

Moving Home Guide

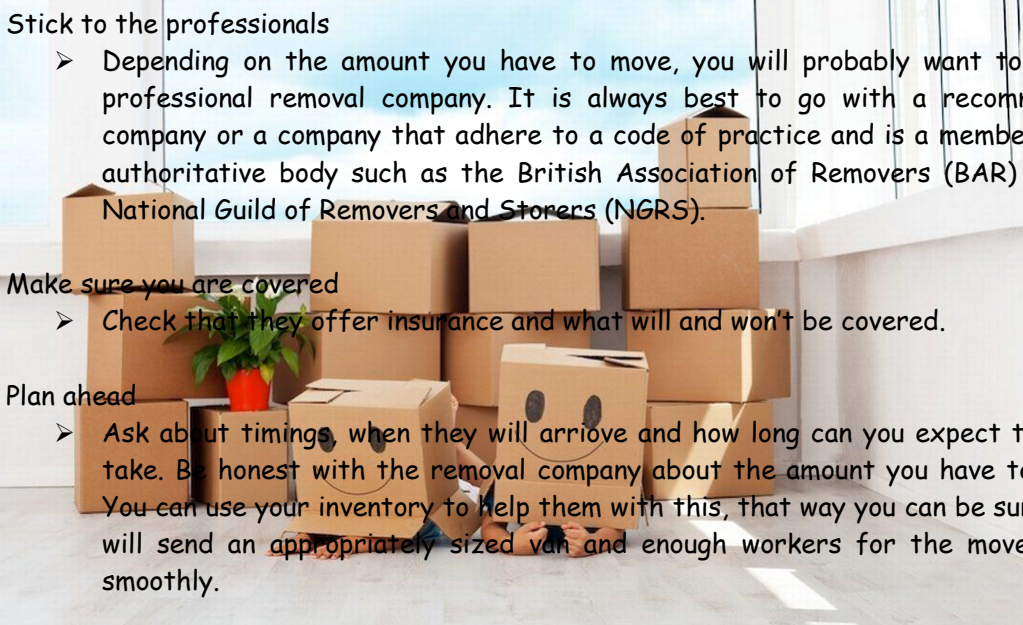
Once you've got your new house, you will need to make all the arrangements regarding moving home.

We have put together some simple moving home guides to help during this potentially stressful time.

Whether you need help with all the things you need to do prior to, and on the day of your move. Or you're looking for advice with relocating. We're here to help!

Planning Your Move

It is never too soon to get organised for moving house. The best place to start is by having a good clear out. Go through your home room by room and be as ruthless as you can. This will save you both time and money in the long run. Make an inventory of what you are keeping. This will be very useful for the packing process and the move itself.

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- Stick to the professionals
 - Depending on the amount you have to move, you will probably want to hire a professional removal company. It is always best to go with a recommended company or a company that adhere to a code of practice and is a member of an authoritative body such as the British Association of Removers (BAR) or the National Guild of Removers and Storers (NGRS).
 - Make sure you are covered
 - Check that they offer insurance and what will and won't be covered.
 - Plan ahead
 - Ask about timings when they will arrive and how long can you expect them to take. Be honest with the removal company about the amount you have to move. You can use your inventory to help them with this, that way you can be sure they will send an appropriately sized van and enough workers for the move to go smoothly.
 - Make sure everyone has a key
 - The exchange of keys should be arranged for the day of the move, if not before, as it will be costly to have the removal van waiting around.
 - Make a plan of your new property and decide what each room will be used for
 - You can then use this plan to co-ordinate your packing and label or colour code your boxes and furniture accordingly. Give a copy of the plan to the removal company. They can make sure that the furniture and boxes destined for bedroom one are taken to bedroom one.
 - Pack carefully
 - Don't forget to do the obvious things like wrap fragile items in bubble wrap or newspaper and spread the weight of heavy items over several boxes.

