

Arnolds | Keys ADDRESS

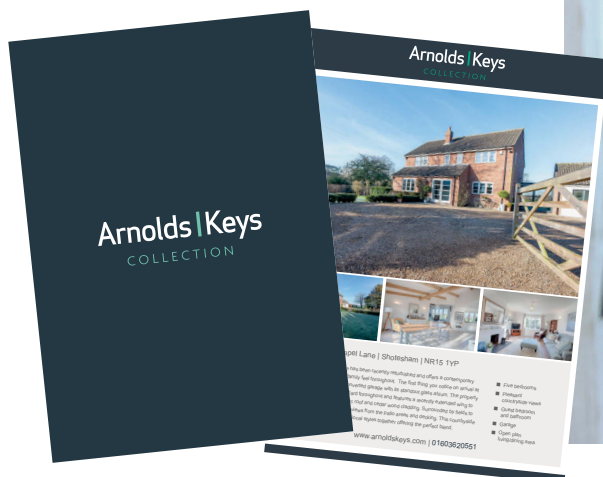
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EXCITING NEW RESIDENTIAL SALES CONCEPT LAUNCHES

An exciting new concept in residential property sales has arrived in Norfolk, with the launch of Arnolds Keys' new marketing concept: The Arnolds Keys Collection.



Darren Neave



Unlike some agents' high-end offers which tend to concentrate solely on property value, The Arnolds Keys Collection is all about lifestyle properties – homes which offer something a bit different. Sellers will benefit from a range of enhanced marketing techniques, including a high-quality booklet-style brochure, professional photography, detailed floorplans, bespoke Arnolds Keys Collection press advertising and dedicated window displays in Arnolds Keys offices.

The Collection will also have its own presence on the UK's number one online property portal Rightmove, whilst Arnolds Keys homes will also feature on the existing Arnolds Keys Rightmove area.

Arnolds Keys Collection homes will be readily identifiable by a specially-designed For Sale board, which will hang from a distinctive 'gallows-style' frame.

"We have become increasingly aware that Norfolk has many homes which offer something a little out of the ordinary," says residential manager Darren Neave, who is overseeing the launch of The Arnolds Keys Collection.

"That might be the design of the house itself, an individual architectural feature, fabulous grounds or gardens, or simply a wonderful location or a stunning view.



"To achieve the best result for these sellers requires adopting a tailor-made approach, emphasising the attributes of the property which are likely to attract a buyer who is looking for something beyond the standard.

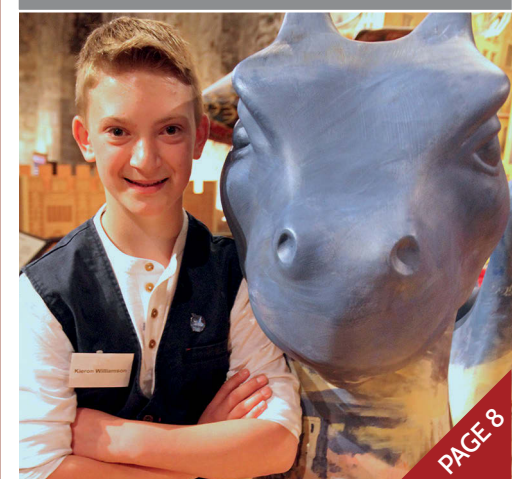
"Most of these homes are likely to be towards the top end of the market, but The Arnolds Keys Collection is certainly not all about price. If a smaller property has an outstanding feature which makes it unique, it could also feature in the Collection."

The Arnolds Keys Collection launches during April across Arnolds Keys' eight residential offices in Norfolk.



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The Burning Issue
Election Special



PAGE 8

Luda: our GoGoDragon
is unveiled...



PAGE 8

£10,000 raised for
Cancer Research UK

BUY-TO-LET ROADSHOWS PROVE POPULAR



Dozens of landlords and potential buy-to-let investors have been flocking to Arnolds Keys offices around the county over the past few weeks to take advantage of the offer of free advice from the firm's experienced residential lettings team.

