experts in all areas of commercial property, from sales to management to valuations, we can provide insight and advice to help you with any property matter. Whether you are looking to increase the marketability of your premises, handle a dispute with tenants or carry out a schedule of condition or dilapidation, we are here to help. And because we work so closely with both landlords and tenants, we can assist in putting together lease and rental deals that remain profitable for years to come.



Auctions

Until recently, selling property by auction was considered only to be viable if the vendor had a unique property. This impression has changed over recent years with many more houses being sold by auction. The majority of vendors have found the end result very rewarding.

Hair & Son have seen a steady increase in the number of properties that are now offered for sale through our auctions and are Southend's longest established and most successful auction house. Properties which are normally best suited for auctions are those which are being sold for investment, renovation or redevelopment. The great advantage of auctions is that your property is put in front of the largest possible selection of the right type of buyer who will actively compete against each other and, of course, provide an immediate exchange of contracts on the day.

Selling at Auction

Hair & Son have been conducting regular local auctions for more than 60 years. Our professional Auction Team are available to advise Clients on all aspects of disposing property and land by auction. We pride ourselves on giving honest and professional advice and our team would be more than happy to provide you with a no obligation appraisal of the value of your property and its suitability for sale by public auction, prior to instructing us.



In the event that you decide to instruct us to sell your property by auction we will make every effort to ensure that we achieve the highest price possible. No time is wasted with abortive negotiations or prevarication. Prospective buyers are invited to bid openly against each other on the auction day and a binding contract is made on the fall of the gavel.

For many types of property there are a number of potential buyers who will offer a fair price but with public auction you take the last and best bid on the day, not the first acceptable offer. As a result exceptional prices can be achieved.



Completion of the sale generally takes place 28 days after the auction, or at any other time stipulated in advance by the vendor.

The vendor does not need to be directly involved in any negotiations.

The speed and certainty of auction sales are considered to be two of the greatest advantages of the process for any person considering this method of disposal. There is a contract ready for signature for sales before and after the Auction Day.

Specialist Advice, Surveys and Valuations

At Hair & Son LLP we have a department comprising of fully qualified and experienced Chartered Surveyors who offer a wide range of services to both private individuals and corporate clients.

From Building Surveys to specialist Party Wall advice and Valuation services, working on behalf of new and established clients, solicitors and lending institutions, we have the experience and expertise to carry out a range of services throughout South and East Essex.

A Tailored Report for your Property, we carry out detailed surveys of your residential or commercial property, that help you act in your best interests.

Building Survey

A Building Survey is a detailed inspection of the property that will provide a full report on defects and the suggested repairs. We are commissioned to carry out Building Surveys on both residential and commercial properties, usually for pre-purchase or pre-letting situations. Unlike other surveying services, we do not carry out Home Buyers Reports. A typical Home Buyers Report will provide you with an overview of things you need to know, and will not drill down into the level of detail or personalisation that we believe is needed for our clients to make an informed decision.



Schedule of Condition

For commercial clients, we can also be commissioned to carry out a Schedule of Condition prior to your Lease starting. This is usually recommended by solicitors and will examine and assess the condition of the property, and record relevant existing damage or defects. The resulting document can be used by solicitors to restrict responsibilities for repairs to a tenant under a Tenancy or Lease agreement.

The Party Wall etc. Act 1996

This is important legislation for all owners of buildings and developers. There are numerous elements of construction work that require Notice to be served under the Party Wall procedure.

The most common examples include the excavation for and construction of foundations at a depth deeper than your neighbour's foundations within 3m or 10ft of your neighbour's foundation. The cutting into a party structure, for example to insert beam support or the raising of a party structure. This very commonly occurs during a loft conversion. The creation of a new wall where one previously did not exist on a line of junction. This commonly occurs when an extension is built up to the boundary line and access is needed to a neighbour's property in order to finish the work correctly.

There are other examples where the Party Wall procedure applies but the above are the most common seen.

Our specialist Party Wall Surveyors who are Chartered Surveyors are well versed and experienced in this type of work and regularly carry out Party Wall procedure awards and inspections in Essex areas.

Please contact our office for a preliminary guidance note.



Disputes

Disputes can occur between neighbours with reference to boundaries and between clients and contractors with reference to building works. In certain circumstances our experienced Chartered Surveyors will be able to help, either resolve the dispute or refer the matter to a particular specialist who can assist.

Rent Reviews and Lease Renewal

This most usually occurs for commercial property. We act for both Landlords and Tenants and undertake Rent Review and Lease Renewal negotiations on most classes of commercial property. It is vital to obtain the assistance of a professional Chartered Surveyor in dealing with this type of undertaking to ensure a fair and correct settlement is achieved.



