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## CASE STUDY MY CPD YEAR

**Annika Blixt** gives us the low down on continued professional development.



The idea of seeking out and logging CPD opportunities used to be daunting. However once started, it's really quite easy, lots of fun and gives you an edge over non-IRPM members. A summary of elements of my CPD year follows.

**JANUARY:** A presentation by ILECS lift consultants – I learned about current legislation, statutory requirements and best practice for ensuring lifts are properly maintained on a day-to-day basis and long term.

**FEBRUARY:** A seminar by Tetra Consulting about the changes in the asbestos regulations. We discovered asbestos in many of our buildings when type 2 surveys were carried out many years ago, so we know asbestos was a commonly used substance and keeping abreast of the latest changes ensures that we do our best to keep our new clients/buildings safe from the potential of harm.

**MARCH:** The Brethertons' run IRPM Part 2 weekend workshop in Stratford was enormously beneficial to me as well as interesting! From improving examination technique (it was 4 years since I last sat an exam!) to hearing about the latest LVT cases certainly contributed to my confidence levels going into the exam. Revision for the

Part 2 exam itself was valid CPD according to my head of property management (an IRPM Governor) so many hours went down for that.

**APRIL:** A practical presentation about the various types of fire alarms available to our clients. When overseeing internal redecoration projects as I do regularly, it is important that the health & safety aspects of any refurbishment are taken into account, perhaps none more important than fire safety. Where the fire risk assessment states there should be a fire alarm, I am better armed to advise the client of their options.

**MAY:** Brethertons' provided a credit control seminar, geared around ensuring arrears of service charge and ground rent are collected as effortlessly as possible. Understanding the legal processes in more detail and Brethertons' flexible approach meant that I could convince my clients to give us the green light to pursue debts rather than their more friendly approach to their neighbour's serious breach of their lease!

**JUNE:** An in-depth seminar on Legionella awareness opened my eyes to the importance of water tank maintenance in line with what the risk assessment recommends. Hydrocert gave

this talk and are clearly experts in their field.

**JULY:** I pick up News on the Block magazine to get an overview of the movers and shakers in our corner of the property management industry – and read articles from those doing the job day in day out.

**AUGUST:** I met with a loss adjuster at one of the buildings I manage. I wouldn't normally log such a visit as CPD however the visit was very enlightening as to the duties of a loss adjuster, how they report to the insurer and just how tricky their job can be. This particular loss adjuster was very happy to take me under his wing and answer all my difficult questions!

**SEPTEMBER:** An ARMA seminar entitled "RTM – The Practicalities". This was a thorough seminar with a question and answer session. RTM has definitely grown in popularity over the last few years, however there are other (legal) options that leaseholders can choose that can be more effective, so I learned at this seminar. Gibson Appleby

Chartered Accountants also gave a talk on company secretarial matters. Being an agent that manages almost exclusively RMCs, this was particularly valuable to property managers and client accountants alike.

**OCTOBER:** The IRPM AGM – the biggest ever by far so pleased to secure my place. A wide range of topics were discussed including the digital switchover, the new AssocRICS qualification, increase in institutional investment in residential property, and the results from a survey of nationwide managing agents. The motivational speaker was entertaining.

**NOVEMBER:** Fire safety – a Tetra run seminar for Farrar members of staff. The government had published new guidance. Tetra helped us get to the most relevant parts and the implications for our clients' buildings.

**DECEMBER:** Logging CPD via the IRPM website is a doddle. There's no excuse!

Annika Blixt MIRPM, is a Property Manager at Farrar.