Phil Cooper

The Arnolds Keys Lettings Roadshow has toured all eight branches – and the enthusiastic response indicates that the buy-to-let market is still buoyant.

Many of those attending were first-time landlords, seeking advice on subjects as diverse as where to buy, how much to spend, what sort of returns to expect, and information on landlord obligations.

“Many of those attending were looking to release equity from pensions or use inherited funds,” explained Arnolds Keys associate Phil Cooper. “A lot were of the opinion that they could achieve better returns by investing in property.

“In several cases we are now going on to assist prospective landlords in identifying suitable properties for purchase and subsequent letting.”

Some attendees were even keener than that, as Phil explained. “At one roadshow we identified suitable locations for property which would offer good capital growth and rental opportunities, and in fact were able to provide information on a specific property that fitted the criteria.

“After viewing the property, the potential landlord received advice from our financial adviser partners, arranged finance, and had an offer accepted – and the purchase is now proceeding.”

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COMMENT



Ashley Smith

The inexorable rise of buy-to-let, and the ever-increasing demand for private rented residential accommodation, has made this kind of investment attractive to more and more people, says Arnolds Keys associate Ashley Smith.

Gone are the days when being a residential landlord was confined to a relatively small number of full-timers; we have seen a huge increase in what might be termed ‘amateur’ landlords – that is, people for whom letting a property is not their main source of income.

It is easy to see why this is attractive: the wider availability of buy-to-let mortgages, poor returns on traditional savings accounts, and the lure of strong capital growth have all attracted investors who might otherwise have put their savings in the bank.

All of which is lovely until things go wrong. There are many potential pitfalls to taking on this kind of investment, and it is often these ‘amateur’ landlords who trip up. To avoid these kind of problems, the important thing is to understand that being a landlord involves more than just buying a property and finding a tenant. Managing a tenancy requires time and expertise.

You do hear horror stories about tenants not paying rent, mistreating or damaging the property, and making neighbours lives hell. Fortunately, this kind of thing is fairly rare, and there are some steps you can take to minimise the risk of them happening.

The first thing is to find the right tenants in the first place. This requires a real understanding of the marketplace, and of how to present and market your property to attract the right kind of tenant.

Next comes vetting prospective tenants. Believe it or not, we still hear of landlords handing over the keys of their property to people about whom they know virtually nothing. At the very least you need to check out their employment status, and ability to pay.

But more than that, a lettings professional will be able to use their intuition and experience to assess a potential tenant. In this way, you can head off potential problems before they happen, which is always the best solution.

But problems will sometimes arise, and how you deal with them will often determine how big they become. We see many landlords who allow themselves to become a ‘soft touch’, letting tenants get away with, for example, not paying their rent on time. This approach – usually born out of a desire not to get into a confrontation – gives the message to tenants that it’s OK to breach the terms of their tenancy.

Sorting out problems quickly, efficiently and before they escalate should always be the key. You or your agent should conduct regular monitoring visits (with notice to the tenant, of course), which will allow you to identify potential problems, and open a dialogue with the tenant to start solving them. That cuts both ways – if the tenant has a justified complaint, this allows you to deal with it in a timely way as well.

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A new dimension to property marketing is now being offered by Arnolds Keys, with the launch of drone-based photography, in conjunction with our photography partner – and fully CAA licensed drone pilot – Chris Taylor. Altitude can really help potential property buyers see the full extent of land included with a property.

At Willow Farm near Aylsham, the seller wanted to have some shots which not only showed the length of the building and gardens but also that the house wasn't directly on the main road (but on the Old Norwich Road which is no longer in use).

The higher angle of the wide shot also shows how rural the location is which just isn't possible from ground based photography.

GRADE A OFFICES SNAPPED UP IN INDICATION OF STRONG OFFICE ACCOMMODATION MARKET

Demand remains high for top-quality office accommodation in Norwich, whether in the city centre or on business parks – that is the message from commercial property experts Arnolds Keys, who have just let a Grade A, 11,462 sq ft office building on St Andrew’s Business Park, at a premium rent.