David Plaskow, FRICS is a recognised Independent Expert on the RICS Dispute Resolution panel and often acts as a Third Party Independent Expert where disputes cannot be settled.

Long Leasehold Property and Buying Freeholds

If you have a long Lease that is starting to become shorter and you are concerned about marketability of your Leasehold interest, then Hair & Son's Valuers can assist you in providing a Lease Extension premium valuation to assist in negotiations to obtain a Lease Extension, or if necessary, appear at a Tribunal to give evidence to support a final purchase figure.

If you are a qualifying group of Lessees and wish to purchase your Freehold interest (enfranchisement), Hair & Son's experienced registered Valuers can assist in providing a professional valuation of the Freehold interest to assist in the negotiated purchase, or if necessary appear at a Tribunal to give evidence to support a final purchase figure.

Why do I need a Solicitor?

When buying a property you definitely need a Solicitor on your side. They know all the pitfalls which can arise when completing the sale of a property and are there to advise and guide you throughout the entire process.

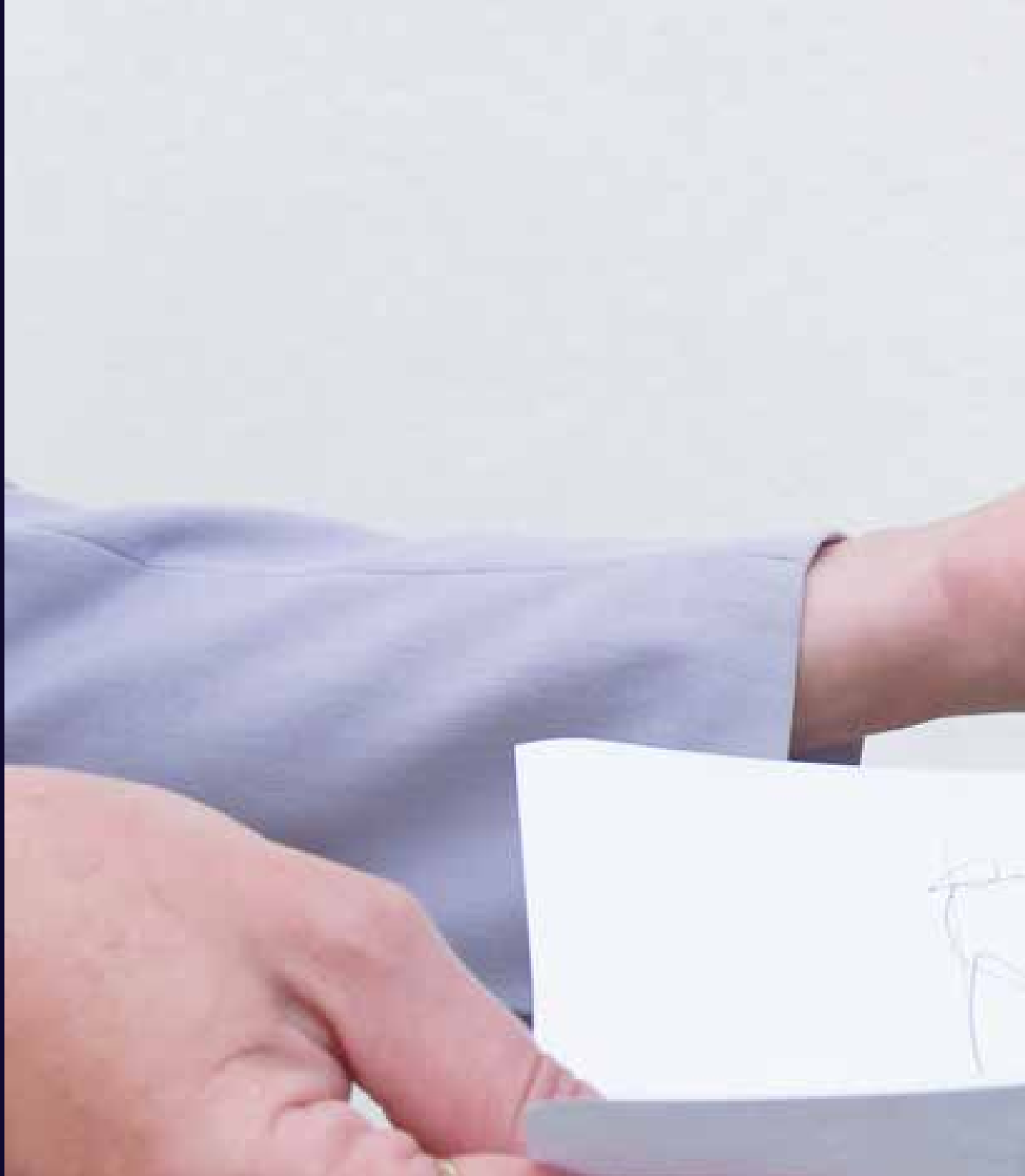
When you are buying a property, they will communicate with the vendors Solicitor and ascertain exactly what is included in the agreed price.

