

General information regarding the 18-19 tenancy year

- We had advertised the property to groups of students as usual, but didn't get a group to sign
- We rented to 3 tenants (all working temporarily on the Manchester Airport extension) on a short term basis over the summer
- We continued to advertise for a group of students to take the property from September, again without success.
- The 3 temporary tenants remained in the property, on a week to week basis
- Whilst they were in, we heard from a neighbouring property (that had recently completed a cellar conversion over the summer) that our main bathroom soil pipe discharged in to a surface water drain which ran into their cellar, hence they were getting smells in their newly converted cellar.
- We temporarily disconnected this toilet (there is another at the back of the property which uses a different soil pipe, so the tenants used that one)
- The tenants agreed to move out mid-December (to tie-in with their Christmas shutdown at work) and return once we had completed the works.
- We installed a new bathroom, and re-routed the soil and drainage pipes to the rear drain
- We used this period to install a new boiler, and upgrade the electrics to the new regulations.
- We also re-painted and repaired the rest of the house which helped secure a group for the following year.
- One of the previous 3 tenants working on the airport moved back in, along with 3 others.