Avocet Court is a two storey self-contained office building with 56 on-site parking spaces, which has been let to automotive recruitment specialists Perfect Placement. The building, which is owned by Bullen Investments, was previously occupied by property consultants JLL.

“The rapid letting of this property, and the excellent rental yield which has been achieved, are both indicative of a voracious appetite for top quality office accommodation in Norwich,” said Arnolds Keys managing partner Guy Gowing.

“Specifications such as full access raised floors, air conditioning and energy efficiency are all much sought after, and in the case of out-of-centre office buildings in particular, ample parking is also a very attractive feature.

“This building is extremely well-located, being close to the A47 and the new Postwick Hub, but we are seeing strong demand for Grade A offices elsewhere in the city – a reflection both of a resurgent economy and restricted supply of such accommodation, due to fewer speculative developments having been undertaken during the years of recession.

“Such demand should attract investors into the city, and I would expect to see more speculative new build coming through, as well as refurbishment and improvement of existing office accommodation to a high standard.”



Avocet Court

This confidence has been borne out by other city centre developments, including an important Georgian building in Pottergate which has been brought back to life following a major refurbishment, which has achieved the difficult balance of preserving the character of the building and providing modern, high-quality office space.

The Gateway, at 83-87 Pottergate, has been snapped up by a number of new commercial tenants, including architects Griffin Green, IT company Empresa and marketing agency The Line.

Craig Knights of Arnolds Keys, which advised the London-based investor who owns the building on the refurbishment, and then marketed the offices to potential occupiers, said that The Gateway was a good example of how investment in city-centre offices could pay dividends.

“It is a question of understanding what today’s occupiers want to see. For example, a light and airy feel is very important, so we put in new windows to the side and rear of the building to achieve that, whilst retaining the traditional sash windows on the front aspect to preserve the heritage aesthetic of the building and of the street.

“Inside, we have been able to install super fast broadband and a state-of-the-art telephone system, modern lighting and top-quality facilities. If an owner can work with an advisor who really understands the office market, they can achieve a good result, a high level of occupancy, and a solid rental yield.

“We have been able to secure an average yield of £11 per square foot at The Gateway, which is more than acceptable for a building in this location.”

BIDDING WAR FOR BURNHAM BAKERY



While prime retail premises in the city of Norwich continue to be sought after, a shop in the popular town of Burnham Market in north Norfolk has been the subject of a bidding war – with the freehold eventually changing hands for £1.125 million.

The former Grooms Bakery on The Green in the centre of the market town came to market after the family-run bakery moved to a nearby industrial unit to enable expansion.

Arnolds Keys recommended an asking price below £1 million, combined with a local, regional and national marketing campaign, to elicit as much interest as possible – followed by a sealed ‘best and final bid’ auction, which saw the final achieved price rocket through the seven figure mark.

The building has been bought by a local purchaser, who already owns retail premises in the area.

Commercial partner Craig Knights, who worked alongside Arnolds Keys’ Holt office to tie up the deal, commented, “In areas such as Burnham Market, where freehold premises very rarely come onto the market, it is important to get the marketing strategy right to generate the interest to maximise the value in the property. The process we recommended had the advantages of attracting considerable interest, and then helping the vendor achieve the best possible price through the bidding process.

“Key retail sites in north Norfolk remain very much in demand,” he added.

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THE BURNING ISSUE ELECTION SPECIAL

ADDRESS asked five leading Norfolk professionals to gaze into their crystal balls and predict what the outcome of the forthcoming General Election will be.



What is the best case scenario politically post-Election? And the worst case scenario?

JN: In my eyes the best we can hope for regardless of political persuasions is that we get certainty. An uncertain outcome is bad for business all round. From a local perspective I am firmly of the belief that Norfolk does better when it has campaigning MPs who are members of the governing party and so best able to lobby for investment etc to help the county grow.