Another very important enquiry which your Solicitor will make will be to the local authority. This is called a search and asks the authority about the things like road access, drainage, rights of way, boundaries, plans for future development and a host of other questions.

Your Solicitor will draw up draft contracts and send these to the vendors Solicitor for them to study and return as agreed or with further questions.

The financial side of matters is also taken care of by your Solicitor, who will receive the loan from your lender and then distribute the relevant amounts to the various parties concerned.

There is a great deal more to buying a house than may at first be thought and there are also a large number of areas which need the expert attention of a Solicitor. Failure to use a Solicitor can end up costing you a fortune and turning that dream home into a nightmare.





Award winning 5 star advice from humans not robots....

Affinity Mortgages are committed to providing the best possible level of professional service by searching the whole of the market and selecting the most suitable products to suit your individual needs.

Based in Westcliff-on-Sea they have a great deal of industry knowledge and experience. They specialise in providing you with clear, concise mortgage and protection advice that you can trust.

As well as mortgages, they also offer other services such as investment in property for income or growth, protection against accident, sickness or unemployment, or protecting you and your family from the consequences of suffering a critical or terminal illness. They will ensure that they find the best solution for you.

Affinity Mortgages use advanced computer software to research, compare and select the most suitable deals currently available. This means they are able to make arrangements to maximise the benefits for their clients.

You can expect to receive all the help, advice and guidance you will require to review your mortgage requirements and select the best mortgage for your particular needs.

If you already have an existing mortgage Affinity Mortgages can advise you on realistic alternatives. The mortgage market place is constantly changing and you would be well advised to look at all the options on a regular basis.

Whatever your requirements, you will need to set aside some time to discuss your circumstances. This consultation is free. There is no charge and you are under no obligation. Depending on your instructions they will source a product that is tailored to your needs and advise on any related life insurance cover and general insurance needs.

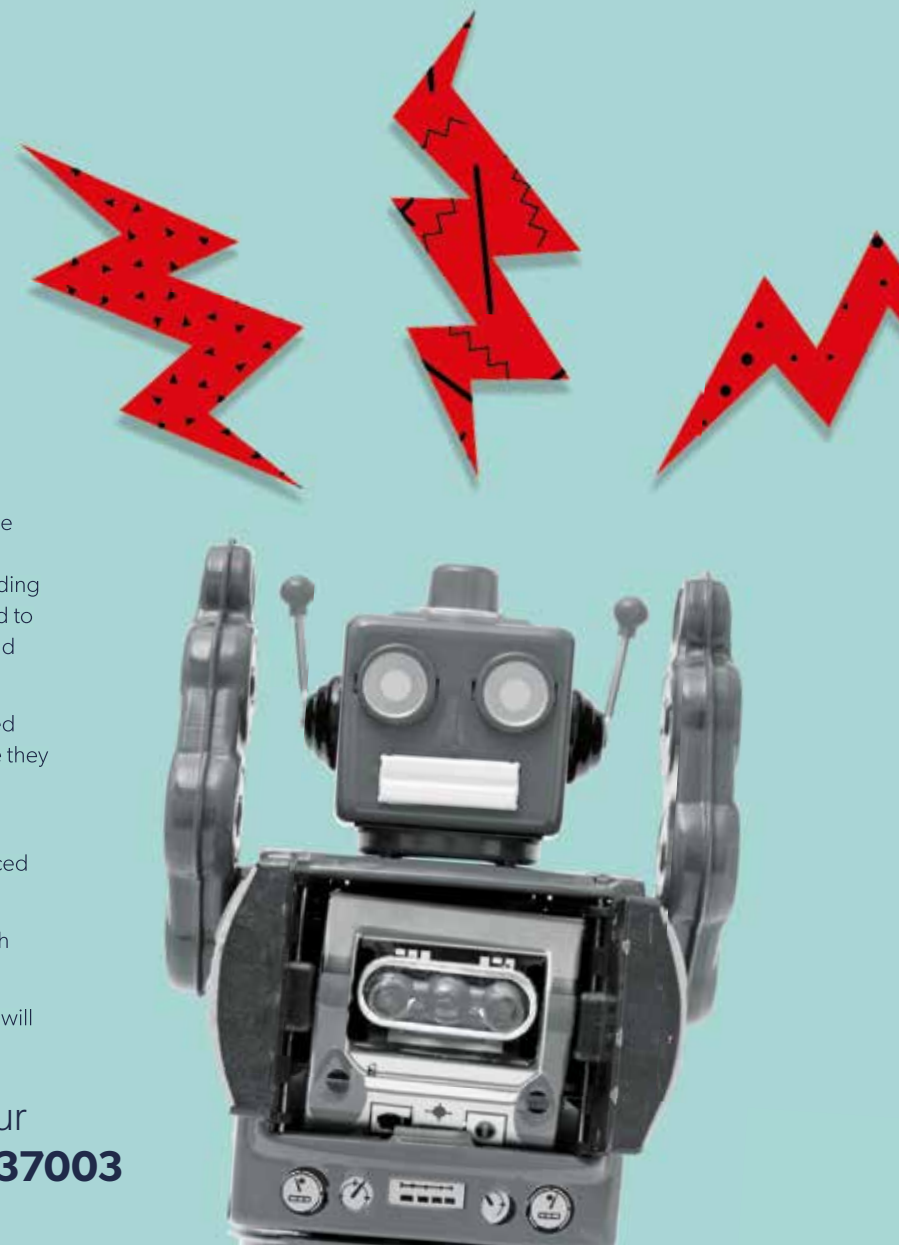
You will receive professional advice about where your related mortgage insurance needs are already adequate and where they could be improved.

