

Brighton Marina to get 40 storey skyscraper

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All change for Home Information Packs

Government plans to require home-sellers to pay up to £1000 for a Home Information Pack prior to marketing have been shelved which will have a fundamental effect on the housing market in 2007.

The legislation originally required prospective property sellers to commission a Home Condition Report (HCR) as part of a wider pack that would be available to prospective property buyers. Other elements of the pack include title deeds, local authority searches, answers to pre-contract enquiries, and energy performance certificates, all of which will still be required, although there is speculation that the energy performance certificate element may also be scrapped. The government is also considering allowing people to market their homes once a HIP has been commissioned, rather than waiting until it has been compiled.

This is all good news for homeowners. The principle of having many of the legal documents available up front has been one of the great strengths of the HIP

concept, as it will speed up what has, until now, been one of the most cumbersome systems of property transfer in the world. However, some of the practical elements of the HCR had been met with substantial criticism.

The primary concern had been the cost of the pack overall. This was predicted to have prompted a flood of stock onto the market immediately prior to HIPs becoming mandatory on 1st June 2007, possibly causing a slump in prices. This would then have switched to a highly inflationary hike in prices as fewer speculative sellers put their property on the market thereafter due to higher costs - potentially prompting interest rate increases. It is estimated that speculative sellers, where people might sell if they happen to see the right house or sell for an attractive figure, account for about 20% of properties currently on the market.

We have always embraced the concept of HIPs and, on our clients behalf, are relieved that the major flaw in the scheme has now been withdrawn.



Congratulations to Martin

Martin joined us in December 2005 as an Office Junior and has undergone an intensive induction programme and ongoing training with our trainer Gill Johnson. He has just passed 3 internal test papers which cover Estate Agency law and best practice and resulting in his promotion in September to Trainee Negotiator. Martin wants to further his career and go on to sit the National Association of Estate Agents (NAEA) Technical Award.



David Maslen
Maslen Estate Agents

Market Trends

The market continues to remain very strong with a huge demand from buyers - local as well as people moving into the area. However there is still a shortage of good quality flats and houses coming onto the market. Those that are, and if realistically priced, are selling very quickly. Properties that are unrealistically priced are not selling and just sit on the market becoming stale. These properties end up selling for less than they are worth so it is crucial to price correctly from the start.

As mentioned elsewhere on this page, next year sees the introduction of the Home Information Pack. We will be providing these packs for our customers and continue to take the worry and stress out of moving home. All of our sales staff have been trained on the new legislation and can help you with any questions you may have. Please feel free to email us at lewesroad@maslen.co.uk or call us on 01273 677001

What's on!

Some local events scheduled during the next few months

- 01 Oct **Landrover Run**
London to Brighton vehicle run finishing at Madeira Drive.
- 05 Oct **Talk** - Images from Two Centuries Glimpse of familiar Brighton - Streets & landmarks. 7-8pm. £4 Brighton Museum.
- 08 Oct **Preston Manor Ghost Tour**
2.15pm & 3.30pm.
Preston Manor.
- 08 Oct **Brighton Beach Bash**
Charity Motorcycle Event - Madeira Drive.
- 22 Oct/
17 Nov **Brian Stacey Exhibition**
Paintings - Hanover Community Centre.
- 28 Oct **Halloween Ghost Walk**
Spooky guided tour of Old Town - Local guide. 8pm.
Info: www.brightonwalks.com
Adult £6.00, acc. Child £3.50
Meet Brighton Town Hall.
- 03 Nov **Sponsored Walk for the Animals**
Sussex Pet Rescue - Seaford General.
- 22 Nov **Burning The Clocks**
Solstice Celebration and Parade, City Centre - Madeira Drive.
- 02/03 Dec **Hanover Centre Xmas Expo 3**
Hanover Community Centre.

Please note: It is advisable to check dates, times and venue before travelling as each event is planned well in advance.

Did you know?

Vogue Gyratory

The Vogue Gyratory System

is named in honour of 'The Vogue' Cinema which replaced the Gaiety cinema in 1971, during its mainly 'adult films' era.

It was home to the Gaiety Cinema which opened in 1937.

A railway line ran above the top of the Vogue Gyratory, running from Brighton Station to Kemp Town Station which opened in 1873.

Brighton and Hove City Council have declared that the Vogue Gyratory is an Air Quality Management Area.

In 1834 a piped water service was provided to customers for two hours a day, the system ran underneath the Vogue Gyratory.

Sainsburys opened in 1984 at the Vogue Gyratory

An Alarming New Service!

Often at the forefront of innovation, Maslen Estate Agents have launched a safety initiative to raise awareness of the dangers of house fires.

In conjunction with East Sussex Fire and Rescue, Maslen Estate Agents will be offering revolutionary new smoke alarms to every buyer on completion of their purchase.



