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Editor's notes...

Hello and welcome to this month's edition of VISIONRayleighWickford.

In a year that showed us that good things can emerge from bad situations - such as the way we bonded together during lockdown - I admit the situation in Afghanistan really knocked me sideways.

Now, a volatile dictatorship is again in the ultimate position of power. What's more, the rush to remove American and British soldiers means the Taliban is now equipped with an armoury worth billions.

Coupled with the echoes of the two-decade anniversary of 9/11, and the (unrelated) 24-year anniversary of Princess Diana's death at the end of

August, it's been a month of reflection for me.

When major events come and go, we have to ask if our efforts were worth it. After all, in war, those brave souls have fought, comforted and educated, and often returned with mental and physical scars. My conclusion in the case of Afghanistan is this - yes, it was worth it. Huge strides forward and one or two back, and yet 20 years of occupation have saved millions of lives. For that, we must thank all our troops. The fight to protect those around us is one we certainly can win, so please do take care of each other.



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Vision Magazine Essex

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At the time of print all content in VISION was relevant and up to date according to COVID-19 government guidelines

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t was designed, curated and constructed with one thing in mind – a unique place on planet Earth where guests could remain forever young, where children and adults alike could swim in the pools of fantasy worlds to shake off the stresses and demands of everyday life.

The man behind this plan was Walt Disney, and his creation, Walt Disney World in Orlando, Florida, has been providing memories for visitors – an estimated two billion across five decades – ever since.

When it opened on October 1, 1971, 10,000 people gathered at the gates, each desperate to see what lay inside. The sprawling 107-acre theme park – a colossus of an entertainment wonderland – had been seven years in the making.

The park featured Adventureland, Fantasyland, Frontierland, Liberty Square, Tomorrowland and Main Street USA, had a cast of 5,500 staff members to unveil a new era of entertainment, and would not just set the precedent for an unfathomable amount of candy floss, family photos and joyous grins over the next 50 years, but would also lay down a marker for the brand itself. It created a mould by which modern culture would go on to embrace the heroes it worshipped – whether real, animated or in pixels – on TV and in cartoons and magazines.

At the helm back in 1971 was the big cheese himself, Mickey Mouse. By far the most iconic and celebrated character in the company's long history, Mickey Mouse dates all the way back to Disney's

founding in 1929.

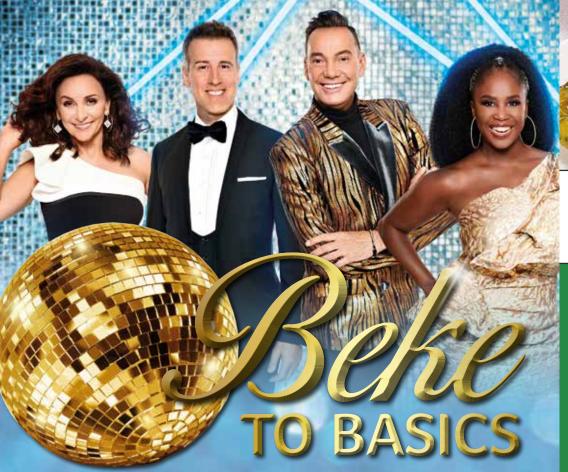
With feature films and animated classics – including Snow White and the Seven Dwarfs, Fantasia, Pinocchio, Dumbo, Bambi, Cinderella, Alice in Wonderland, Lady and the Tramp, Sleeping Beauty and the original Mary Poppins – already in the can, Walt Disney World, from day one, had an almost impossibly huge base of material to draw on to help make dreams come true.

It's little surprise then that – just like its parent company, whose ability to innovate in entertainment is unparalleled – Walt Disney World's popularity has never waned. In 2019, it was the most visited vacation resort in the whole world, with more than 60 million visitors.

While COVID-19 shrunk its capacity by 75 per cent last year, when America returns to post-pandemic normality, so too will the resort reclaim its rightful spot as the most magical place on Earth.

Of course, the ultimate irony of Walt Disney World is that the man whose name it bears was not there to see it bring joy and delight to so many people. The animator-turned-entrepreneur had been at the top table when original plans for the Florida park were conceived, but passed away after losing his battle with lung cancer in 1966, just as construction was ramping up.

As with so many of Walt Disney's other projects, though, his legacy lives on, as do the memories for those who visit.



He is the only professional dance partner to have appeared in every series of *Strictly Come Dancing*, but for Anton Du Beke, this is the only job worth hanging up his tap shoes for.

hey say you ought to walk a mile in someone's shoes before you judge them, which is why Anton Du Beke is arguably one of the most qualified people in the country to take a seat on the illustrious *Strictly* panel.

After 18 series as a professional dance partner on the hit show, the 55-year-old performer, who previously filled in as a judge in 2020, will take a permanent seat at the top table for the upcoming series.

Taking over from Bruno Tonioli – who is unable to take his usual place on the panel owing to travel uncertainty caused by the pandemic – the Kent native will sit alongside veteran judges, Craig Revel Horwood and Shirley Ballas, along with Motsi Mabuse (sister of *Strictly* champ, Oti), who replaced Darcey Bussell in 2019.

For Du Beke, who waltzed and whirled with the likes of Kate Garraway, Patsy Palmer and Anne

Widdecombe during his tenure as a professional partner, becoming a judge is the ultimate end goal in a fairy-tale career

He says: "It's a dream come true to be judging alongside the best of the best, and I promise to be kinder to all the couples than any of them have ever been to me."