TH: I think the best political scenario for me is a strong Government; with one coalition partner. I'm not saying what flavour that Government should be (I don't want any hate mail!), but if there is to be a coalition again, I would only want to see that with one other party. I struggle to see how a Government can act quickly and decisively where there is more than one coalition partner.

My fear (and certainly my worst case scenario) is a Government with any form of UKIP involvement.

SW: That whoever the winner is, they have achieved this off the back of election promises that they can live up too. Over recent years political parties have become increasingly ambitious with their proposals for change in an attempt to seduce marginal voters. This has led to large numbers of the electorate feeling let down post-election when election promises do not come to fruition.

Clearly defined and achievable election proposals are what voters are looking for. A residue of empty promises would be the worst case scenario

post-Election, at such a crucial time in the UK's road to recovery.

BG: Best case – we get the certainty that a majority government delivers.

Worst case – more uncertainty from a minority vote and another coalition or alliance government.

CK: Best case – an outright winner who is then able to implement their policies without them being diluted by a coalition partner. Local MPs working together to achieve the best result for our region.

Worst case – a coalition government with the SNP!



What should the next government's economic priorities be?

SW: In the run up to the elections, the polls are stating that whilst the NHS is the single most important issue, the biggest increases in popularity have been with employment immigration and education. I am hoping that the improved confidence in the UK economy will help employment sort itself out, but I do feel that we need a clear way forward on immigration and the country's involvement with the EU.

JN: I am strongly of the view that the priorities have to be based around delivering housing, jobs and infrastructure the country so badly needs.

CK: Improved education, more housing, and incentives for exporting companies – whether they be manufacturers or in the intellectual economy.

TH: Definitely growth and stability. I'm concerned

by the ongoing cuts which local authorities have to endure. Undoubtedly there has been a need to streamline services, but it's difficult to comprehend how further deep cuts can be made, without having a dramatic effect on our daily lives.

I travel to the Midlands on a weekly basis, and the build-up of rubbish on the A11 and A14 roads is appalling, and I expect, a result of cuts by the local authorities or the Highways Agency.

BG: Maintain the economic recovery and further growth by encouraging the Bank of England to keep interest rates low. Reduce regulation and maintain a benign tax regime.



If you could give the new government three things to do in their first 100 days, what would they be?

CK:

1. Commencement of the NDR.
2. Release more land for residential & commercial development.
3. Financial assistance to improve both local rail services and the Norwich to London line.

BG:

1. Allow the National Planning Policy Framework to be implemented without interference from Government.
2. Address public sector spending more aggressively than the last term.



TESSA HASKEY
Partner
Howes Percival



BEN GUEST
Commercial Surveyor
Pigeon Investment
Management



SIMON WATSON
Partner
Lovewell Blake



JAMES NICHOLLS
Development Manager
Norfolk Homes



CRAIG KNIGHTS
Partner
Arnolds Keys

3. Shift public expenditure away from annual revenue costs to infrastructure projects such as dualling the A47.

SW:

1. Talk of a Referendum on our membership of the EU has been around for a while now and one of the key tasks I would set for the new government would be to get a date in the diary! With so many differing views on the EU, a referendum seems the only way forward and the business community is certainly asking for an end to this political uncertainty. It needs to be a lot sooner than 2016.
2. I would also like to see the new government set out a programme improved regulation of how credit reference and rating agencies operate, particularly in relation to SME's.
3. Equally with the rapid growth in crowd funding and peer to peer lending there needs to be some fast track steps to improving the regulation in this area. All too often improvement to regulation comes too late and normally off the back of bad experience.

JN:

1. Commit to a major investment in the Norwich to London railway line to deliver more capacity and better reliability.
2. Make a decision on where new airport capacity in the south east is going to go to end the uncertainty and allow this important piece of economic infrastructure to be delivered.
3. Announce a host of new towns, including at least one in Norfolk

TH:

1. Draw up a sensible plan to take us out of this austerity culture.
2. Ring fence the NHS and education to take these areas out of politics altogether - never going to happen!
3. Ensure no further cuts to defence and anti-terrorism spending - it's becoming a crazy world!



