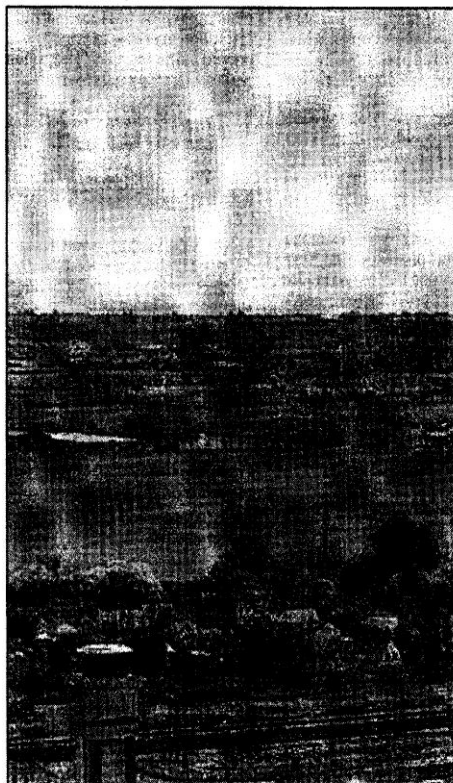


29. JAN 2013

Airport 'lowers some house prices by 15%'



By **DAVID TRAYNER**
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HOUSE prices under the flight path of Southend Airport have dropped by up to 15 per cent, surveyors claim.

Agents preparing compensation claims say homeowners have cut their asking price by 10 to 15 per cent to sell their property following the expansion of the airport.

Bosses at Southend Airport revealed six claims for compensation have come to light so far and said they would be assessed when house price data becomes available.

Chartered surveyor Chris Hunt, of Hunt Scott, in Dorking, said: "I know of other people on the market who cannot sell, but these are people who have been prepared to bite the bullet, lower their price and lose the short-fall."

"For these people, obviously they are dotted around, but as far as I'm concerned it's ten to 15 per cent, depending on location."

...but others have risen
says council

Homes under the flight path have fallen in value, surveyors claim

Mr Hunt has submitted three "advanced claims", where a homeowner who has sold their property within the first year of a development - such as the airport runway extension - registers an intention to seek compensation for a loss in value as a result when claims are considered at the end of the year.

Jonathan Carrington, of Cardiff-based surveyors Carrick and Co, has submitted about five such claims,

which are key evidence of devaluation; although it remains to be proven if increased flights caused the loss.

Mr Hunt has been receiving about two new claims a day since Christmas and is now representing about 100 homeowners. Carrick and Co have more than 300.

Westcliff-based chartered surveyor Michael Marriott, who has more than 500 clients, said: "We have a number of clients trying to sell their property. Some say they have had to reduce their price due to the impact of the airport and others have said they have lost their sale due to the airport."

"We have been told by some vendors that they do not wish to notify the airport of a pending claim for fear of prejudicing their sale as such a notice would have to be disclosed to the purchaser."

Some vendors do not wish to notify the airport for fear of prejudicing their sale

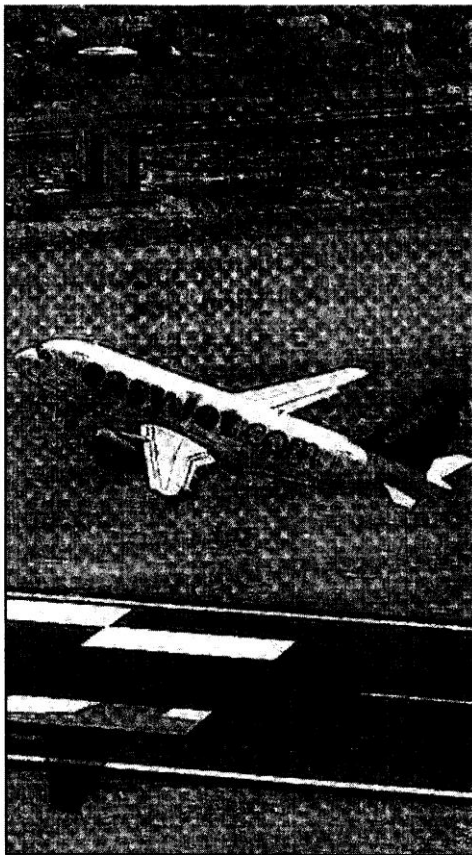
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Southend Adult Community College (SACC) is hosting its 2nd annual Celebrating Achievements Awards on Thursday 31st January. The awards ceremony celebrates the

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■ Bane or boon - an easyJet plane lands at Southend Airport. Some say the airport has given the town a boost while others say it has devalued their homes

...but others have risen says council

COUNCILLORS credited the airport expansion after Southend experienced the biggest rise in house prices in the UK last year.

More than 500 jobs created by the rebirth of the airport under the Stobart Group - with another 300 on the way - and the convenience of flights to Europe from your doorstep have been a factor in the 15 per cent rise in property values across the borough, independent councillor Martin Terry said last month.

The house price increase was revealed by the Halifax. But while the airport may have driven up prices in some areas, it appears to be creating a postcode lottery.

Rob Cooke, a partner at Hunt Roche estate agents, in Eastwood Road, Leigh, has said the increased number of airport staff has driven up prices in Southend, but some areas appeared to have lost value after the airport expanded. Alastair Welch, managing director of the airport, said: "While recent evidence reinforces the strength of house prices in the Southend area, a total of six claims have been made for compensation from agents acting on behalf of people who have recently sold properties in the area.

"We anticipate that, as further house price data becomes available, their validity will be appropriately assessed."

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Southend adult community college

20 outstanding learners, staff, partners and community groups will be presented with award trophies by The Worshipful the Mayor Cllr Sally Carr in recognition of their hard work, determination and commitment to learning; be it fantastic exam results, personal achievements or continuing to learn during difficult times. The College will also recognise the important hard work and dedication of staff in helping students achieve their full potential.

The awards ceremony will be attended by a host of local dignitaries including The Worshipful the Mayor Cllr Sally Carr, Rob Tinlin Chief Executive of Southend Borough Council, Cllr Nigel Holdcroft Leader of Southend Borough Council, Cllr Jarvis Southend Borough Council and David Amess Conservative MP for Southend West.

Ben Sparrow Apprentice of the Year 2011/12 said: *I am honoured that the college holds me in high enough regard to give me this award, when I take into account the other apprentices I have spent time with over the past year or so. Completing an apprenticeship is, in itself, a great achievement, and the qualifications that go with that will help me with my future career. To complete*

Southend Adult Community College (SACC) is hosting its 2nd annual Celebrating Achievements Awards on Thursday 31st January.

The awards ceremony celebrates the fantastic work undertaken by the College and its learners and takes place at the College's Business Enterprise Skills Training Centre, Ambleside Drive Southend

the apprenticeship with this recognition, however, is in a different league, and I am very grateful to the college, and also the tutors and peers with which I have worked.

Principal Stephen Lay said: *"Events like this are an important part of College life; they celebrate success, raise the college's profile in the local community and show case good practice. Hopefully others will be inspired to take up further learning or training through hearing about the success of the award winners. In these tough economic times it is heartening to see that our learners have not let this get in their way; in fact it has made them more determined to succeed in their chosen courses. They should all be very proud of what they have achieved"*

SACC's panel of Governors were responsible for the very tough decision of deciding the winners for each category.