Never a man to do things by halves, the father-of-two has also signed up for his first-ever pantomime this year, where he will play the loveable Buttons in Richmond Theatre's production of *Cinderella*.

Yet for the upcoming *Strictly* contestants – set to include McFly star Tom Fletcher, *Coronation Street* actress Katie McGlynn, *BBC Breakfast* presenter Dan Walker and TV presenter Tilly Ramsay – Du Beke will be more of a fairy godfather as he decides their fates on the path to becoming the *Strictly* king or queen.





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MODERN CLASSICISM:

Making the old new again

Interiors trends are constantly evolving, but sometimes it's nice to see a return of the classics.

And where better to look for classical touches that have a constantly evolving, but sometimes it's nice to see a return of the classics.

And where better to look for classical touches that the constant of the classical touches the constant of the classical touches.

Bringing a touch of classicism into your home adds a luxury feel. From subtle accessories to bolder statements, you can blend the old with the new to create a stylish interior for your home.

Use accessories to add detail: One of the simplest ways to embrace classicism is through accessories. You can buy some beautiful bust sculptures in various sizes, which can be mixed with your existing decor to create a look that has a classic touch while being right on trend. Consider ornate frames, mirrors and vases to add further texture and detail.

Make your dining table an inspiring centrepiece:

The classicism trend can work its way into your main interior, creating stand-out looks. Your dining area can really shine here with the addition of an ornate marble table, or some dining chairs with carved detailing

Create texture without expensive architecture:

Textures are a key element of classicism. Ridged pillars, Grecian-style vases and even your glassware can add a sophisticated touch without the need to redo your entire home. The neutral/white colour palette makes it easy to match with your existing decor, and it's also the perfect opportunity to get creative with upcycling, breathing new life into pieces you already own.

Don't forget the natural details: While the classicism look is centred on rich detailing and bright whites and neutrals, it's also the perfect excuse to add a touch of greenery. Think potted lemon trees and olive trees – classic Mediterranean plants that add some class to your home. Plants can help to break up the white to give your home a fresh, modern look.

Modern classicism gives you the chance to merge vintage details with more modern decor. As a trend that's set to take off this season, keep an eye out in stores for all the classic accessories that are just waiting to be displayed in your home.



hite is white, right? Well, no actually. There are in fact many different shades of white paint that you can choose for your home.

There are two main categories of white paint; cool whites and warm whites. The former have a bit of a blue undertone whereas the latter will be yellowish. You should never mix warm and cold whites in a room as this can leave the space feeling disjointed.

If you have ever brought home a tester of white paint only to find it looks completely different on your walls than in the shop, this is most likely down to lighting. Again, this is because of conflicting undertones. For example, if you have warm lighting in a room, you should opt for warm whites, and if you have cool lighting, you should pick cool whites.

PICK THE RIGHT FINISH

The finish you choose for your white paint should be dictated by your lifestyle. For instance, if you have children or pets, you should opt for a glossy or semi-gloss finish as these are easy to wipe down. Alternatively, if you can keep your walls smudgefree, you are safe to go with a matt paint.

BEST WHITE SHADES FOR EACH ROOM:

- > Good natural light: Cool white with a hint of orange
- > Poor natural light: A warm white such as honey or primrose white.

- Good natural light: Cool white with a hint of teal
- Poor natural light: Warm white with tones of cream or peach.

- Good natural light: Cool white such as pearl, almond or a duck-egg blue.
- Poor natural light: Warm blue-white or white with a hint of purple.

- Good natural light: A cool white with a touch of fresh pastel green or blue.
- Poor natural light: A warm white with a hint of lavender, mauve or amethyst.





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re you feeling floored when it comes to the flooring in your home? From linoleum to luxury vinyl, carpet to ceramic, tiles to timber, discover all the different flooring options available to you below - plus, how to choose the right one for each room in your home.

CARPET: Warm, comforting and guiet underfoot, carpet is suitable for all rooms bar the bathroom and kitchen, and is an affordable option for most households.

> PORCELAIN TILES: Long-lasting, strong and available in a wide section of styles, porcelain tiles are low maintenance and low cost and are best suited to bathrooms, kitchens and outdoor patio areas.

SOLID TIMBER: Real wood flooring is a common feature in period properties and can add style and value to your home. One of the most expensive flooring options, use in busy spaces such as the living room, dining room and hallway.

LAMINATE: Laminate flooring is tough, easy to install and much more cost effective than real wood or stone. With options from as little as £6 per metre square, laminate is ideal for living areas and hallways.

LINO AND VINVL: Known as two of the most cheap and cheerful flooring options, these materials provide many benefits, such as water-resistance, durability and affordability. Perfect for use in the bathroom, kitchen or

> CERAMIC TILES: Available in many different colours and styles, ceramic tiles are designed to emulate real stone while being both lighter and more cost effective. As well as being useable on any floors within your home, ceramic tiles are great for placing on the walls.

LUXURY VINYL TILE (LVT): A high-end version of standard vinyl, LVT comes in planks or tiles rather than a single roll. Warm underfoot, waterproof and slip resistant, this flooring is ideal for use in the bathroom and the kitchen.



BIG BOOKCASE: A floor-to-ceiling bookcase offers a great alternative to a room divider and has the added advantage of providing extra storage and display space. It's ideal for breaking up a large open-plan living

space or for separating a bedroom for siblings.