You will also have their help in deciding how much you can afford and the best way forward. It will all be sensibly balanced in relation to your current income and your prospects.

In almost all cases they are able to make arrangements which clients would be unable to make for themselves.

Whatever your mortgage requirements, Affinity Mortgages will do their best to find the correct solution.

For clear, concise advice talk to our award winning team on **01702 337003**



Hamlet House • 119 Hamlet Court Road • Westcliff on Sea • Essex • SS0 7EW
50 Liverpool Street • London • EC2M 7PY
01702 337003 • info@affinity-mortgages.co.uk • www.affinity-mortgages.co.uk





Affinity Admin

Happy clients make us happy

Affinity's proudest achievement to date is maintaining their 5-star Trustpilot rating, which takes effort from across the entire organisation, from MD to our apprentice.

In their eyes this is the benchmark for excellence, something they strive for continually, so clients can rest assured all of their requirements are dealt with swiftly and professionally.



Affinity Protect

Life and critical illness insurance

Affinity Protect, the protection arm of the business, have made it their business to understand the insurers policies, inside and out, and are able to advise their clients on the most suitable solutions.

They will visit individuals and businesses with the aim of immersing ourselves in their world, to give them holistic advice, every time.



Specialists in Business Advice and Taxation

It is a popular misconception to believe that accountants are only needed by people who are in business.

In today's environment where financial legislation is subject to change on a regular basis, an accountant can prove invaluable. This applies whether you operate a business or indeed are a member of the general public.

Clay Ratnage & Co was established in East London in 1927. Over the years the Practice has evolved and now operates from two offices in Wickford and Romford. The firm currently has 4 Partners and approximately 30 staff.

The Practice has been built around providing support to local family businesses in Wickford, Basildon, Romford and the surrounding areas and, whilst this continues to comprise the largest part of their client base, they now have a wide variety of clients across the UK and beyond.

The philosophy of the firm has been to maintain a "general practice" approach to clients. This means all staff have experience of Accounts, Tax and Audit and are therefore able to provide general assistance with day to day queries that may arise.

With the constantly changing rules, the area of self assessment tax returns is more confusing than ever before. Clay Ratnage & Co maintain an up to date knowledge of this area, including changes to residential property mortgage relief and the updated rules in relation to deadlines for settling Capital Gains Tax.

They can help you fill out your self assessment form and complete your Making Tax Digital compliant VAT returns ensuring that everything is done correctly and on time.