Relocating and Relocation Advice

Hectic and stressful lifestyles are forcing many people to address their work-life balance. This is resulting in some people opting for a complete lifestyle change, including moving to a quieter location. It appears there is a growing urban-rural shift, as dissatisfied home owners seek to expand their free time and reduce stress.

If you are planning a long-distance house move, here is some advice to ensure your new relaxed lifestyle extends to moving day:

- Get to know the new area
 - It can take six to eight months to feel at home in a new area so make sure you are happy with your new house. Visit the area a few times to get your bearings and spend time driving around surrounding towns and villages. Depending on their age, children may not be completely receptive to moving a long way from friends so take them on a tour, pointing out schools, local parks and opportunities for social activities. This will also help with finding transport links - vital for lots of visitors!
- Ask around
 - Speak to the existing owner of your new house and ask them to keep recent editions of local papers for you to provide information on local clubs and events. Recommendations for local services such as doctors and dentists are also vital, as well as takeaway menus for that first night after a long drive!
- Prepare your pets for the move
 - If you have pets, it is worth taking a trip to your new area the week before and arranging for them to board whilst you move. This will minimise stress for you and them on moving day.
- Make sure you have your car serviced
 - A breakdown is the last thing you will need halfway to your new home. Also stop regularly for breaks and speak to your removal company as they are governed by strict rules as to the length of time they can drive for and a full removal lorry can't go very fast. You will want your belongings to arrive the same day you do if possible.
- Long distance moving can be stressful enough but, with careful planning and organisation, you can ensure moving day runs smoothly!

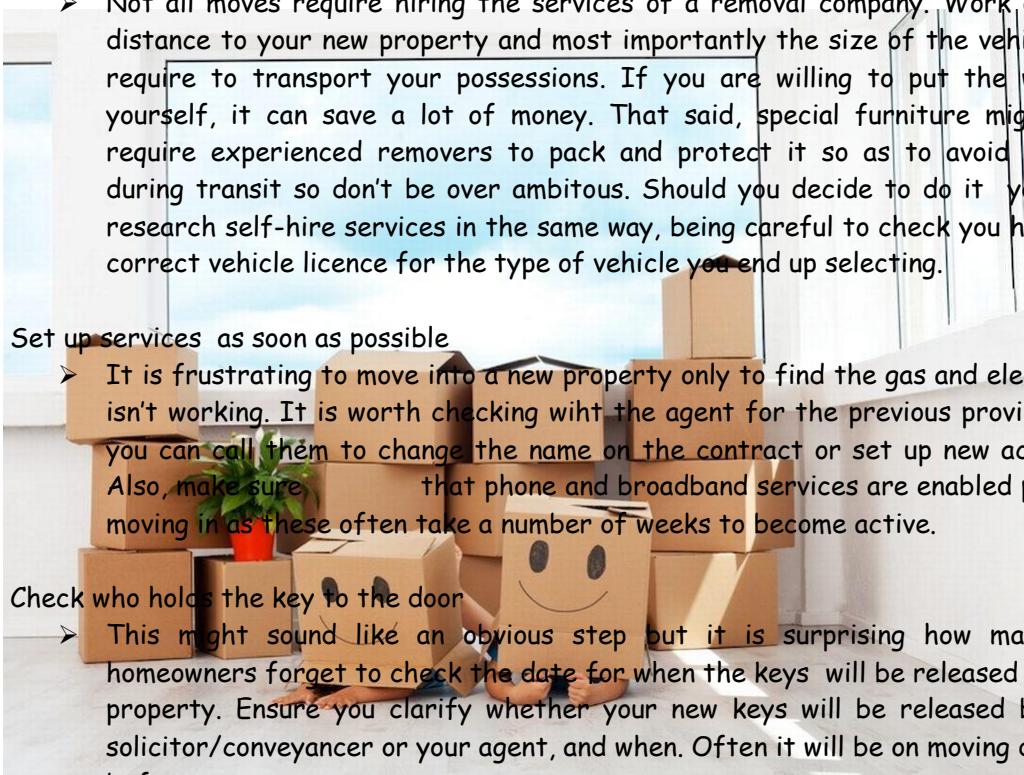
Making Moving Day Easy

With so much going on it can be easy to forget something essential. Take some time to make a list of small tasks and tick them off as you go.