FLOATING ART: Another good choice for studio flats, hanging a curtain rail on the ceiling and then suspending a floating painting from it provides a highly stylish way to partition space. For example, if you are entertaining and you don't want a direct line of sight from the front door to your bedroom.

wooden slats are a great alternative. Enabling you to keep a sense of flow and movement between two areas of your home, this room divider idea is ideal for separating the stairway and the living room or for sectioning off a

DIY OPTIONS: For those who are feeling crafty, these DIY room divider ideas should get your creative juices flowing. Add texture and style with a DIY vertical jute rope wall, or craft a wooden folding screen and dress it up with macramé for a boho chic vibe. Alternatively, if you love to bring the outdoors inside, a fairy light and tree branches room divider is just what you need.

The beauty of DIY screens is that they can be moved from room to room with ease and, once made, you can attach anything you want to them, such as family photos or your children's artwork.

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Small toys and stuffed animals: It's surprising just how grubby your child's plastic toys and favourite stuffed animals can get, but before you decide to surreptitiously throw them out, why not give them a good clean in your washing machine? For plastic toys, place in a mesh bag and wash, and for stuffed animals, wash on a gentle cycle.

Patio furniture cushions: If your patio furniture cushions can fit in your washer and leave room for the machine to spin, then you can wash them in there. It really is that simple. If your machine is too small, you could take your cushions to a local laundrette instead.

Pillows: Although you may wash your pillowcases once a week, how often do you honestly wash the pillows themselves? Ideally you should be doing this twice a year and, although feather pillows need to be washed by hand, most foam-filled or synthetic ones will be just fine on a gentle cycle in the washing machine.

Reusable canvas bags: If you are doing your bit for the environment and using reusable shopping bags, you should know that these can be easily cleaned in the washing machine. If your bag is made of canvas or nylon, wash on a hot cycle before running through the dryer once clean.







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LOCAL NEWS

from your neighbourhood



Asolar farm equivalent to the size of 61 football fields could be built in Rayleigh to power more than 9,000 homes.

Aura Power has submitted plans to Rochford District Council for the farm which, if approved, would be located next to the A127 near Great Wheatley Road. The solar farm would generate enough power for more than 9,400 homes and could save an estimated 10.000 tonnes of carbon dioxide each year.

Simon Coulson, director of Aura Power, said: "The south coast of Essex is already at risk from rising sea levels owing to climate change, but, as one of the

sunniest counties in England, we can help mitigate this with carbon-free solar energy.

"The site we are proposing for Rayleigh solar farm is well suited for this type of development as it is sandwiched between a busy road and the railway line. with good natural screening which can be enhanced to hide it from many nearby homes.

"A solar farm is a temporary, low-impact development which can be removed at the end of its life."

A decision on the planning application is expected in spring 2022. For more details, visit www.aurapower. co.uk/ravleigh-solar-farm

MARK FRANCOIS MP





Member of Parliament for Rayleigh and Wickford

In June, I wrote an article in VISIONRayleighWickford, outlining four potential options for the future of the Mill Hall Arts & Events Centre, after Rochford District Council (RDC) announced a review into their original plans to demolish the building and redevelop the site, including with residential properties.

Following an extensive period of engagement with members of the public, stakeholders and councillors, I welcome the fact that RDC has listened to feedback from its public consultation about the future of the Mill Hall and that, as a result, they have now abandoned plans for residential development on the site.

RDC is now continuing to evaluate options for the Mill Hall itself. This apparently includes either refurbishing the existing building or even rebuilding the facility to 21st century standards, ensuring that any new building is more environmentally sustainable – and thus also cheaper to run. Moreover, I also welcome the fact that they have committed to run another consultation with my constituents about their eventual proposals, before any final decisions are taken on the future of the Mill Hall.

Whatever the outcome of this next consultation, I will continue to liaise directly with the RDC leadership team to try and ensure that whatever the eventual solution is, the building meets the needs of our community in Rayleigh (including being financially viable, to ensure future generations will have access to this community space).

Safety scheme completed

ondon Southend Airport has completed a scheme to provide assurances regarding the health measures it has taken to promote the safety of its passengers.

The airport completed the International Civil Aviation Organization (ICAO) Council Aviation Recovery Taskforce (CART) Assurance Scheme, which provides guidance on restarting international air transport following the COVID-19 pandemic.

The measures include focusing on safety, security and efficiency, promoting public health, and

recognising aviation as a driver of economic recovery.

Glyn Jones, CEO of London Southend Airport, said: "Throughout the challenges of the pandemic, London Southend Airport has maintained its priority on safety. Investments into new COVID-19 safety measures were added in summer 2020 and these procedures remain in place to protect passengers and employees.

"We are proud to confirm that the airport has completed the ICAO CART Assurance Scheme and would like to thank our employees who have worked tirelessly throughout this challenging time."

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LOCAL NEWS

from your neighbourhood



Plans approved for homes to replace High Street showroom

Plans to replace a showroom on Wickford High Street with shop space and flats were approved at a council meeting last month.

The plans for 24 High Street, which is currently a furniture showroom, include a part three-storey and part four-storey building, which will provide nine flats and a shop space.

The proposals were approved at a Basildon Council Planning Committee meeting on September 16.

The planning officer's report states: "The detailed design would be compatible with existing development

in the town centre, enhancing the appearance of the site within the street scene, and would not harm any wider redevelopment proposals. The development would not result in material detriment to any nearby residential occupiers.