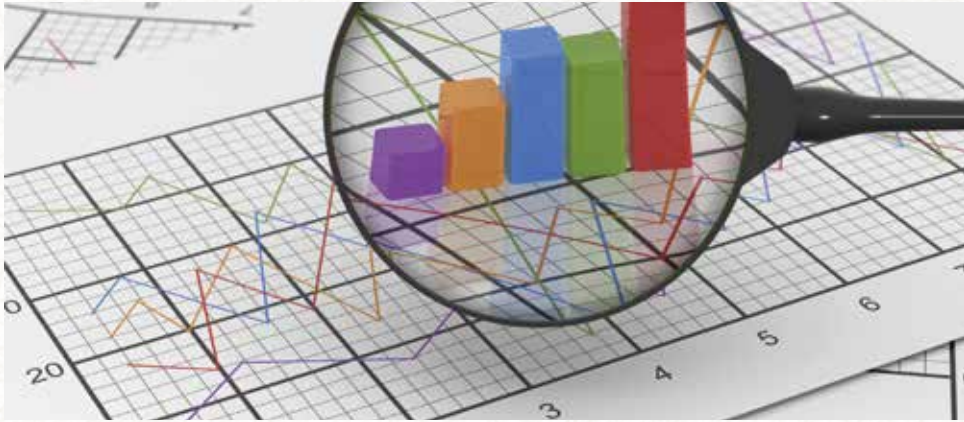
In March 2016 Clay Ratnage & Co became one of the first accountants in the area to attain a probate licence and with their experience in this field and knowledge of taxation they are well placed to assist you in dealing with Probate, Will writing and Inheritance Tax planning.

We all have an overwhelming desire to make our money work for us in the best possible way and with this being the case, you should contact Clay Ratnage & Co today.

Construction House, Runwell Road, Wickford, Essex, SS11 7HQ | Tel: 01268 735 363

Suite D, The Business Centre, Romford, RM3 8EN | Tel: 01708 349 095

Email: contact@crsh-wickford.co.uk | www.clayratnage.co.uk



ACCOUNTANCY



AUDIT



BUSINESS STARTUPS



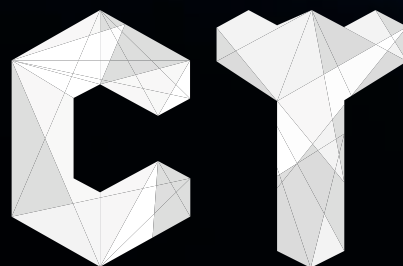
RENTAL PROPERTY ACCOUNTS



TAXATION



PROBATE AND WILLS



CLARENCE TRUSTEES

WILLS, TRUSTS & PROBATE

What happens to your home on your death?

Your home will be the most expensive purchase of your life and the biggest investment you ever make. But do you know what might happen to your home if you die?

Without a valid and up to date Will in place, there is no certainty whatsoever regarding what might happen to your home on your death.

Here are some examples.

If you own your property in your sole name and your spouse or civil partner lives with you, then you should make a Will to protect the interests of your spouse or civil partner. Without a valid and up to date Will your home will pass to other family members who may be able to evict your spouse or civil partner. Having a valid and up to date Will in place can prevent this from happening.

It may be, however, that you own your property jointly with your spouse or civil partner (i.e. as “joint tenants”). In that case on your death your home would pass (with or without a Will) to the other joint owner automatically. While this might sound ideal, it can result in children being disinherited if the surviving spouse then remarries. Having a valid and up to date Will in place can prevent this from happening.



A third way for couples to own their home is as “tenants in common.” If you and your spouse or civil partner own your house as “tenants in common,” when you pass away your half of the home will not automatically pass to your spouse or civil partner. In the absence of a Will your home will be dealt with under the Rules of Intestacy which again could cause your spouse or civil partner to lose out. A valid and up to date Will could prevent this.

Finally, in the absence of a Will unmarried couples have no rights to the assets of their life partner at all in the event of their death.

The simple act of making a Will can solve so many problems.

Contact Clarence Trustees and make yours today.

203 London Road, Hadleigh, Benfleet, SS7 2RD

Tel: 01702 552 008

Email: mail@clarence-trustees.co.uk | www.clarence-trustees.co.uk





ST MICHAEL'S SCHOOL

CHURCH OF ENGLAND PREPARATORY SCHOOL

PROVIDING A FIRST CLASS EDUCATION

St. Michael's school is situated in a residential area west of Leigh on Sea.

The school caters for children from the ages of three to eleven and provides a secure family environment in which children can thrive and learn.

At St. Michael's each child is encouraged and challenged to achieve personal success whilst providing thorough preparation for the next phase of their education.

Children deserve the best and at St. Michael's School they offer something special, an academic education that is second to none. The school offers unrivalled care and attention from the moment your child steps over the threshold.

Pupils will be given every opportunity to shine in their academic career and become confident, independent thinkers and learners with high levels of resilience, self-esteem and integrity.

Through a wide range of subjects and opportunities St. Michael's ensure that all pupils discover their own talents and strengths. As well as academic lessons pupils are involved in musical activities, individual music lessons, choirs, orchestras or drama groups.

Similarly, children are encouraged to participate in a wide variety of sporting activities discovering the value of teamwork and sportsmanship.

St. Michael's school has dedicated teachers with specialist classrooms and a wide range of extra-curricular activities subjects.

