

Newsletter

Winter 2009/10



Our activities span the world of Sport, the Defence Industry, the corporate residential market place in both selling and property management, and our activities in the field of relocation. Our new website at www.jgl.co.uk reflects our exciting plans for the future.

The 2012 Open Championship



The Open Championship returns to St Andrews in July of this year and on to Royal St Georges Sandwich in 2011. Spring will see us commence our planning for the 152nd Open Championship at Royal Lytham & St Anne's Golf Club commencing on 15th July 2012.

Our appointment by The Royal & Ancient Golf Club to be the sole Official Agents for all private accommodation for the Championship is exciting for us all at JGL. It is the third time we have held this prestigious appointment. We shall work closely with the R & A and the people of Lytham St. Annes have to ensure that the championship is a great success.

Anyone interested in discussing the letting of their home for the championship can make initial registration at the office or via our website.

2012 is a very important year for the entire country. In June it is the Diamond Jubilee of the Ascension to the throne of our Queen with celebrations on the 4th of June, including a two day bank holiday.

Lytham St Annes is always a very popular venue for the Open and the towns will be buzzing with activity in July. The final act of what will be a wonderful Championship will be on the Sunday afternoon on the eighteenth green at Royal Lytham.

The dust will hardly have settled before the opening ceremony of the thirtieth Olympic Games which will take place on the following Friday 27th July in London. 2012 will be a great year.

The Estate Agency

We entered into 2009 with the prospect of doom. No enquiries, the banks unwilling to lend and dire predictions from the press and media. By midyear realism became the order of the day and the second half of the year has seen a really good recovery. Our ratio of offer to completion has been excellent and we have achieved every mortgage that our purchasers require. Mortgage lenders still cause concern to surveyors and the fall out in that industry has resulted that in many cases out of town surveyors are used with little or no local knowledge.

The Fylde Coast is a very resilient area. Last to suffer first to recover and we now see the much hoped for green shoots.

The current low level of properties for sale within the market place will guarantee that we see stronger figures being achieved this year.

2010 is going to be a fair year for the residential housing market and we look forward to operating in a much revived market.

The Commercial Scene

Last year ended with most of the high street shop units either occupied or showing let signs. Lytham has become a gourmet capital with several new restaurants opening bringing crowds to Clifton Street during the day and in the evenings. We are encouraged by the amount of interest shown in office units that we have available. Out of town office accommodation on former green field sites has lost some attraction. High rents, management charges and the difficulty of encouraging a work force to move to work out of town has resulted in the town centre revival. This is good for the main street and helps support the local shops. Perhaps we have even accepted and learned to live with our traffic wardens!

Streamline

Our new streamline credit and debit card service for customers has proved a great success. Holding deposits, rents and damage deposit returns can now all be handled electronically.

We accept all major credit cards and we now find that some of our customers use this facility for monthly rent payment.

The service is cheaper, instantaneous and secure. It avoids the transfer of cash amounts which on initial first month set ups can be considerable.

This service has proved particularly with our overseas corporate clients and in one instance recently a client viewed the property on our website www.jgl.co.uk including our internal photographs and following instruction on the site carried out the entire transaction electronically. Our first meeting and his first viewing of the property was when he arrived in Lytham at our offices to collect the keys.



End of an era.... 56 years on...

January 2010 sees the closure of the Halifax Bank and Estate Agency business at 46 Clifton Street Lytham. The Halifax came to Lytham in 1954 when my late Uncle, Sam Lever was invited by Mr Harry Jebson, the Manager of the Halifax Building Society in Blackpool, to open an agency for them in the corner shop in Lytham square. This is now Woodcocks the Jewellers. His son, Peter Jebson has completed thirty years as our current organist at St Cuthbert's Church Lytham.

The mid sixties saw a move to Park Street when Sam Lever acquired the estate agency and funeral undertaking business of William McLellan. At that time there were only two estate agents in Lytham, the other being J. Entwistle & Co, who also operated in Park Street as chartered surveyors with Major Entwistle being the senior partner.

The late sixties saw a further opportunity for expansion taking the business to its last home at 46 Clifton Street, when we acquired the premises of Woods, the Butchers. In the ensuing years we provided the community with a huge banking operation, mortgage and related services and the estate agency. We were the first agency to provide an ATM for the customer and operated one of the largest agencies in the North West.

The 28th January 1988 saw us selling out our entire business to The Halifax Building Society and 22 years later we now see the doors close for the final time. I did not stay long with Halifax preferring to move on and start all over again. We would never go back to our old premises but it is a sad demise for such a noble corner building on our main street.

An interesting postscript is that, Mark Ablett who worked with me in those premises in the seventies today manages our estate agency operation.

Here at JGL we have confidence in the market - property has been the bedrock of our economy - it may now take longer to realise gains and they may never be the same as in the past but, with planning and foresight we are convinced that there are many opportunities for the forward thinking investor.

In the months to come we will report on many other aspects of the property industry.



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