"The level of car parking proposed, albeit lower than would be required in a suburban residential area, is considered acceptable and to accord with current parking standards, having regard to the highly sustainable town centre location of the site close to alternative transport options."

Have your say on town centre transformation

After Basildon Council's Regeneration and Economic Development Committee approved a public consultation, Wickford residents are being invited to have their say on the future transformation of the town centre.

The consultation will collect residents' views on how the town centre could be developed in order to help Wickford recover from the pandemic.

A draft consultation document includes questions about Wickford Market, the number of homes available, High Street closures and what residents would like to change about the town centre. Residents may also be asked about the pedestrianisation of the High Street on Saturdays.

To have your say, please visit www.basildon.gov.uk/publicconsultations





Injured man rescued by fire crews after falling from roof

Firefighters rescued a man who sustained injuries after falling from a roof at a property in Wickford.

Two Essex fire crews were called to the property on Swan Lane on September 3 after a man had fallen approximately 12 feet.

The man sustained injuries after becoming trapped between wooden joists eight feet from the ground.

Fire crews helped paramedics to stabilise the man

and he was rescued using the aerial ladder platform.

Crew manager, Steven Finn, said: "We worked really closely with the ambulance service to make the scene safe for paramedics to care for the casualty.

"When he was stabilised, our aerial ladder platform brought him to the ground.

"I'd like to praise crews who did a really professional job in challenging circumstances."

Officers seize around £130,000 worth of drugs

ssex Police officers seized around £130,000 worth of drugs after executing three warrants at various addresses, including one in Wickford.

On Friday, September 3, in a joint operation led by the South Disruptor Team, officers halted a cannabis cultivation in Russell Gardens, Wickford, and seized suspected class A and B drugs.

In total, the seized drugs have an estimated value of £130,000.

A 37-year-old man of no fixed address has been charged with the production of cannabis.

A 34-year-old local man was arrested on suspicion of cannabis production, the possession of class A and B drugs, and abstracting electricity. He has been released under investigation.

Following the execution of the warrants, a third man, aged 37, was arrested on suspicion of the production of a controlled drug and theft of a motor vehicle. He has since been released under investigation.







10 28

PLATING UP

If you're a driver planning a trip overseas, the time has come to peel off that trusty GB sticker

n a recent move announced by Transport Secretary Grant Shapps, drivers venturing overseas have been told they need to substitute their iconic 'GB' stickers or magnets with UKbranded equivalents after September 27, 2021.

The same change applies to number plates drivers who have 'GB' on their plates will need to either get a new one produced which states 'UK', or simply just apply a UK sticker on the back of their vehicle.

Displaying country of origin is a stipulation for drivers of any country when venturing abroad on the roads, and our move from GB to UK is being taken as a show of solidarity with Northern Ireland in the wake of Brexit. That's because, while the UK is comprised of England, Wales, Scotland and Northern Ireland, as GB, our friends across the sea were excluded.

The move only applies to UK drivers and doesn't

extend to other overseas territories, and the removal of the term 'GB' on our roads is just one example of where the signifier 'UK' is being taken forward as the preferred term in the wake of Brexit.

In an unrelated move, the new green number plates have enjoyed a huge rise in popularity on the roads, with one in five cars now electric. Meanwhile, the UK government has been forced to back down on the rise of fashionable 3D and 4D plates, which have been swamping the

Many readers will remember licence plates from the 1980s and earlier, where 3D lettering was the norm. In 2020, the government petitioned to ban them as the trend re-emerged, but the Department for Transport has clarified the position, stating that as long as 3D gel and 4D laser-cut letters meet the requirements of the current standard (BSAU 145d), they are legal - 'GB' references notwithstanding.



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porting fairy tales seem to be coming thick and fast right now, but there was something mesmerising about the way Britain's Emma Raducanu strode to US Open glory on September 11.

Perhaps it was the fact that this charismatic yet modest teenager went into the New York tournament ranked 150th in the world, a 400/1 outsider for the title; perhaps it was the fact that she had to go through qualifiers to even be there; or that at 18, she was one of the youngest competitors. And let's remember, very few of us had even heard her name before this year's Wimbledon tournament, when she made it through to the fourth round.

And yet, through a first-round win over Stefanie Vögele (6–2, 6–3), and on past Shuai Zhang (6–2, 6–4), Sara Tormo (6–1, 6–1), Shelby Rogers (6–2, 6–1), Belinda Bencic (6–3, 6–4), there became an impervious inevitability about Raducanu's goal.

Rarely troubled and having not even dropped a set, she glided into the semi-finals at the Arthur Ashe Stadium, drawing each home crowd into her battles while playing with an increasing sense of expression and ease. Maria Sakkari (6–1, 6–4) was powerless to stop her.

When she defeated Leylah Fernandez 6–4, 6–3 to pull off one of the greatest-ever championship wins, Raducanu hadn't just become an iconic Grand Slam champion; she'd also laid the path for a career that appears packed with promise and potential. As Brits, we've waited far too long to enjoy a British female tennis champion – 44 years, in fact – and the women's game was well overdue a shot in the arm after the domination of the Williams sisters brought a staleness and sterility.

It may be too early to suggest a culture shift is on its way, but the Federer/Djokovic/Nadal triumvirate is worn now; maybe it's time for the fairer sex to drive forward a new era, with Raducanu behind the wheel.