St. Michael's school has an excellent record of academic achievement with children achieving high standards in all their endeavours, in the support of others, in leadership and in developing as well-rounded individuals ready to take on the challenges and opportunities that lie ahead.

The school's Christian ethos is at the heart of their approach to pastoral care and expect all children to contribute to the school community with high standards of manners and behaviour which are reinforced through Chapel, assemblies and the curriculum.

St. Michael's School recently came 29th in the Sunday Times top 100 Independent schools in the UK. The Headmaster is rightly proud of the school and all it offers and welcomes visits from prospective parents.

To arrange an appointment please contact our registrar.

198 Hadleigh Road, Leigh on Sea, Essex, SS9 2LP

Tel: 01702 416310

Email: admissions@stmichaelschool.com

www.stmichaelschool.com

Charity no. 280688



"St Michael's School does everything with such seamless and happy professionalism whilst at the same time it manages to keep the children's needs at the forefront of all they do."

Mr James Mobb - Headmaster



Move with confidence!

Moving home can seem a daunting prospect for many of us, however, the actual move can be left in the hands of a company that you can completely trust to do the job properly.

At Jeakins Removals Limited, their ideals have been inspired by their founder, the late Mr. Derek Jeakins, who established the company in 1953. As a reflection of his vision, today his children Derek Jeakins and Michelle Jeakins are steering the company forward to be the frontrunner of the removal industry. They utilise their vast experience in order to advise on all aspects of your removal, from packaging your items to unloading at the destination.

Their endeavours have seen Jeakins Removals preserve the personal touch that the company has come to be known for over the years. With a well-balanced investment in infrastructure through a fleet of modern coach built Pantechnicons and human capital of trained and skilled workforce, they will make sure that their customers continue to profit from their services.

Jeakins Removals are fully insured and also include goods in transit insurance to the value of your worldly effects, giving you total peace of mind. As members of the British Association of Removers, and adhering to CTSI approved Code of Practice, you can be sure of a quality service.

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

All their staff are full time, trained and accredited. They appreciate they are dealing with your personal possessions and will ensure that they are handled in the right way.

There are occasions when there is a gap between moving out and moving in and you may have to store all or part of your belongings.

As part of their service, they also offer secure, containerised storage facilities in their onsite warehouse. All facilities are clean, dry and environmentally controlled to protect your belongings.

Jeakins Removals provide a Full Packing Service / China and Glass Service, taking all the stress out of your move to your new home. They also provide a Maid Service. The Professional Family company will ensure your home is protected with Suite Covers... Television Covers...Door and Banister Covers. A No Smoking policy is in place too!

Jeakins Removals provide a Worldwide door to door service around the world as part of the company's portfolio. To date Jeakins Removals have arranged deliveries for clients' possessions, furnishings and goods across Europe as well as to thousands of other destinations worldwide. The company operates a fleet of purpose built removal vans, all of which are specially designed to take care of your possessions.

For all your removal and specialist needs you should contact Jeakins Removals. They have the experience to make sure everything goes to plan.





JEAKINS REMOVALS

WORLDWIDE DOMESTIC AND COMMERCIAL

The Professionals

Charles House, Denbigh Road,

Basildon, SS15 6PZ

Tel: 01268 859 431

Email: jeakins.removals@talk21.com

www.jeakins-removals.co.uk





DISCOVER YOUR NEW SPACE

There can be no substitute for the style and elegance of a luxury vinyl floor and Discovery Floors are specialists who can supply exactly the right product for your needs.

Discovery Floors are an Essex based flooring company, which specialises in Luxury Vinyl Flooring. They supply all leading manufacturers at competitive prices.

This family business is proud of the excellent reputation they have built and the steady stream of recommendations they receive from both residential and commercial businesses.

Whether it is flooring for your kitchen, lounge or hallway they provide a professional fitting service. They supply and fit a wide range of luxury vinyl flooring to suit your needs. They also operate a mobile sample service to allow their customers to choose in the comfort of their own home or business.

They stock a wide variety of flooring from brands such as Amtico, Karndean and Polyflor.

Discovery Floors are proud of their pricing policy which offers high quality combined with honest down to earth prices for all their customers.

Only highly skilled fitters in fitting flooring are employed. Customers are guaranteed complete peace of mind as they will go out of their way to make sure that you are happy with the work.

The business is certainly a modern, forward thinking company. They will be keen to show you exactly how they embrace the traditional values of combining a first class service with value for money.

Contact them today and you will gain all the help and advice you will need from their friendly and knowledgeable staff.

