

The Letter



Issue 39

July 2026

100 Years of City Status for Portsmouth



The King has been pleased, by Letters Patent under the Great Seal of the United Kingdom of Great Britain and Ireland, bearing the date 21st instant, to ordain that the County Borough of Portsmouth shall be a City and shall be called and styled "The City of Portsmouth" and that the Mayor, Aldermen and Burgesses of the said Borough shall be one body politic and corporate by the name and style of "The Mayor, Aldermen and Citizens of the City of Portsmouth"

The culmination of a 25 year campaign, it was with these words that Portsmouth was officially granted City status in April 1926. This issue of *The Letter* marks 100 years since that momentous occasion, highlighting what makes our Island City special, and showcasing some of the events this summer to celebrate this milestone event.

While Portsmouth had already been in existence for many centuries, having been granted its first charter in 1194 by Richard I, Portsmouth's status as a town remained for over 700 years, despite several charters, rights, and privileges being conferred on it during the intervening years. In 1926, Portsmouth finally received City status, and has been growing and thriving ever since. Let's take a look at some key developments:

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Since 1926 and Portsmouth city status, key milestones include the creation of the Anglican Diocese (1927), the elevation of the Mayor to Lord Mayor (1928), and the purchase of Lump's Fort (1932).

From 1959 to 1979, Portsmouth underwent major reconstruction. The Guildhall and Clarence Pier reopened, and the city centre was reimagined. The Polytechnic (later University of Portsmouth) emerged as a key educational institution. The 1960s and 70s also saw the rise of cultural landmarks such as Central Library, Southsea Castle and Portsmouth's International Port.

The Mary Rose was raised (1982), the D-Day Museum opened (1984), and Portsmouth hosted the first Great South Run (1991). Portsmouth also gained unitary authority status (1997), opened Gunwharf Quays (2001), and saw Portsmouth FC promoted to the Premier League (2003), winning the FA Cup in 2008. Major infrastructure projects included demolishing the Tricorn (2004) and the Spinnaker Tower (2005).

Cultural events like the Victorious Festival (from 2012) and the D-Day 75 commemorations (2019) have highlighted the vibrancy of the city's cultural offer. The Southsea Coastal Scheme attempts to protect Portsmouth's seafront for future generations

Throughout the century, Portsmouth has balanced tradition and transformation. From war and austerity to regeneration and celebration, the city has continually adapted while honouring its maritime heritage and civic spirit, making Portsmouth a great place to live, work, and invest in.



What's On

Pride of Portsmouth Lion Trail

Over the summer, an entire pride of lion sculptures will take over the city.

The sculptures have been designed by local artists and are inspired by their home city, and will be placed around Portsmouth between 13 July and 13 September.

The trail, developed in association with public art firm Wild in Art, will include an app to download and "unlock" each lion to find more information and rewards.

Centenary Concert Series

A special series on concerts will be held in Guildhall Square between 10 and 18 July.

Performances announced so far is a symphonic tribute to the film music of Hans Zimmer and John Williams, as well as an orchestral celebration of 80s music.

Visit Portsmouth said "more exciting concerts" would be unveiled as part of the series ahead of its launch in July.

100 Not Out

To celebrate its centenary, Portsmouth City Council has invited residents who are turning 100 this year to celebrate the milestone at a special tea party in September.

It will bring together residents who were born in 1926 to "recognise their lives, stories, and contribution to the city across a century of change", the authority said.

The event, which is being held on 28 September, will only be open to people born or currently living in the city, and anyone wishing to register interest on behalf of a centenarian should contact the council by the end of June.

Industry Update

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

Summer Property Maintenance

Small Investments That Protect Rental Income and Reduce Winter Costs

Summer is an ideal time for landlords to invest in preventative maintenance across their rental property portfolio. Longer days and favourable weather make repairs quicker and more cost-effective than during winter, while proactive maintenance helps protect both the property and rental income.

Well-maintained homes attract higher-quality tenants who are often willing to pay higher rents for properties that are clean, safe and well cared for. They are also more likely to renew their tenancy, reducing costly void periods, letting fees and the expense of preparing a property for new occupants. Combined with fewer emergency repairs, summer maintenance offers an excellent return on investment.