Amongst Norfolk's nine MPs there are currently four ministers. Has this helped our region have a strong say in government?

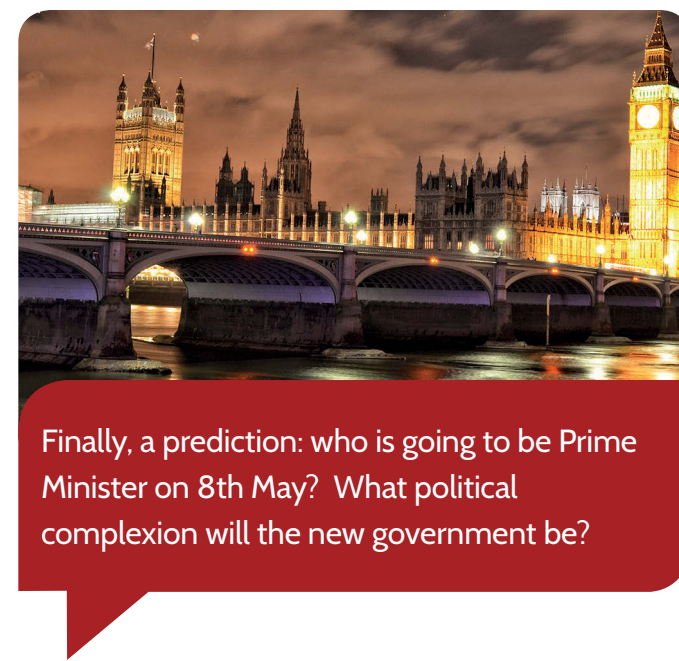
TH: I think that all our MPs of all political persuasions work very hard, and not just the ministers. I would say that it's our MPs across the board who help us to have a strong say in government.

BG: Yes it probably has helped, for example George Freeman and the A11 dualling.

SW: I believe it makes a significant impact locally to have MPs with ministerial responsibilities, as it helps them develop broader political knowledge alongside the local issues of their constituencies. Such positions are typically held by more ambitious and experienced politicians, so having four ministers in our county can only be a good thing.

CK: I'm sure it has..... let's hope it continues.

JN: We are naïve if we do not think that governments make decisions with one eye on the next election. Under the last Labour government we saw huge investment in their northern heartlands, and it is no coincidence that we have seen the dualling of the A11, funding for the Northern Distributor Road and improvements to the A47 under a government that has four Norfolk MPs as ministers, and when every Norfolk MP are members of the two coalition parties.



Finally, a prediction: who is going to be Prime Minister on 8th May? What political complexion will the new government be?

BG: David Cameron and the Conservatives by a small majority.

CK: David Cameron, possibly in some form of coalition. If it's with the SNP I'm leaving the Country!!!

TH: I think David Cameron will be PM, but we will end up with a coalition with the Lib Dems and at least one other smaller party.

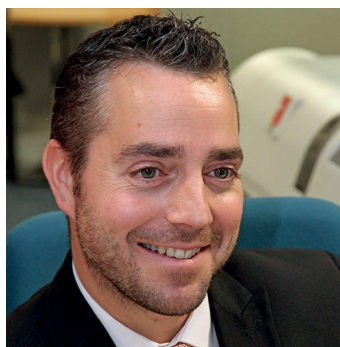
JN: If I had a crystal ball I think the Lib Dems will do better than everyone expects and UKIP will fail to take anything like the number of seats the polls suggest they will - although they will do enough damage to the Conservatives to prevent them having an outright majority.

Likewise, the SNP will do serious damage to Labour in Scotland, while Ed Miliband will fail to appeal to voters beyond the Labour heartlands in England so that Labour also fail to secure a majority.

The Conservatives will end up as the largest party and will continue their coalition with the Lib Dems putting Cameron back into No10.

SW: David Cameron and also another hung parliament. As for political complexion, I do not expect much will change to what we have now. I think we will look back on this election and view it as a bit of a distraction to our focus on our recovering economy.

