



Queen's Speech 🇬🇧 | House prices 📈 | Portugal hotspot 🌟 | 95% mortgages 🏠 | RIDICULOUS completion times !

Faces to names at Cavendish



sam.barker@cavendishproperty.co.uk
 General Manager
 New business, Sales and Lettings
 1+ year of service
 Contact me for:
 Investments,
 Licensing and any questions about Lettings and Sales
 You can also come to me with any query as I supervise all departments

Dear Alice, hope you're doing good! 😊

Here's our latest update on the Sales Market 🏠... If you would like to discuss any of these articles in more detail 🔍 or have any questions ? 🤔 ...

Please get in touch, we would love to hear from you 📧📧📧

Sincerest regards, Ali 😊

Photograph: Ali Baylav, Director of [Cavendish Residential](#)
 Article written and posted by: Ali Baylav on 13th May 2021
 Contact: On LinkedIn [here](#)



georgina.inkley@cavendishproperty.co.uk
 Sales
 4+ years of service
 Contact me for: when you have a property you would like to sell or if you wish to buy a property. Also, if you have any questions on how your sale is progressing

4 property changes in this week's Queen's Speech 🇬🇧



lisa.dahl@cavendishproperty.co.uk
 Lettings
 6+ years of service
 Contact me for: all new Landlord enquiries, up-to-date rental figures in Nottingham (rental valuations), discuss new projects/developments and their projected income and expenses

In this week's Queen's Speech, the Government announced their plans for the next parliamentary session 🗣️:

- 1 End to ground rents 🏠
 - Confirmation of leasehold reform, which will put an end to future ground rents
 - Note: does not extend to those who already own leasehold property
- 2 New Building Safety Regulator 🏠
 - As part of the Building Safety Bill, a new regulator for building safety will be established
- 3 Planning reform and homeownership 🏠
 - A new Planning Bill to simplify and speed up planning whilst making it harder for homeowners to block new housing schemes
 - Result in more house building
 - Emphasis must be in more affordable areas



joseph.valentine@cavendishproperty.co.uk
 Head of Property Mgt
 8+ years of service
 Contact me for: enquiries about Deposit payments, help with the adjudication

4 Renters' Reform 🇬🇧

- Reforms to Tenancy law to abolish Section 21 and the 'lifetime' deposit scheme will be published later this year
- White Paper detailing the entire reform package will be published in the Autumn



🔍 MORE INFORMATION: [Read ARLA article in full here](#)

🖼️ IMAGE ABOVE!: [Read BBC article in full here](#)

House prices hit record high as properties sell at fastest pace ever recorded 📈



🔊 Latest data from [Timothy Bannister](#) at [Rightmove](#):

- ✔️ £327,797! Average price coming to market hits all-time high (2.1% / £6,733 monthly jump) 📈
- ✔️ Number of sales agreed up 55% on same time two years ago 📈
- ✔️ 145,000 homes newly marketed, still not enough to meet buyer demand 🏠
- ✔️ Available stock lowest proportion ever recorded 📉
- ✔️ Average number of days to sell at its lowest ⏱️
- ✔️ Houses selling within a week reaching its highest 🏠
- ✔️ Two/three bed semi-detached homes selling fastest 🏠
- ✔️ Rightmove expects activity to remain robust for the rest of 2021 📈



📧 Download! [Full House Price Index here](#)

🖼️ IMAGE ABOVE! [BIGGART CLOSE | NG9 | 3 BED DETACHED | £254,950](#)

Portugal becomes top overseas property hotspot! 🌞🏠🇵🇹



- In last 12 months, there's been a 28% increase in the number of property searches in Portugal 📈
- Portugal's tax system is attractive to investors, retirees, and homeowners that come from abroad 🏠
- Inheritance tax and income tax are both said to be significantly favourable compared to many other countries 📉
- Portugal ranks highly in safety 🛡️
- Has an exemplary public medical system 🏥
- And efficient educational options 🎓

of Deposits, if you would like an unscheduled Property Visit, any other query relating to Inventories, Inspections and our Check-out Procedure