Certainly off the court, she appears a marketer's dream. She is young, attractive, big on personality and apparently fearless, bouncing off press and reporters and clearly thrilled to be living the moment.

Raducanu was born in Toronto, Canada – her parents, lan and Renee, are from Romania and China respectively – though the family moved to the UK when she was two. She attended grammar school in Orpington, Kent, and was always academically brilliant, mixing exemplary studies with a passion for golf, go-karting, motocross, skiing, horse-riding, tap dancing and ballet.

She discovered tennis at the age of five and was an impressive talent, yet was still playing the junior game as recently as 2019.

In some sense, Raducanu may look back and thank the blank COVID-19 year of 2020 for the way she has leapt from nowhere into pole position as most talked-about tennis player in the world (even if her world ranking of 13 needs to catch up).

She sat tight throughout lockdown, practised hard, moved her game from junior to professional and kept under wraps the devastating improvements in power, accuracy and athleticism that now see her feared in all quarters. At both Wimbledon and the US Open, she was an unknown quantity, though as Grand Slam champion that privilege is now gone.

"The hard work begins now," she said in the acceptance speech as she lifted the championship trophy, and never a truer word has been spoken by a talented 18 year old with the world at her feet.



PUZZLES & TRIVIA

ACROSS

- 1. Four-wheeled vehicles (4)
- 3. Vessel for molten metal (8)
- 9. One of the planets (7)
- 10. Shadow (5)
- 11. Raves (5)
- 12. Undoing a knot (7)
- 13. Room attached to a church (6)
- 15. Bow and arrow expert (6)
- 17. Nasal opening (7)
- 18. Smallest quantity (5)
- 20. Where one finds Rome (5)
- 21. Turned over: became very angry (7)
- 22. Gibberish (8)
- 23. Wet with condensation (4)

DOWN

- 1. Violation (13)
- 2. Become ready to eat (of fruit) (5)
- 4. Expressing regret (6)
- 5. Circle amount (anag) (12)
- 6. Infantile (7)
- 7. In an inflated manner (13)
- 8. Short tale told to children (7,5)
- 20
 - 14. Support or strengthen (7) 19. Common edible fruit (5)
 - 16. Fissures (6)

DID YOU KNOW?

- ▶It's thought that margherita pizza was colour-coordinated to represent the Italian flag - tomatoes for red, cheese for white and basil for green
- It's estimated that there are more Indian restaurants in the UK than there are in Mumbai
- ▶In 2015, NASA astronauts on the Space Station outredgeous red romaine lettuce. This was the first time fresh food grown in the microgravity environment had been eaten
- ▶It is illegal to throw food scraps in the bin in Seattle. Instead, they must be composted
- ►Some Eskimos use refrigerators to keep their food warm. In the winter, it's so cold that food can freeze if left out
- ►White potatoes are around 80 per cent water.

SUDOKU

7	2				8	3		
9	6					8		
			6					7
					2			5
	3			1			8	
1			8					
2					7			
		1					4	3
		8	2				1	9







HOLIDAYS IN THE UK

EXPERIENCE A REAL FRIGHT NIGHT FOR HALLOWEEN THIS YEAR

re you after something a bit different this Halloween? Why not visit one of the UK's most paranormal

From terrifying trails to petrifying pubs, if you are out to find a fright, these haunted holidays will not disappoint.

PLUCKLEY KENT

Named the most haunted village in England by the Guinness Book of Records, Pluckley is believed to be home to between 12 and 16 ghosts. With terrifying hotspots including Fright Corner and the Screaming Woods, you are guaranteed to come away with your nerves shot to pieces.

PENDLE, LANCASHIRE

If witches are more your thing than spooks, then this is the Halloween destination for you. In 1612, 12 local residents were charged with murder by witchcraft, with 10 being sent to the gallows, Fast forward to 2021 and you can follow in their fatal footsteps by booking into the Walking with Witches Trail.

ST GEORGE-IN-THE-FAST LONDON

Interested in Jack the Ripper? Although most of Whitechapel has been renovated beyond recognition, in the shadows of the St George-in-the-East Church stands a derelict shed that was once a mortuary. Jack the Ripper's third known victim was brought to this very spot for identification.

THE JAMAICA INN BOLVENTOR, CORNWALL

Fancy a fright with your favourite tipple? This eerie inn will not disappoint. It previously featured on the popular TV programme Most Haunted and the episode was described as one of the most terrifying to date. If you are brave enough to stay here, expect to hear strange voices in the night, among other spinetingling sounds.

CONWY NORTH WALES

This walled market town is dominated by a brooding 13th-century castle that is believed to be haunted by a cloaked figure, a horseman and what has been described as a 'phosphorescent ghostly cat'. This chilling castle is said to be so terrifying that visitors flee from it even in the daylight.



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INVESTMENT **DRODERTY-**CASH FLOW VS CAPITAL GROWTH



Where or what type of property should you be buying for the best investment

Well this all depends on your end goal and what you want to achieve.. Do you want an increased regular monthly income or a large lump sum when you come to sell the property?

- Cash flow or capital growth.

If you want to increase your cash flow you need to look at the property yield and aim for at least 6% plus, this will give you a good monthly income, these properties are usually in areas where purchase prices are lower and rental prices are higher and there is a high rental demand.

