

The Letter



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Spelling Out Support For City Charity With Countdown Queen Susie Dent



We joined around 200 fellow members of the Portsmouth Property Association (PPA) for its 103rd Annual Charity Dinner, helping to raise more than £8,000 for Spark Community Space. It was our pleasure to sponsor the appearance of guest speaker Susie Dent MBE, resident wordsmith for the Channel 4 game show Countdown and comedy panel show 8 Out of 10 Cats.

We were in stitches as Susie, pictured above with our Managing Director Neil Shaw, regaled her audience with the meanings and origins of a selection of obscure words, some centuries-old and some imported from other languages.

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Among them were 'nodcrafty', a 17th century description of people who nod their head as if they understand everything the other person is saying but actually don't, or aren't listening anyway.

A more modern delight is the Japanese word 'kuchisabishii', with Susie explaining: "Kuchisabishii is going to the fridge over and over again in the vain hope of finding something new in there. The reason I love it is that the literal translation is 'lonely mouth'."

Susie also mentioned 'binfluencer', explaining: "That neighbour who always puts their bins out before anyone else, prompting us all to do the same, is a binfluencer." Something which, as you can see, our managing director Neil has very much taken to heart!

Welcoming all to the black-tie dinner, held at the Village Hotel in Cosham, PPA Chairman Ian Lee explained that Spark is a charity that tackles loneliness and operates out of a welcoming, safe community space in Fratton.

Ian said: "Spark is making an amazing difference to the lives of isolated people, providing that all-important sense of belonging which we have here at the PPA – and have enjoyed since the PPA's formation more than a century ago."

One of the main fundraising initiatives for Spark on the night was a grand charity auction of donated gifts and experiences conducted by Clive Emson MBE, founder of regional land and property auctioneers Clive Emson Auctioneers.

Among the 13 lots were a tour of the one of the world's most successful Formula One teams, Williams, at Oxfordshire's 'Horsepower Valley', a Cessna flying lesson from Goodwood in West Sussex and a signed copy of Susie Dent's book 'Word Perfect: Etymological Entertainment for Every Day of the Year'.

We were only too happy to lend our support to the annual dinner once again. As we caught up with our many friends and contacts across the property sector, we are thrilled to have helped raise funds for Spark Community Space in the process too.

Founded in 1920, the PPA brings together estate agents, surveyors, lawyers, brokers, architects and other professional advisers, covering residential, commercial and retail, into a collective voice to drive the economic prosperity of the Portsmouth region.

Providing excellent customer care is by far the most rewarding part of our job.

We really appreciate everyone who has taken the time to give us a five-star review on Google recently.

To see our reviews, or to leave your own, please search Chinneck Shaw on Google.

Industry Update

In this section, we keep you up-to-date with all the changes to the private rented sector, including important legal developments.



Why Robust Tenant Referencing Matters More Than Ever

The lettings landscape is set to change dramatically with the introduction of the Renters' Rights Bill, expected to become law in late 2025. Among its key changes are the abolition of Section 21 'no-fault' evictions, the shift to rolling periodic tenancies, and tighter restrictions on landlord possession grounds.

While these changes strengthen tenant security, they also restrict landlord flexibility: evictions for rent arrears now require three months' overdue rent (up from two) and a four-week notice period. Landlords selling or moving in must give four months' notice and cannot issue these until a tenant has occupied for at least 12 months.

This means if a tenancy becomes difficult – whether due to non-payment, anti-social behaviour, or other breaches – your options as a landlord will be more limited and time-consuming.

In this context robust referencing checks have never been more vital. At ChinneckShaw, we undertake detailed referencing checks of credit histories, employment/income verification, landlord references, and right-to-rent proof.

Recently with the support of our referencing platform Goodlord, these checks have become even more robust with all tenants now being checked against the UK Sanctions List, for political exposure and bad press; along with their identification being checked using facial recognition software.

These safeguards help us identify potential risk early, allowing landlords to mitigate issues before agreements are signed.

A thorough assessment before a tenancy begins helps safeguard your investment and prevent avoidable issues down the line.

With the upcoming legislation placing more responsibility on landlords to 'get it right' from the start, prevention is far better than cure.

Trust Chinneck Shaw to help you make informed, confident decisions about who lives in your property.

Got questions about the Renters' Rights Bill or tenant checks? Get in touch – we're here to help.

Welcome Ana!

As part of the successful lettings portfolio transfer from Lawson Rose, Chinneck Shaw are pleased to welcome Ana Tudor to the team.

About Ana:

Ana has more than 10 years' experience in property management, having qualified as CCRM in the United States, and holding international professional certifications in management and customer service. Born in Bucharest, Romania Ana had travelled widely, settling for a while in California and eventually relocating with her husband and daughter to Portsmouth 16 years ago.



Ana speaks Romanian, Spanish and English, and has dabbled in many other languages assisting her to make almost every potential tenant feel understood.

When she's not at work, Ana enjoys being outdoors, pottering in her garden, or by the sea spending time with friends or attending a concert. Ana has fitted in seamlessly to the Chinneck Shaw team, with her valued experience of the previous Lawson Rose lettings portfolio ensuring a smooth integration in to Chinneck Shaw.

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What's on Portsmouth?



Victorious Festival 2025

This year's festival will take place from August 22-24, 2025, at Southsea Seaground in Portsmouth, UK. This year, the festival will feature a strong comedy lineup alongside music acts. Notable headliners announced include Kings of Leon, Queens of the Stone Age, and Vampire Weekend.

SailGP Championship 2025

SailGP returns to the UK with fast and furious racing set to take place right here in Portsmouth.

The highly-anticipated Emirates Great Britain Sail Grand Prix takes place over the weekend of 19 and 20 July - the first UK event since Season 3 back in 2022.

Witness the thrill of what has been dubbed 'the most exciting racing on water', with spectacular viewing from the elevated Race Stadium. Meanwhile a huge on-water presence is expected on The Solent as the UK's passionate sailing fandom pack out the event.

Sail GP Portsmouth is Race 8 in a calendar of 14, with other global locations including Auckland, Dubai, New York, Sydney and Rio de Janeiro.

Tickets are available at sailgp.com/portsmouth

