

Welcome to our summer newsletter. We hope it finds you well, enjoying the special gifts of this exuberant and colourful season. Producing the newsletter is always a team effort. Each quarterly cycle takes a good few weeks and relies on our electronic calendar to keep us all on track. We drafted the schedule for this edition on the 16<sup>th</sup> June, aiming to put the finished newsletter in the post on the 27<sup>th</sup> July.

Each production round gives us a valuable opportunity to reflect on the past few months and see how far we've come.

In this newsletter we've decided to give pride of place to our next refurbishment project: breathing new life into an old Swansea gem, a family home with great potential in a convenient location. Elsewhere in the newsletter you'll find an update on our rental property maintenance and an article on the company's direction of travel.

We continue to be buoyed up by our clients' support and encouragement. These relationships are Giroma's life-blood and we're grateful to you all.

This is just a short update on our work. For more information about us, please see our website: [www.giroma.co.uk](http://www.giroma.co.uk)

If you don't have easy access to the internet, feel free to ring our office on **01989 555 090**. We would be happy to hear from you.

## REFURBISHMENT PROJECT

# SWANSEA

## 3 Bedroom Terrace

No one has lived in this property for some time. Although it's basically sound, it does need to be fully refurbished. The list of work includes installing a new central heating system, adding a second bathroom, replacing the current bathroom and kitchen, and probably rewiring.

We've already cleared the interior and garden so it's possible to see the full extent of work that needs to be done.

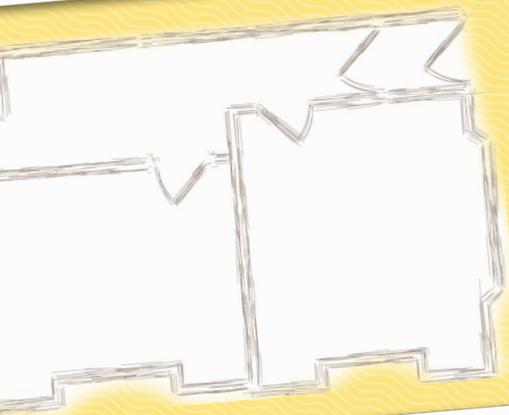
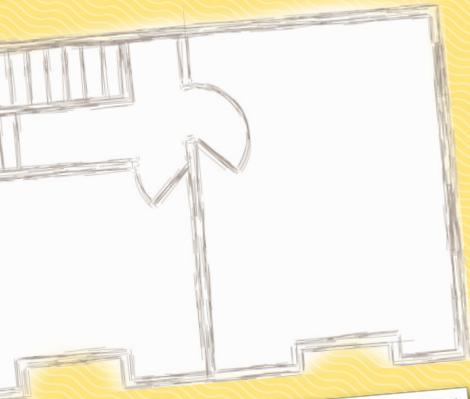
After an expedition to measure floors, windows and ceiling heights, we're ready now to draw detailed plans that will be used to calculate the materials required.

We find these plans come in useful not only for those doing the work but also in the future, for instance when we may need to replace floor coverings.



# RENTAL PROPERTY MAINTENANCE

Property maintenance is one of those ongoing tasks which is never finished. The bigger the rental portfolio, the more there is to do. Here are pictures of some of the work done recently in various properties.



# DIRECTION OF TRAVEL

Property is King! This is where Giroma started, and property has remained the main focus of the company ever since. True, we've adapted with the market and what started as a company with major emphasis on property development has matured into a company that is more diverse. We hold more rental property now and that portfolio takes its place alongside the refurbishment, planning and development work.

And the change doesn't stop there. From the time of the credit crunch and the subsequent economic and market uncertainty, we have been quietly trialling a number of other investments. The effect of this has been to build our network of creative and knowledgeable people, as well as our experience of success and failure! Now, while the company continues to be heavily involved in property, the scope of our work has broadened.

Giroma is changing and growing. But although you may notice some differences in the months ahead, one thing will not change and that is our commitment to our clients. We support them, provide win-win opportunities for them, and in turn they help the company grow. We will continue to find ways to ensure that our clients and the company flourish. That principle has been at the base of Giroma's philosophy from the start, and that will continue.

## NEXT EDITION

Our autumn edition will be out in October. For news and information before then, visit the website from time to time.

Thank you for your continued interest in Giroma.

## QUOTE OF THE QUARTER

*It doesn't matter  
where you are  
coming from.*

*All that matters  
is where you are  
going.*

.....  
(Brian Tracy)

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