The benefit of a lower purchase price is the property is affordable sooner, you may be able to buy more than one increasing your property portfolio and earning potential, Equally you could buy a bigger property in a more expensive area however because you are purchasing in a cheaper area the value when it is time to sell won't rise a great deal so this will not provide great capital growth. Unless you have purchased in an up and coming area - which I highly recommend researching, this way you could get the best of both.

Buying for capital growth is usually used as a form of retirement plan and used as a pension, these types of properties are generally sort after properties in sort after area's, they will cost you more now but the percentage in which their value rises is higher so you will receive a lower monthly income but as the property has risen greater in value you will get a bigger lump sum on selling then a property bought for cash flow.

FIRM BELIEVER THAN YOU CAN HAVE A LITTLE BIT OF BOTH.



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What is

ccording to the latest research, nearly one in four Brits has experienced discrimination during an interview for a new job.

Blind hiring is the new recruitment trend that promises to banish bias for good.

What exactly is blind hiring?

Blind hiring is a recruitment technique that reduces biases during the talent acquisition process by removing information such as a candidate's name, age, gender, religion and socioeconomic background. It can also eliminate academic qualifications and experience, so that a person is solely judged on their skills.

What is unconscious bias?

Also known as implicit bias, unconscious bias refers to the associations that are made between qualities and social categories such as race, gender or disability without conscious awareness.

What are the advantages?

- > Removes unconscious bias and allows talent to shine through
- > Ideal for remote workers
- > Steers recruiters towards facts rather than gut instinct

- > Increases employee retention rates
- > Creates a better company culture
- > Results in a more diverse and innovative workforce.

Are there any drawbacks?

- > Can be too anonymous and affect the overall harmony of a team
- > May lengthen the hiring process
- > Diversity does not automatically result in an inclusive workplace.

What are the best processes?

- 1. Use inclusive iob descriptions
- 2. Remove demographic data from candidates' CVs
- 3. Obscure academic information
- 4. Carry out pre-employment assessments to determine skills and personality traits
- 5. Avoid social media pre-screening
- 6. Consider anonymising initial interviews
- 7. Educate your team about unconscious bias.

Diversity and discrimination stats you may be interested to know

- > "Women are 123 per cent more likely to experience gender discrimination when applying for a job than a man." - PwC
- > "Job descriptions with gender-neutral wording attract as much as 42 per cent more responses." - Zip Recruiter
- > "Only one-third of employees say they know about any diversity initiatives where they work." - Glassdoor.

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A WILL WRITER'S WORDS OF WISDOM

WORRYING PROBLEMS

If a married couple dies together, and where there is no Will, the eldest is deemed to have died first, so only the family members of the surviving spouse will inherit

A beneficiary or their spouse should not be a witness to a Will, or they will disinherit themselves

Unless it has a Contemplation of Marriage clause, marriage or re-marriage invalidates a Will, requiring a new

Without a Will, spouses and civil partners are NOT automatically entitled to all of the estate assets on death, and the Government could inherit your estate if you die with no surviving traceable relatives

If a couple dies simultaneously, the elder is deemed to have died first - s184 Law of Property Act 1925, leaving only the younger spouse's family to inherit

Without a Will, even grandparents have NO automatic Legal Guardianship of their orphaned grandchildren

Without a Will, the Rules of Intestacy, ie 'The Government Will', could land the children with an IHT liability

A beneficiary or their spouse should not be a witness to a Will, or they will disinherit themselves

Although divorce does not invalidate a Will, marriage will indeed invalidate a Will, unless a marriage clause has been embedded

If you have no surviving parents, siblings, grandparents, uncles or aunts, then under the Intestacy Rules, the whole estate goes to the Crown or the Duchy of Lancaster or the **Duke of Cornwall**

PEACE OF MIND SOLUTIONS

Always appoint charities as your final beneficiaries, to avoid your estate being claimed by the Government

By the use of a Property Protection Trust, you can ensure that if you pre-decease and your spouse re-marries and has more children, your own children benefit from your share of your home, and not the new spouse. BUT if Probate is not completed, the Trust Deed will not be set up and notified at the Land Registry

If children have special care needs, an appropriate Discretionary Trust could avoid loss of State benefits on them inheriting your estate

A Grant of Probate confirms to Executors that they have the authority to act and carry out the wishes of the deceased Provide in your Will for continuity of your business on your

If you own property abroad, you should arrange a Will for your assets in that country, to avoid costly fees and much

If a Named Beneficiary, Executor, Trustee or Legal Guardian changes their name, e.g., on marriage or by Deed Poll, it is not necessary to amend the Will: documentary evidence, eg Decree Absolute, is sufficient

A properly worded Will could ensure that half the value of your home is potentially protected against Local Authority

There is no Inheritance Tax liability if the deceased spouse has left their entire estate to their surviving spouse or civil

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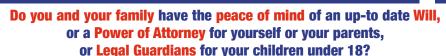
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CONTO SUR EARS

TWO DECADES OF THE IPOD, BUT HOW MANY MORE ARE TO COME?

The iPod may go down as one of the most stunning pieces of tech innovation of all time, vet the lifespan of this incredible piece of kit from invention, to release, to the selling of billions of units, through to it becoming completely redundant - might feasibly all happen in little more than a generation.

Upon its release in 2001, the iPod was a game changer. The MP3 revolution had already started, but the clunky, clumsy, low-capacity music devices on sale were about to be usurped by the magnificent mastery of those tech wizards at Apple.

With each new version of the iPod came a different look and a better product - by the third generation version, capacity was up to 10,000 tracks; while the later-released iPod Classic, by now a video-playback tool as well, could

hold a colossal 40.000 songs with its impressive 160GB storage space.