COMMENT



Andy Dransfield

COMMERCIAL LANDLORDS WARNED ABOUT UNDER-INSURANCE DANGERS

Rising construction costs are driving up rebuilding values – leaving many commercial landlords dangerously under-insured, says Andy Dransfield.

The tendency of commercial buildings to be let on long leases is storing up a potential insurance time bomb for landlords. Whereas home owners and drivers spend time reviewing their policies at least annually, many commercial property investors only think about the insurance value of their properties when leases change – by which time many could find themselves dangerously under-insured.

This situation has been made worse in the last couple of years, with a booming construction sector leading to a shortage of skilled labour and materials – with the result that rebuilding costs, on which insurance valuations are based – have risen well in excess of inflation.

If a claim is made, the amount paid out will not cover the full cost of the loss if a property

is under-insured, and in a worst case scenario, a claim may be refused altogether.

Over the past couple of years, construction costs have rocketed as the recovery has gathered pace. Construction firms are struggling to find sufficient skilled labour, and demand for materials is also driving up costs.

It is almost always the landlord's responsibility to insure a commercial building, and regular Insurance Reinstatement Valuations are a vital part of ensuring that adequate cover is in place. Sadly, this kind of valuation is often driven by the insurance company themselves – which suggests that this is an area where many freeholders are failing to act.

Of course, it is the rebuild value which is important, and this could in theory be moving in the opposite direction to a building's market value; in any case, it is almost certain to be changing at a differing rate.

Over the past couple of years, construction costs have rocketed as the recovery has gathered pace. Construction firms are struggling to find sufficient skilled labour, and demand for materials is also driving up costs. It is likely that a significant proportion of commercial buildings could be facing an insurance shortfall in the present climate.

An Insurance Reinstatement Valuation takes into account all sorts of factors, including the size and type of the building; its present condition; the fact that if it were necessary to rebuild it, construction would need to be to present standards (significantly different

to those of even 20 years ago); location and area also have a bearing – Norwich, for example, is seeing rebuild costs rise faster than many other areas in the region.

I recently carried out such a survey on a terrace of three retail properties, and found them to be under-insured by a full 25%. If anything had happened, that would have left the landlord with a significant shortfall in claims payout – and the insurer would have had a strong case to refuse payment at all. Not a risk worth taking.

Senior building surveyor Andy Dransfield heads Arnolds Keys' building consultancy arm in its Commercial division.

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Tom Corfield

CONFUSION RULES AS NEW ONLINE RURAL PAYMENTS SYSTEM IS ABANDONED FOR 2015

£154 million spent on new website which fails to deliver – the return to paper based applications, says Tom Corfield.

Over the last year or so there has been much discussion regarding the new Basic Payment Scheme (BPS), and claimants' new obligations in respect of cropping and Ecological Focus Areas (EFAs).

The new system requires everyone to re-register with the Rural Payments Agency (RPA) which marks the start of the process for preparing and submitting an online claim for BPS as paper based applications are no longer accepted – or so we thought...

As so often happens with new government online systems, there have been significant teething problems, and at the time of writing the website is still not up and running prop-

erly and claimants have been unable to get on and start the claims process.

This has resulted in the RPA announcing that the new online Rural Payments system will not now be used for the 2015 year and that paper forms will (for the majority) be the method of submitting this year's claim. In addition due to the continual problems with the website the submission deadline has been extended to Monday 15th June 2015.

Even though the new online system is not being used to make the 2015 claim all claimants still have to re-register on the online system by telephoning the Rural Payments Agency to obtain their new Customer Refer-

The RPA has announced that the 2015 BPS claims will be split into four categories from 'Straightforward' to 'Complex' with those in the first category being fast tracked with no BP5 claim form required.

ence Number (CRN). No claim can be made without re-registering.

Blank BP5 claim forms are promised to be available from Monday 23rd March with pre-populated forms being sent out in April. In addition all mapping is now to be completed on paper maps.

For those needing to make mapping changes to parcels or transfer land and entitlements the process will also return to the familiar RLE1 paper form but at present we are waiting on clarification as to whether the six week notification period will also reappear.

