

Bulletin

August
2014



Networking Lunch

Wednesday 3rd September 2014
12.30pm
Porters Park Golf Club
Shenley Hill,
Radlett,
Hertfordshire
WD7 7AZ

St Albans District Chamber of Commerce
MCMVIA
St Albans • Harpenden • London Colney

Ed Vaizey MP

**Parliamentary Under Secretary of State for
Culture, Communications and Creative
Industries**



Ed Vaizey was appointed Parliamentary Under Secretary of State for Culture, Communications and Creative Industries in May 2010. He is the Conservative MP for Wantage and Didcot . Come to our event and listen to his ideas and have your say!.....

The Minister for Culture, Communications and Creative Industries is responsible for the following policy areas at the Department for Culture, Media and Sport:

- **Broadband, spectrum and telecoms**
- **Culture**
- **Heritage and the built environment**
- **Internet and creative industries**
- **Libraries**
- **Media**
- **Museums and galleries**



Event Catering provided by: R & J Catering at Porters Park www.rjcatering.co.uk

SA Law proudly supports St Albans Chamber of Commerce

Our team of legal experts are dedicated to helping businesses and individuals. Learn more about our services by visiting www.salaw.com

St Albans 01717 798000 | London 020 7183 5683 | info@salaw.com

**SA
LAW**

Top ten tips for finding new business premises



SA Law Solicitor Gary Dunger shares his top tips for finding a new commercial property and what you need to consider from finding the premises to the fit out, to help make the process as painless as possible.

Start planning early – finding premises and securing the right deal can take many months. You then need to allow at least two months to deal with the legal process. The closer your moving deadline is, the harder it will be to secure the premises you want on your terms.

Don't try and do it all yourself – it may seem cheaper in the short term, but beware: local market knowledge is key. A property consultant's experience in finding property and negotiating terms for tenants and buyers should be able to secure you a better deal. Ensure you consult with professionals on the terms of your lease.

View a number of properties – even if the first property you see ticks all the right boxes, you should look at what else is available. You may find something cheaper but

even if that doesn't suit your requirements, having other options may give you more leverage to get a better deal on the space you want if the seller thinks they are competing for your business.

Get a survey – whether you buy a property or take a lease, you mostly do so at your own risk in the deemed knowledge of its condition and any defects, often with little come-back against the landlord or seller. It is up to you to ensure you are satisfied with the property – make sure you have any appropriate surveys carried out before you exchange contracts.

Instruct a solicitor – your solicitor will ensure that the main terms you have agreed are reflected in the final documentation, but they will also seek to minimise your liabilities, as the documentation drafted by the landlord's or seller's solicitor will often be weighted in their favour. Your solicitor will also ensure that you know what your responsibilities are and will make appropriate searches and enquiries to ensure, for example, that the property benefits from the correct planning permission.

You will need to fit out the property – it's rare that you will find a property that doesn't need any alteration before you occupy it. Not only do you need to build in time to deal with your IT installation and fit-out, you may need building regulations approval for works and, if letting, separate consent to carry out alterations under the terms of your lease from your landlord.

Think about total lease costs – How much a lease is going to cost you is not all about the headline rent. Some landlords will offer an inclusive rental that may include matters such as business rates, utilities, insurance and/or maintenance charges, if not then some or all of those items will be payable in addition and could add substantial sums to the overall cost to you. Of particular importance is to consider the service charge budget for the building/estate and the percentage which you will have to pay. It is worth trying to negotiate a service

charge cap as without this your potential liability is unlimited.

Don't forget your old lease! – It would be easy to forget your responsibilities. Break notices, should you need to serve one before you quit your premises, are usually very time specific and all leases contain repairing obligations stipulating the condition in which you must leave the premises when you move out. If you fail to comply, this could leave you with a hefty dilapidations payment or even paying rent until the premises are in a condition that the landlord can re-let.

Market your move – remember to make the most of your move, a move to new premises is the ideal time to put yourself in the minds of your customers and clients and send out a positive impression of the business and its growth.

Think about your staff – moving premises also raises legal issues in relation to your employees, it is important to consult an employment specialist to minimise the risk of any move infringing upon employees' rights or breaching terms of employment contracts.

Contact Us

If you have any questions about Commercial or Residential property get in touch:

Gary Dunger | Associate Solicitor
St Albans | 01727 798000
London | 020 7183 5683



SA Law moved to new business premises in St Albans on 22nd August 2014 and are now operating from: Gladstone Place, 36-38 Upper Marlborough Road, St Albans, Hertfordshire, AL1 3UU.

Not only is the new office larger, it also includes an expansive client hospitality suite. To find out more visit www.salaw.com

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A Date for Your Diary!

The Chamber Ball 2014

Saturday 22nd November at Sopwell House Hotel

We are looking for sponsors for this event.
Please contact us for further details.