As soon as you get the date for your move and the time for the exchanging of keys you can start to get organised:

- Book some time off work for the move.

- Get multiple quotes from removal companies
 - Once you are clear about your move in date, it is worth beginning to research removal costs. Hiring a removal firm can certainly ease the burden, but don't settle for the first one you come across. Many offer different levels of service including simple transportation of items through to packing them for you, so it is worth shopping around. If you are downsizing to a smaller property, look at storage space rental costs too. Remember, it might work out cheaper sourcing this service independently from the company you choose to transport your items. [We would also recommend using a removal firm that is a member of the British Associations of Removers (BAR), the trade association that maintains professional standards within the industry. You can search for your nearest BAR registered firm by visiting www.bar.co.uk]
- Don't rule out moving yourself
 - Not all moves require hiring the services of a removal company. Work out the distance to your new property and most importantly the size of the vehicle you require to transport your possessions. If you are willing to put the work in yourself, it can save a lot of money. That said, special furniture might well require experienced removers to pack and protect it so as to avoid damage during transit so don't be over ambitious. Should you decide to do it yourself, research self-hire services in the same way, being careful to check you have the correct vehicle licence for the type of vehicle you end up selecting.
- Set up services as soon as possible
 - It is frustrating to move into a new property only to find the gas and electricity isn't working. It is worth checking with the agent for the previous providers so you can call them to change the name on the contract or set up new accounts. Also, make sure that phone and broadband services are enabled prior to moving in as these often take a number of weeks to become active.
- Check who holds the key to the door
 - This might sound like an obvious step but it is surprising how many new homeowners forget to check the date for when the keys will be released for the property. Ensure you clarify whether your new keys will be released by your solicitor/conveyancer or your agent, and when. Often it will be on moving day, not before.
- Research access points on the day
 - Logistical considerations are often overlooked but making sure there is adequate access for the large vehicles will ensure no hidden surprises on the day of the move. It is always good to check that access will still be available to neighbours and other vehicles using the road outside the property during offload.
- Plan your packing well in advance
 - Packing up your old house may appear a daunting task, but it needn't be. Many people make the mistake of packing up rooms according to what will fit best into boxes but it makes much more sense to plan where you want to put items in the new property. Labelling goes without saying but working on a floor plan for where you want everything to end up will help you to work whether it will fit or not at the other end.



- Dismantle heavy furniture first
 - It's very tempting to focus on packing the smaller items that can be easily put into boxes first but tackling larger furniture like cabinets and wardrobes should be made a priority as this usually takes longer. It is worth transferring these items to the front of the house in the days leading up to the move so they can be loaded first.
- Pack a 'basics' box
 - It is very easy to forget the essentials when moving house but ensuring that you have a spare change of clothes, a wash bag and a charger for your phone can be very helpful. You want to avoid a situation where you have to search through boxes on the day you move in to find the basics.
- Compile a fact file for the people who have bought your home
 - Include things like rubbish collection day, recycling arrangements and heating instructions. On the day of the move, defrost your fridge and freezer and make sure you leave any instruction booklets for appliances you agreed to leave. Pack a bag of essentials for your first twenty four hours so you don't have to root through boxes for items like your toothbrush.
- Make sure your old home has been thoroughly cleaned
 - Hire professional cleaners to clean the house for you, it will be one less thing for you to worry about.
- Check the inventory
 - If you have been renting the property you should check your original contents list, and ensure that everything is in order.



If you would like a free initial consultation to discuss your situation and options open to you then contact me Chris Berry at:

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