 **Discovery Floors**

Tel: 01268 962 636 • Mobile: 07890 792 442

Email: glenn@discoveryfloors.co.uk

www.discoveryfloors.co.uk





Dreams do come true with Hometec UK

A visit to Hometec UK is highly recommended for anyone who is contemplating replacement windows, doors or possibly a new conservatory.

Why choose Hometec UK:

- Local family run business
- 95% of their work comes from recommendation
- 25 years of continuous trading
- They only use their own installation teams
- 'A' rated high security product
- Quotes valid for one year
- Local showrooms
- Outlived their guarantee 2.5 times

The family run business has many years experience and is rightfully proud of the excellent reputation they have built up, with thousands of satisfied customers throughout Leigh-on-Sea and surrounding areas.

They must be regarded as one of the area's leading suppliers and installers and like any successful business, they continually receive recommendations from their customers which speaks volumes for the extremely high quality of their products and workmanship.

They offer a consultation and design service and all their installations are completed by their own teams of qualified professionals.

All their products have a 10 year guarantee and as one of the founding members of DGCOS they can offer their customer's added security in the knowledge that they are fully protected.



After discussing your requirements and listening to your ideas, their experienced designers will offer you advice and guidance whilst still maintaining and including your own visions.

They will create an image showing you exactly how your new windows, doors or conservatory will look. They will also provide a no obligation comprehensive quotation for your consideration.

Their insistence on quality products and service means that they firmly believe that their products do offer the best value for money.

There is no doubt that Hometec UK are one of the most professional businesses of their type and for anyone who is thinking about improving their home, they are definitely worth a call.

You can trust them to make your dreams become a reality.

hometec

windows doors conservatories

UK

401 Rayleigh Road, Essex, Leigh-on-Sea, SS9 5JG

Tel: 01702 421 421

Fax: 01702 521 521

Email: sales@hometec.co.uk

www.hometec.co.uk





BUILD

on

DESIGN

THE NAME YOU CAN RELY ON

Established many years ago, Build on Design have developed an enviable reputation for their expertise in providing an exceptional service for period properties and historic structures.

The ethos of the business encompasses time honoured values with modern and progressive thinking both of which have been embodied in the business since it was first established. The business has an exceptional understanding of period properties, building techniques and materials.

They are recognised as being one of the leading specialist contractors and pride themselves on offering an excellent and professional service with every project that is managed.

They use traditional methods and original materials for any restoration project, timber framed buildings or preservation works.





There are always times in our lives when our homes will need some work undertaken. Build on Design can do any type of work, from a small repair job to a major renovation to reflect your current needs.

The business has prospered and grown through providing quality workmanship at realistic and affordable prices. Being a company who put their customers first, they are only too happy to discuss your needs and answer any questions which you may have.

Their long and productive history also means that they have built up excellent relationships with a whole host of clients.

Whether you are in business and are looking for a specialist contractor, or are a home owner looking to improve the quality of your surroundings, you would do well to contact Build on Design and let them show you what they can offer.

MOBILE: 07525 359 477

EMAIL: ROB@BUILDONDESIGN.COM





They handle the tech so you do not have to!

Computer Technology is now an integral part of our everyday life and when things do not go right is it like losing a limb.

One of the major issues surrounding today's technology is finding a local trusted business over a store.

Applecheck can not only sell boxes but will actually be there for the long haul, providing the setup, know-how and solve your problems by providing you with first class support when you need it.

Over 10 years ago, Applecheck looked at the original users of Apple Macs who were mainly creative, design, graphics and audio professionals and they saw the need for seamless consultancy, sales, support and repair services.

They have several decades of combined experience in working with Mac and PC users, both from their time at Applecheck and in their earlier incarnations with other companies.

They specialise in all things Apple, Networks, IT Support, Security and are able to carry out repairs on a range of Apple products.

Their unique combination of technical expertise and stellar people skills has helped them to develop a very varied client base from home users to multi-site corporate companies. They are long established locally and deal with the majority of local Apple Mac based businesses.

All of this adds up to a seamless way to help your company operate at peak performance, whilst ensuring total peace of mind knowing that when it comes to your IT Applecheck have your back covered.

For a professional, reliable and speedy IT support service, get in touch with Applecheck... they are definitely the people to call.

SUPERIOR SUPPORT AND SERVICE.

I can't praise these guys highly enough, network issues - sorted!, Mac problems - sorted! Extra advice for my business moving forward also. Don't bother with those local PC engineers that pretend they know Macs, I learnt the hard way but thankfully Applecheck straightened everything out for us.

David – Director

APPLECHECK ARE GREAT GUYS.