Despite the fact that our iPhone and Android mobile devices ended up taking much of their weight and negated the use of two separate devices, sales of iPods haven't fallen away entirely. They're still a great tool for music on the move and the modern versions do a lot of the same tasks as our phones, minus the calls bit, which, in many ways, is a benefit.

Twenty years on from the release of the first iPod, our love of music and tech has only strengthened, boosted by this digital music revolution that changed the face of the music industry the world over.

Its functionality was slick, its synchronicity with computers and phones was simple, and best of all, its capacity to store tracks was mindboggling. Even the very first iPod could store a thousand little slices of music perfection - cue comparisons to someone carting around 80 or more vinyl albums in their record bag.

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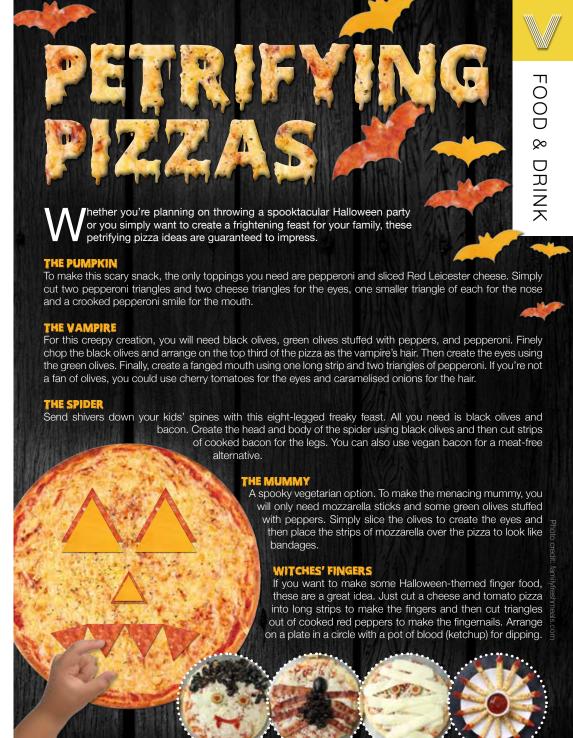
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tart and has been compared to that creamy coconut cocktail that can instantly transport you to an exotic destination.

WHAT DOES ATEMOYA LOOK AND TASTE LIKE?

Atemoyas are either round or heart-shaped and average between eight and 12 inches long. Their skin is typically a pale bluish green or pea green, which turns more vellow the riper it gets.

The flesh is white, and inside you will find several large black seeds which should not be eaten.

Their texture is similar to a firm custard apple, and they taste like a combination of pineapple, vanilla and Atemoyas are also very high in vitamin C. with one

fruit providing around half of your recommended daily amount. They are also a good source of iron and calcium. One atemoya contains roughly 94 calories.

HOW TO EAT ATEMOYA

Atemoya is best eaten chilled or fresh directly out of its shell with a spoon. Its flavour also pairs well with other tropical fruits and fruit juices, such as oranges and limes. It can be blended with fruit juice and cream and frozen to make ice cream, or cooked to make a sweet jam.

HOW TO STORE ATEMOYA

Ripe atemoyas store well in the refrigerator for up to one week. You may notice the skin start to darken, but the fruit within should still be good. For longterm storage, remove the skin and seeds and freeze the flesh for up to six to eight months in an airtight







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re you looking for a low-maintenance yet highly effective way to grow your own fruit and vegetables?

If the answer is yes, a raised bed garden is the perfect solution for you.

What are the benefits of raised bed gardens? > Better drainage

- > Enhanced root health
- > Easier to manage
- > You can match the soil to your plants
- > Improved access for people with mobility issues
- >Tidier than a standard veg plot
- > More vigorous growth.

How to create a raised bed garden

In their simplest form, raised bed gardens are just containers for soil that can be built to suit whatever space you have available. Ideally, beds should be placed on grass or soil to make the most of soil depth. However, if your bed has sufficient height, it can be placed on a hard surface.

The easiest way to build a raised garden bed is with planks of wood and timber stakes for support, although you can buy ready-made ones at your local garden centre or online. To prevent weed growth, line your raised bed with either landscape fabric, plastic tarp or canvas.

What can I grow in raised beds?

You can grow almost any vegetable in a raised bed, as long as you have sufficient depth for their roots.

- > Shallow root veg 12-18 inches: Broccoli Brussels sprouts Cabbage Cauliflower | Leeks | Potatoes
- > Medium root veg 18-24 inches Broad, French and runner beans | Beetroot Carrots | Cucumber | Aubergine | Turnips
- > Deep root veg 24-36+ inches Jerusalem artichoke | Asparagus | Parsnips Pumpkin | Winter squash | Sweet potato

If you want to grow fruit in your raised garden bed, you should stick to soft varieties such as strawberries, currants, raspberries and blackberries.

- > To save money, use soil scooped from paths to fill beds and fill your paths with bark or gravel
- > Bury any turf removed in making the beds in the lower levels of soil in the bed to enrich it
- >When building on a hard surface, ensure a depth of at least 45cm.