The RPA has announced that the 2015 BPS claims will be split into four categories from 'Straightforward' to 'Complex' with those in the first category being fast tracked with no BP5 claim form required.

Tom Corfield is an associate with Irelands, the specialist agricultural land division of Arnolds Keys.

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NEW MANAGEMENT STRUCTURE AND NEW LOOK FOR KEYS AUCTIONS

Keys Fine Art Auctioneers has announced a new management structure which sees **Kevin Lines** become General Manager, and **Tracey Rust-Andrews** appointed Assistant General Manager.



Kevin Lines



Tracey Rust-Andrews



The new look podium

The move coincides with a programme of refurbishment and renovation at the salerooms in Aylsham, which will see the salerooms smartened up, a new toilet block, and a refurbished and reinvigorated café – alongside the new reception building, which opened late in 2014.

Kevin, who is also appointed as a Director of the company, joined Keys in 1994, and has been head of the Fine Arts department since 2004. With a reputation for having a natural eye for a picture, he has a particular interest in East Anglian art, especially the Norwich School painters. His father John Lines was with Keys in a similar role for 53 years before his retirement in 2003.

Tracey joined Keys in 1988, and is responsible for the day-to-day running of the auction accounts, as well as dealing with bankruptcy cases, and looking after Keys' specialist auction computer software.

“When Keys became part of Arnolds Keys three years ago, we invested heavily in the exterior appearance of our saleground site,” explained Kevin. Last year we built a brand-new reception building, which enabled our administration team to move on-site from the Market Place office.

“Now we are turning our attention to the environment that the sales take place in. The salerooms will have a new look, and the facilities for visitors is being considerably improved as well, with new toilets, a refurbished café, and a new operator for the café who has transformed the food and drink offer.

“Our aim is to make the environment for our customers match the level of service and expertise they receive, as we continually invest to ensure Keys remains the eastern region's leading auction house.”



Rob Henshilwood

- Meanwhile the Book Department at Keys also has a new head – Robert Henshilwood. Rob joined Keys in 2007, and spent three years in the Antiques department before moving across to join the Books team in 2010.

www.keysauctions.co.uk

1960S CORGI TOYS ATTRACT CROWDS



Fans of 1960s TV and movies flocked to Aylsham in February, hoping to get their hands on a collection of rare Corgi toys featuring some of the most popular characters of the age.

With many still in their original boxes, collectors from all over the UK ensured hammer prices soared above initial estimates.

Highlights of the sale included:

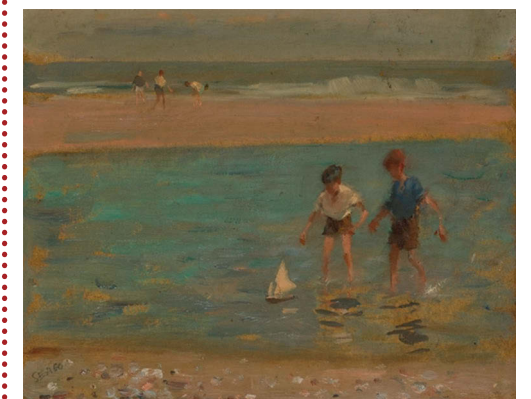
- The Avengers Gift Set, including John Steed's vintage Bentley and a Lotus Elan S2 with a free-standing Emma Peel figure, which sold for £140.



- A 1967 boxed Chitty Chitty Bang Bang, marketed by Corgi as 'the most fantastical toy in the history of everything', complete with four figures, which sold for £110.
- A 'The Man From U.N.C.L.E.' gun-firing Thrush-buster Oldsmobile, which sold for £55.

“Corgi toys remain very collectable, especially when they are linked to popular TV series and movies,” said Keys toys and collectables expert Jill Holliday. “For many collectors, toys from this era remind them of their own childhood, and because of that we are seeing keen interest for items from the 1960s and 1970s now. These were genuine classics.