A sensible place to start is the roof, guttering and rainwater goods. Replacing damaged tiles or clearing blocked gutters is relatively inexpensive but can prevent water ingress, damp and costly internal repairs during the winter. External walls, brickwork and pointing should also be inspected for cracks or deteriorating mortar. Addressing minor defects in dry weather helps prevent moisture penetration and avoids more expensive repairs later.



The property's exterior also plays an important role. Maintaining gardens, repairing fencing, cleaning paths and refreshing external paintwork creates a strong first impression for prospective tenants. Well-presented homes often let more quickly, achieve stronger rental values and attract tenants looking for a long-term home.

Summer is also the ideal time to service boilers and heating systems before engineers become busy in autumn. Identifying worn components early is usually more affordable than emergency winter repairs and helps ensure tenants remain comfortable throughout the colder months.

Windows and doors should be checked for worn seals, damaged locks and sticking hinges. Improving insulation and security enhances tenant comfort, reduces heating costs and increases the property's appeal. Inside the property, landlords should inspect extractor fans, ventilation systems and any early signs of condensation or mould. Resolving ventilation issues before winter helps prevent mould, reducing the risk of costly remedial work and tenant disputes.

Refreshing internal decor can also make a significant difference. Repainting walls, replacing worn flooring or updating tired fixtures improves presentation without major expense and can help justify stronger rental values while reducing void periods.

Landlords should also use the summer months to review compliance requirements, ensuring gas safety inspections, electrical testing, smoke alarms and carbon monoxide detectors are all up to date. Planning these works in advance helps spread maintenance costs and avoids last-minute appointments.

At Chinneck Shaw, we view maintenance as an investment rather than an expense. Every pound spent protecting a property's condition can deliver returns through higher rental values, longer tenancies, shorter void periods and fewer emergency repairs. If you would like us to review your property and recommend maintenance that can be completed now rather than later, our team would be happy to help.

Victorious Festival 2026

Victorious Festival returns for the August bank holiday weekend in 2026, bringing with it more huge names from the world of music, comedy and entertainment. Your 2026 headliners are Richard Ashcroft (Friday), The Black Keys (Saturday) and Kasabian (Sunday). The afternoon special guest slots are, respectively, Rudimental, Dizzee Rascal and Sigrid.

Elsewhere on the line up you have huge names and returning favourites - among them: Faithless, Scissor Sisters, Nile Rodgers & Chic, The Streets, Basement Jaxx, Bastille, Jessie J, Primal Scream, Happy Mondays, The Vaccines, James Arthur, Kelis, Doves, Kate Nash, Lottery Winners, Hard-Fi and loads more besides.



Sail GP

The most exciting racing on water returns to UK shores in 2026 for the Emirates Great Britain Sail Grand Prix | Portsmouth. After a sold out debut in 2025, the Rolex SailGP Championship is back on Southsea Common with 13 national teams set to battle for victory on the tumultuous waters of the Solent.

With spectacular grandstand views of the flying F50 catamarans and unforgettable Après-Sail entertainment from Jess Glynne and Craig David, it will be the best race of the summer.

Vintage Bus Tours

Take a vintage bus ride across the city this summer, as the City of Portsmouth Preserved Transport Depot hosts a number of services across lots of different routes. Step aboard and journey across Portsmouth on these classic, expertly preserved buses.

12 July

Service from The D-Day Story and RNLI Open Day at the Hayling Ferry

19 July

Wicor Depot Open Day

16 August

Service from The D-Day Story

19 and 26 August

Service from Portsmouth Museum and Art Gallery

13 September

Service from The D-Day Story



Colleague Spotlight: Lexie Hutson

Property Administrator



Lexie joined the Chinneck Shaw team in April this year and has fit right in. After completing her degree in History at the University of Sussex, Lexie then joined Foxtons in London as an office administrator gaining extensive experience in office management and property, all of which has enabled her to hit the ground running.

Since relocating to Portsmouth, she has found a new love of cooking. Lexie's other interests include travelling, true crime documentaries and novels, wellness and self-care, and spending far too much money on clothes and concerts. She's also at her happiest when at Disneyland.



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