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Lettings
1 year of service
Contact me for: new Tenant enquiries and booking in viewings



jayla.evenden@cavendishproperty.co.uk
Lettings
3+ years of service
Contact me for: Tenant referencing, any other updates on your new Tenancy prior to check-in plus general Lettings queries



scott.sneath@cavendishproperty.co.uk
General Manager
Finance and Compliance
6+ years of service
Contact me for: all banking enquiries, rental payments, complaints or any query where you're not sure who to write to - I oversee all departments



jessica.dann@cavendishproperty.co.uk
Lettings
10+ years of service
I look after lots of admin for all departments to make sure everything for your Tenancy is set up brilliantly!



carys.oshea@cavendishproperty.co.uk
Lettings and Maintenance
1 year of service



Contact me for: Tenant enquiries for booking in viewings or Maintenance requests

IMAGE ABOVE!: [5 superb villas from Rightmove](#)

New mortgage borrowing hits 28-year high as buyer boom goes on 🌟



- Mortgage lending has shown the biggest net increase on record according to the Bank of England (BoE) ☐
- Mortgage borrowing in March rose by a net £11.8 billion, the strongest since BoE records began in April 1993 📈
- March 2021 - Lenders approved 82,735 mortgages (45% up on March 2020) 🏠
- April 2021 - Government launched its Mortgage Guarantee Scheme (MGS)
- MGS will benefit First-time Buyers or existing homeowners purchasing homes worth up to £600,000 🏠



MORE INFORMATION: For details on MGS, click [here](#)

IMAGE ABOVE!: [RECENTLY SOLD | THE ESTABLISHMENT | NG1 | 1 BED | £109,000](#)

5 months to complete a transaction is RIDICULOUS !



Yes, there are plenty of buyers but 5 months to COMPLETE a transaction?! ☐👤

Highlights from BBC Radio 4's You and Yours:

- Mid-April, the average time to complete a sale = 22 weeks! 😊
- Same time 2 years ago, the average was 14 weeks 📈
- Due to log-jam, buyers holding for up to 3 hours to speak with lenders 🗣️
- Yes, demand is high but latest completion figures for December and January show a year-on-year decline:



DOWNLOAD: Listen to the programme [here](#) (30 minutes and 44 seconds in)

DOWNLOAD: Speed up your sale using our sellers' checklist [here](#)

IMAGE ABOVE! [MILLBANK PLACE | NG6 | 3 BEDROOM SEMI | £190,000](#)



rosie.beherall@cavendishproperty.co.uk

1 year of service
Maintenance
Contact me for: help with finding the right contractors, quotes for any repair big or small, updates on ongoing maintenance works and information regarding PAT testing, smoke alarms and other safety compliance



gary.pringle@cavendishproperty.co.uk

Head of Maintenance
9+ years of service
Contact me for: Safety Regulations, quotes for any job you need doing (even if it's in your current home) - I do my best to be up to speed on all Maintenance works



ellie.steel@cavendishproperty.co.uk

Tenancy Renewals and Property Management
1+ year of service
Contact me for: Tenancy Renewals, copies of documentation such as Tenancy Agreements, Inventories, Property Inspection Reports or the registration of utilities and Council Tax



henry.lowe@cavendishproperty.co.uk

Property Manager
3+ years of service
Contact me for: Deposit returns and adjudication, Notice for Possession Orders, Property Inspections and utility enquiries



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[All Baylav](#) on Twitter, click [here](#) for details.

Plus, you can connect with us on our Company

Latest investment opportunity

pages:

- Our LinkedIn [page](#)
- Our Twitter [page](#)
- Our Facebook [page](#)



- Current rent £725 per month
- Tenanted until August 2021
- 6.4% gross yield
- 1 bedroom apartment
- Great investment!



IMAGE ABOVE! [FOR SALE | REGENT STREET | NG1 | £135,000](#)

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