Brisk bidding for East Anglian art



There was brisk bidding at Keys' first spring East Anglian art sale, which saw some notable works go under the hammer, including several by Norwich School artist John Joseph Cotman.

Amongst the star lots were a portrait of his father, John Sell Cotman, which sold for £2,200, around four times the pre-sale estimate; Edward Seago's 'Boys at the Beach', which sold for £4,600; and 'Anvil Cloud over Morston' by John Arnesby-Brown, which made the sale's top price of £7,900.

£10,000 DONATION TOPS YEAR OF FUNDRAISING

Big-hearted staff at Arnolds Keys spent a year raising funds for a cancer charity – and handed over a cheque for £10,000 as a result of their efforts.



Tom Bamford receives the cheque from Ellie Williamson and Hiedi Collis.

Staff across the firm, which includes Keys Fine Art Auctioneers in Aylsham and agricultural property specialists Irelands, chose Cancer Research UK as their designated charity for 2014, and set about raising money through a range of activities throughout the year.

A Sports Challenge involving 11 other professional firms, a series of Antiques Roadshow style valuation days across the county, a charity golf day and staff bake sales were amongst the initiatives undertaken by staff to reach the £10,000 milestone.

Receiving the cheque, Tom Bamford, local fundraising manager at CRUK, said, “This is an amazing effort by staff at Arnolds Keys; we are so grateful both that they chose us as their charity for the year, and in particular for the enthusiasm and hard work which they then put in to raise such a big amount of money.

“More than one in three people in the UK will be diagnosed with some form of cancer during their lifetime, and the work that this kind of fundraising allows CRUK to do is helping to ensure that an increasing number of them survive the disease.”

Hiedi Collis, one of the co-ordinators of Arnolds Keys’ charity effort, commented, “It is because so many of our colleagues get involved in the fundraising effort that we have been so successful. It just goes to show that even when you are working hard, there is always time to do something to help others.”

Arnolds Keys staff choose a charity to support each year. For 2015, the chosen charity is Break, and part of that support includes sponsoring a dragon in the forthcoming GoGoDragons! event in Norwich.

CASTLE LAUNCH FOR ARNOLDS KEYS’ DRAGON



Watch out this month for the launch of Arnolds Keys’ very own dragon, Luda, which will be part of the GoGoDragons! event in Norwich later in the year.



Kieron Williamson with ‘Luda’.

Painted by Norfolk’s very own ‘Mini Monet’, Kieron Williamson, Luda will be displayed in the Forum as part of the event, which is being organised by local charity Break.

GoGoDragons! will run from 21st June to 5th September in Norwich city centre. Further details can be found at

www.gogodragons.co.uk, and on Twitter by using the hashtag #GGD15.

Luda also has its own Twitter account, which you can find @GoGoDragonLuda.

NEW FACES WELCOMED

Arnolds Keys has welcomed two new staff since the last issue of ADDRESS.



Andy Dransfield has been appointed as senior building surveyor, based in our Norwich office. A Fellow of the Royal Institution of Chartered Surveyors, Andy heads Arnolds Keys’ building consultancy arm in our Commercial division. He is responsible for delivering a range of professional building surveying services, including party wall negotiations, access audits, space planning, project co-ordination, schedules of condition, condition surveys and dilapidations, on behalf of both landlords and tenants.

A Yorkshireman by birth, Andy studied at Sheffield Hallam University before spending five years with Harrogate Council, and over ten years with a Leeds-based property consultancy firm. He became a Chartered Surveyor in 2005, and was admitted as a Fellow of the RICS in 2012.



Jane Bowditch has been appointed as senior residential negotiator in our Cromer office. Originally from Northamptonshire, Jane had always enjoyed walking on the north Norfolk coast, and in 2013 had what she calls an ‘epiphany moment’, and with her now husband, decided to move permanently to the county.

She has extensive experience in sales and marketing, both in property and in other sectors. She worked for four years in Northamptonshire for two independent estate agents, and on moving to Norfolk, worked for a corporate estate agent in the county, before deciding that the independent sector was more for her, at which stage she joined Arnolds Keys.

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