01727 863054

COMMUNITY BUSINESS AWARDS

2014



FINALISTS

Best New Business

Sponsored by: Debenhams Ottaway Solicitors

- Ben Jackson PT
- Clearcut Recruitment
- Mums Guide to Harpenden
- The Chocolate Wrapper
- The Pudding Stop

Best Green Business

Sponsored by: St Albans District Council

- BRE
- Butterfly World Project
- Lussmanns Ltd
- Rothamsted Research
- Sera Technologies

Corporate Social Responsibility

Sponsored by: Harpenden Building Society

- Golden Giving
- Raindrops on Roses
- St Albans District Credit Union
- St Albans Film Festival
- St Michaels Manor

Best Restaurant

Sponsored by: Herts Advertiser

- Bar Azita
- Chez Mumtaj
- Lussmanns
- The Lake Restaurant
- Thompson @ Darcy's

Young Person of the Year

Sponsored by: Oaklands College

- David Wright
- Erin Keenan
- Joseph Arm
- Morgana Evans
- Sophie Burnett

Business Leader

Sponsored by: Rayner Essex Accountants

- Andrei Lussmann
- Ian Hopkins
- Jon Dean
- Keith Lunn
- Penny Mortimer

The President's Award

Sponsored by: Hertfordshire Business
Independent

- Abraham Bejarano
- Annie Brewster
- Anthony Baker
- Elena Ophira
- James Allen



St Albans • Harpenden • London Colney

An audience with STEVE CRAM MBE



Date:
1st September 2014
Time:
6PM
Venue:
The Woollam Playing Fields, 160
Harpenden Road, St Albans,
Hertfordshire, AL3 6BB
Itinerary:
6.00PM Arrival
6.30PM Buffet
7.30PM Steve Cram
9.00PM Finish

Join us to celebrate the commencement of OA Rugby's new season. We are delighted to welcome Steve Cram as our speaker. This is a chance to meet a sporting legend who has many achievements including six Gold medals at the Commonwealth Games and the European and World Championships. In 1984 Steve returned from injury to take a Silver medal in the 1500m in Los Angeles. The following year he broke World records in the 1500m, 2000m and Mile, all within 19 days; the latter lasting almost 9 years.

Tickets - £25.

Please book by sending your cheque to

OA Sport, The Woollam Playing Fields, 160 Harpenden Road, St Albans, Hertfordshire, AL3 6BB

Or by phoning Barbara at OA sport on 01727864476

Or by sending Barbara an email to Barbara@oasport.com

This speaker has generously been provided by
Clydesdale Bank



Please either call 0727 864 476 or email Barbara@oasport.com

INVITATION

Thursday 25th September 2014 at 7.00pm

ST ALBANS CATHEDRAL

ST ALBANS DISTRICT CHAMBER OF COMMERCE



COMMUNITY
BUSINESS
AWARDS

2014

You are cordially invited to the

ST ALBANS DISTRICT CHAMBER OF COMMERCE COMMUNITY BUSINESS AWARDS 2014

Hosted by Natalie B (Heart FM Breakfast Show)
and Paul Rosenthal (Chamber Director)

Join us for a night to remember, in the spectacular surroundings of St Albans Cathedral, during the Festival of Bloom, as we celebrate the outstanding contribution of businesses and individuals to the community of St Albans City and District. Bring some guests and enjoy a Champagne Reception, two-course supper with wine, musical entertainment and an evening of valuable networking.

Supporting the Cathedral Development Fund

Tickets are £27.50 and can be purchased online at
www.stalbans-chamber.co.uk

St Albans District Chamber of Commerce thanks the following for their sponsorship of the Community Business Awards: Debenhams Ottaway, Harpenden Building Society, The Hertfordshire Business Independent, The Herts Advertiser, Oaklands College, Rayner Essex, St Albans City and District Council

Don't Just Join... Join in !!!!

New Members

We welcome the following companies to the Chamber:



Follow us on twitter!
@stalbanschamber

Ben Jackson Personal Trainer

Mobile personal training service

60 Ash Grove

Wheathampstead

St Albans

Hertfordshire

AL4 8DF

Tel: 07725742728

Web: www.benjacksonpt.com

Contact: Ben Jackson

Position: Business Owner

Email: ben@benjacksonpt.com

Pardell PR

PR Marketing

1st Floor

121c London Road

Knebworth

Hertfordshire

SG3 6EX

Tel: 01582 537137

Web: www.pardellpr.co.uk

Contact: Frances Pardell

Position: Owner

Email: frances@pardellpr.com

iUVO Design Ltd

Specialists in creative business communications

Fountain Court

2 Victoria Square

St Albans

Herts

AL1 3TF

Tel: 01727 884755

Web: www.iuvodesign.com

Contact: Stephen Carpenter

Position: Creative Director

Email: stephen@iUVOdesign.com

Hourglass Fitness

Personal Trainer

2 Noke Side

St Albans

Herts

AL2 3EF

Tel: 07866 687042

Web: www.hourglassfitness.co.uk

Contact: Sarah Lister-Morford

Email: sarah@hourglassfitness.co.uk

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