Moving in day is an ideal time to install smoke detectors. Without any exaggeration these pieces of equipment are lifesavers, but can so easily become overlooked or forgotten. David Maslen, director of Maslen Estate Agents says; "We want our customers to enjoy their homes to the fullest and believe we have a responsibility to the community - one that we take seriously enough to promote this initiative".

The smoke detectors provided by Maslen Estate Agents plug directly into a standard pendant light fitting. They are automatically recharged from the mains every time the light is switched on, so there is no chance of the battery letting you down at the time when you need it most.

For further information about our products and services please Email us at lewesroad@maslen.co.uk or call us on 01273 677001.

Grandstand view for family fun in fast lane



Speed trials in September 1938

No other seaside resort in Britain has anything like Madeira Drive and its terrace, a natural finishing point with open air grandstand for big events.

The drive, originally called Madeira Road, was built in 1872 after the construction of the Aquarium and then only went as far as Duke's Mound. It was extended up to Black Rock in 1895 but when Brighton Marina was built in the 1970s, this end was closed to make the road a cul-de-sac. Also in the 1890s, the grand seafront terraces were built, including a shelter hall and a lift which still exist.

Madeira Drive became a racetrack a century ago, largely due to the initiative of Sir Harry Preston, owner of the Royal York and Royal Albion hotels. It was Preston's idea to have somewhere in Brighton

capable of staging races between motor cars, then very much in their infancy.

Huge crowds were drawn to the seafront to watch the top drivers of their day go through their paces. In the main event of the first racing weekend in July 1905, Clifford Earp covered a kilometre at 97.20 miles an hour, an immense speed for the time.

The events are perpetuated every year in the Speed Trials held every September in which cars cover the same course at a far greater lick.

Madeira Drive has also been for many years the finishing point for the Veteran Car Run, held each November to commemorate the lifting of punitive speed restrictions on early cars.

Many other events have been held over the years either on or finishing at Madeira

Taken from an article by Adam Trimmingham
Courtesy of the Brighton & Hove Leader

Drive. One of the biggest is the London to Brighton cycle run, started only 30 years ago and now attracting up to 30,000 riders each June.

Volk's Railway has operated along the sea side of the road since 1883, although it badly needs extending at either end so that it runs from the Brighton Pier to the Marina.

There have been constant changes to the street scene. A colonnade was erected at the Aquarium end in 1930 and Peter Pan's Playground, a rather ugly amusements centre, was built half way along after the Second World War. This has since been demolished to be replaced by crazy golf and a children's playground.



At play in Peter Pan's Playground.



Crowds line up to watch the Wincanton Classic bike race in July 1990



Building a greener gateway to Brighton

Sussex-based development company, QED, announce that their plans for Gladstone Row in the New England Quarter exceed the requirements of a sustainability checklist designed by Brighton and Hove City Council.

The proposed development will enhance the new gateway community to Brighton, with environmentally responsible building methods and will overlook a public greenway proposed for the entire New England community.

The plans for Gladstone Row include 21 town houses, 14 flats and approximately 1,100 sq metres of office space and the new development will contribute much needed affordable homes and office space in the centre of Brighton.

Uniquely positioned along the top of a Victorian railway retaining wall, Gladstone Row receives its named from the 1882 Brighton built locomotive engine. The railway theme continues throughout the entire New England Quarter community with a proposed greenway to run through the site from New England Road to Brighton Station. The greenway will provide a safe traffic-free route, and feature railway inspired art and public seating all created by local artists.

Lead artist, Steve Gelliot, of Gelliot Atkinson and Mills, comments: "We are delighted to be working as lead artists for the New England Quarter. For the

greenway we have designed works of art and functional items, such as signs and seats, which reflect the railway and industrial heritage on the one hand, and the more natural elements that this vital living space embodies."

To maintain high levels of sustainability, all materials used in the development of Gladstone Row will be supplied by manufacturers that follow sustainable production methods. Surface water drainage will be used as grey water in the office units and for watering the greenway. The majority of concrete used will be sourced locally to reduce transportation impact.

Director of QED, Chris Gilbert, says: "We are very excited at the prospect of providing environmentally responsible family homes and offices in the heart of Brighton.

Only a couple of minutes walk to the station, the elevated position of Gladstone Row benefits from spectacular views across the city and we anticipate a strong demand from existing Brightonians and welcome those wishing to re-locate to our exciting city."

BRIGHTON - NEWS IN BRIEF

New 24-hour bus route

In September Brighton and Hove's all-night bus service was expanded with a second route.

Shift workers, late-night commuters and clubbers will be able to take advantage of the new 24-hour, seven-day-a week N25 service, which will run between Falmer and Portslade. It follows the success of the city's first all-night bus, the N7, which has been running for two years. The N25 will run every half hour between Falmer via Lewes Road into the city centre and continue to Hove and Portslade on a circular route, taking in Western Road, Church Road and New Church Road, returning via Portland Road and Blatchington Road. Timetables will be arranged so that convenient connections can be made between buses on the N7 and N25 in North Street, allowing easier latenight journeys between, for example, the marina and Lewes Road. The N7 from the marina to Brighton and Hove stations has proved popular with night workers and late-night revellers since its launch in autumn 2004.