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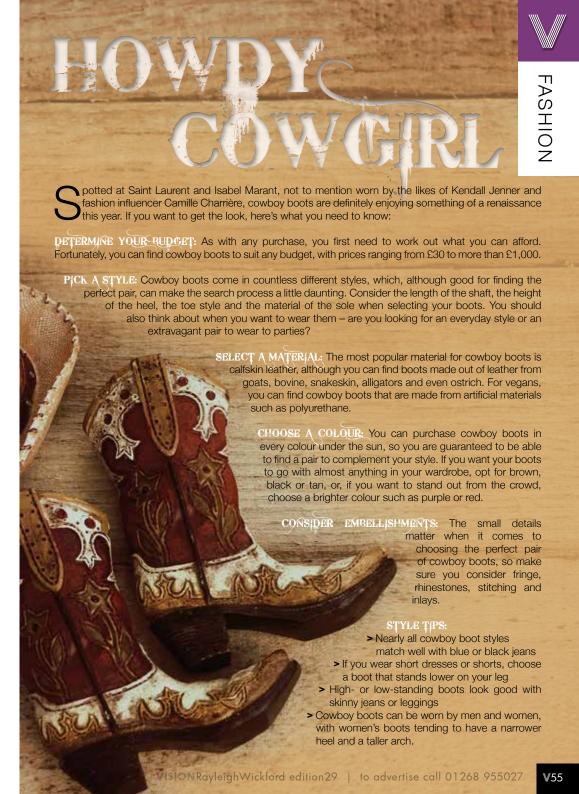
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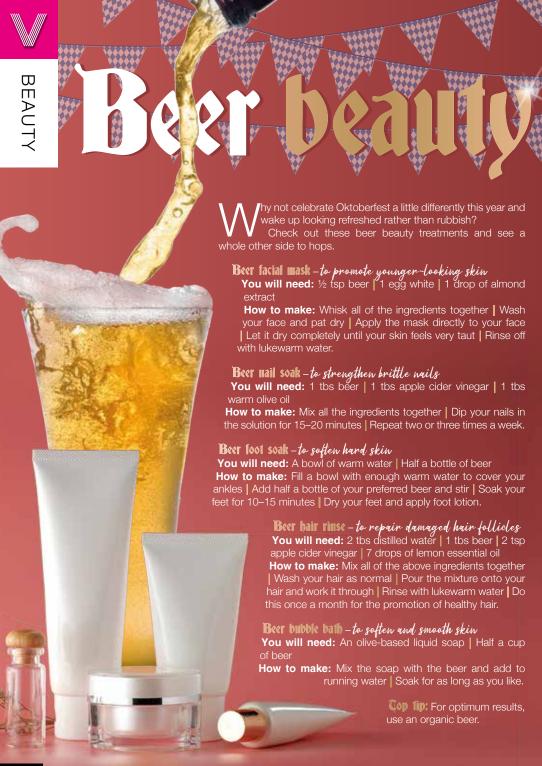
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WHAT, ARE Selvic Hoor EXERCISES?

our pelvic floor acts as a sling between the pubic bone and the coccyx. Pelvic floor muscles support your spine and your abdominal muscles, as well as your bowel and bladder. While pelvic floor exercises are often recommended for women, men can also experience the benefits.

They can help you combat different conditions, including urinary incontinence, painful sex and weakened muscles following pregnancy. For women, pelvic floor exercises can also strengthen your pelvic floor before childbirth, and are generally recommended by midwives from the time you find out you're pregnant.

Doing pelvic floor exercises three times a day can help you see results in just a few weeks. Women after birth should discuss with their doctor when it's okay to resume the exercises.

Pelvic floor exercises include the following:

KEGEL EXERCISES: You can work out which are your pelvic floor muscles by stopping your urine stream mid-flow and feeling which muscles are working. To work these muscles, contract them for five seconds and then release. You can repeat this up to 10 times each time you do it.

SPLIT TABLE TOP: A basic move that can work your pelvic floor to help keep it strong.

- Lie on your back, with your feet flat on the floor and your knees up. Your arms should be out to the sides, palms facing up.
- 2. Tighten your core and ensure your thighs are touching.
- Separate your legs outward towards the floor to a position that's comfortable for you.
- Raise your legs back up slowly to their starting position, maintaining core stability.
- 5. Do three sets of 10.

BIRD DUC: Bird dogs are ideal for toning abs, glutes, back and shoulders, benefiting your core and your pelvic floor.

- On the floor, get onto all fours in a table top position.
- Tighten your core and draw your shoulder blades down.
- At the same time, extend your left arm and right leg, keeping everything else in a neutral position, including your head and neck. Hold for up to five seconds.
- Using your core to support you and maintain balance, return to your starting position. Repeat using the opposite arm and leg.
- Complete three sets of 10 reps.

Other exercises to help strengthen your pelvic floor include SQUATS and GLUTE BRIDGES.

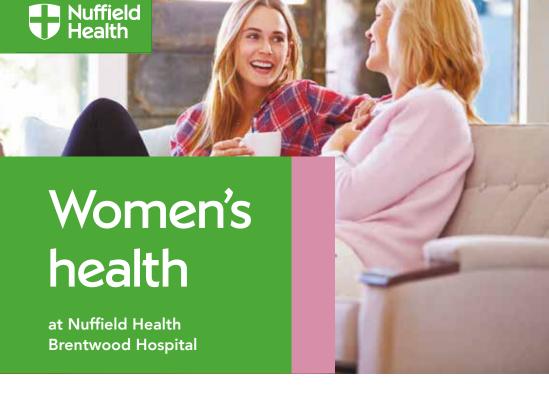












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