Knowledgeable and armed with effective solutions and fixes. Which is refreshing! The guys are easy to deal with, but most importantly they get the job done. Wouldn't go anywhere else for our Mac related issues, whether network, server, new system set ups or fixing hardware issues. Storm is a full service creative agency run by 30 + staff and over 40 machines, we absolutely require fast, accurate solutions to any problems that arise. Applecheck really can be trusted in their ability. Highly recommended.

Neil @ Storm Creative

FANTASTIC SERVICE FROM A GREAT TEAM OF VERY KNOWLEDGEABLE PEOPLE!

Applecheck went the extra mile to help. My hundreds of questions were never a problem and always answered quickly and helpfully. If you have a problem with a Mac or just need an upgrade I recommend Applecheck for great prices and excellent personal service.

Joe Belcher

Services



**Apple Mac Repairs
and Support**



**Apple Mac IT Support
for Business**



**Apple Computer Sales and
Network Solutions**



**IT
Services**



**Apple
Upgrades**



**Hardware, Software and
Network Installations**

Moving Checklist

Mobile phone provider	<input type="text"/>	Vehicle registration – DVLA	<input type="text"/>
Broadband provider	<input type="text"/>	Drivers licence - DVLA	<input type="text"/>
Telephone provider	<input type="text"/>	Inland revenue	<input type="text"/>
TV provider	<input type="text"/>	Electoral roll	<input type="text"/>
Gas and electricity provider	<input type="text"/>	Doctor	<input type="text"/>
Insurance provider	<input type="text"/>	Dentist	<input type="text"/>
Credit card provider	<input type="text"/>	Optician	<input type="text"/>
Bank and/or building society	<input type="text"/>	Vet	<input type="text"/>
Pensions and investment provider	<input type="text"/>	School	<input type="text"/>
Loyalty cards	<input type="text"/>	Nursery	<input type="text"/>
TV Licensing	<input type="text"/>	Employer	<input type="text"/>

For A Complete Property Guide has been prepared for HAIR & SON of SOUTHBEND-ON-SEA and RAYLEIGH
by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH
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Budget Checklist

Buying your new home

Legal fees	£
Mortgage broker fee	£
LBTT (Land and Buildings Transaction Tax)	£
Deposit for mortgage	£
Arrangement fee to lender (if applicable)	£
Additional fees	£
Storage/removal company/ van hire	£
Bridging loan (if required)	£
Total cost of purchase	£

Anticipated monthly cost

Mortgage payment	£
Life insurance/income protection	£
Buildings and contents insurance	£
Council tax	£
Total monthly property costs	£

Settling in costs

Repairs, alterations and decoration	£
Telephone/internet	£
Gardening	£
Fixtures and fittings	£
Furniture	£
Curtains and carpets	£
Total of settling in costs	£

Useful Telephone Numbers

Healthcare

Southend Hospital	01702 435 555
Basildon Hospital	01268 533 911
Orsett Hospital, Greys	01268 592 300
NHS Direct	0845 46 47
Dentist	()
Doctor	()

Emergency Services

Essex Police	01245 491491
Southend Police	01702 431212
Essex County Fire and Rescue	01277 222531
Environmental Emergencies	0800 807 060

Councils

Essex County Council	01245 492 211
Southend-on-Sea Borough Council	01702 215 000

Utilities

24seven (Electricity)	0800 783 8838
Essex and Suffolk Water	0845 782 0999
Gas Emergencies	0800 111 999
Floodline	0845 988 1188
Environmental Emergencies	0800 807060
Gas	()
Electricity	()
Water	()
Telecoms	()

Animal Welfare

RSPCA (24 Hour Hotline)	0870 555 5999
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Telecoms

British Telecom - Moving House	0800 800 123
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Travel Information

London, Southend Airport	01702 538 500
Heathrow International Airport	0870 000 0123
London, Stansted Airport	0870 000 0303
Gatwick Airport	0844 892 0322
Travel Information Line	0870 608 2608
Eurostar	0870 518 6186
National Rail Enquiries	0845 748 4950

Libraries

Southend-on-Sea Library	01702 215 011
Basildon Library	01268 288 533

Local Trading Standards

Essex County Council	01245 341 888
Southend-on-Sea Borough Council	01702 215 000

My numbers

Estate Agent

Handy Man

Solicitor

Man and Van

Cleaner

Bank

Electrician

Mortgage Advisor

Plumber

Personal Numbers

Viewing Appointment Record

Date	Address	Price	Comments



OFFICES

186 London Road,
Southend-on-Sea,
SS1 1PJ

190 London Road,
Southend-on-Sea,
SS1 1PJ

200 London Road,
Southend-on-Sea,
SS1 1PJ

6 High Street,
Rayleigh,
SS6 7EG

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