Roger French, managing director of Brighton and Hove Buses, said: "We've been very pleased with the gradual increase in passengers making use of the N7 night bus service and are confident the N25 will become equally popular, especially as it will serve such a wide catchment area of west Hove and east Portslade as well as the university sites in Lewes Road and at Falmer. The N7 is used by a huge range of people, not just clubbers but those who have to get to work early in the city and people working late at restaurants and casinos".

Walkers' delight as undercliff path reopens



People can finally enjoy a popular seafront stroll after an undercliff walk was reopened after five years.

The path between Black Rock, near Brighton Marina, to Saltdean was closed in 2001 when part of the cliff behind Asda collapsed. Repairs to stabilise the cliffs were restricted following a public inquiry as the area is a site of special scientific interest with mammoth, woolly rhino and hippo fossils. The council will monitor the cliffs and work with Brighton University to develop an early warning system for future problems. Signs at either end of the walk will warn of the risk.

The 19th Annual Hanover Beer Festival

Ale with Ambience!

Hanover Community Centre, Southover Street

29th September - 6.30pm - 11pm

30th September - 12 noon - 3pm & 6.30pm - 11pm

Brian Stacey Exhibition

Hanover Community Centre - 22nd October to 17th November

Opening times - Sundays:

October 22nd & 29th - 10.30am to 1.30pm

November 5th & 12th - 10.30am to 1.30pm

Opening times - Tuesdays:

October 24th & 31st - 12.30pm to 3.30pm

November 7th & 14th - 12.30pm to 3.30pm

Fridays: October 27th, November 3rd, 10th & 17th - 6pm to 8pm

Hanover Centre Xmas Expo 3

Hanover Community Centre - 2nd & 3rd December

Exhibition, stalls, fair trade café & mulled wine etc.

Brian says -

"These paintings are how I've seen the world. They are about the rich, the shifty, and the dodgy, and how you cannot tell who's who. The symbols represent the world we live in; money, greed, power, control. I paint about society; however, I see myself as apart from it. There is nothing shocking in the pictures, the shock is what we have missed. These paintings have been kept alive over the years thanks to my friends Paul Bonett and Henry Butler."

City set to benefit from new Marina plans

A 40 storey skyscraper will rise above Brighton Marina providing spectacular views along the Sussex coastline. The 420ft tower, dubbed the Roaring Forties, will be the centrepiece of a £235 million development which has won planning permission from Brighton and Hove City Council and should be built by 2012.



The tower, designed by awardwinning architects Wilkinson Eyre, will be the tallest building in Sussex and will have a public viewing gallery on the top floor. A swing bridge, similar to Jim Eyre's 25 million 'winking eye' masterpiece in Gateshead, will connect two breakwaters at either side of the marina allowing people to walk all the way around it for the first time. A second bridge over the beach at Black Rock will connect the site with Madeira Drive allowing easier access for pedestrians and cyclists. Located in the Outer Harbour, the proposed development aims to dramatically enhance the Marina and city skyline and provide vital local amenities including more than 340 affordable homes to help the city's essential workers buy and rent homes. The stunning 40-storey tower, a focal point of the site, remains an integral part of the scheme, forming a visual link between the Marina and the city.

Expected to take around five years to complete, the development promises a £21 million community investment, plus over 100 permanent jobs at the Marina and around 400 during construction.

The new planning application proposes:

- 853 apartments in 11 new buildings
- £13 million subsidy towards 341 affordable homes
- £1.35 million investment in sustainable transport including: car club, commuter bus link and improved bicycle and pedestrian routes connecting the Marina to the city
- £2 million towards education, culture, tourism and amenities including a Yacht Club, doctors' surgery, sports and play areas
- A public viewing gallery with breathtaking views along the coast
- 28,000 sq ft commercial, including 7 new restaurants and cafes
- A swing bridge creating a 2km walkway around the Marina
- Sustainable measures with renewable energy harnessing solar, wind and wave power
- Measures to save water and reduce CO2 emissions
- 100% EcoHomes 'Excellent' rating, placing the homes in the country's top 2%

The architectural plans for the scheme, produced by Wilkinson Eyre, have been highlighted by CABE (Commission for Architecture and the Built Environment) as one of our national developments demonstrating best practice in design and planning.

Andrew Goodall, managing director of Brunswick Developments explains: "This application presents a real opportunity to bring vital community benefits and exceptional architecture to the Marina. The concerns raised over the previous scheme have played a crucial role in shaping this new application.

"We received overwhelming support urging us not to give up. We listened carefully to all views and I believe we now have a scheme that addresses concerns, but remains true to our original vision"

