



Rents keep rising 🚀 | Pets 🐾
 🐾 | Landlords buying MORE 📈 |
 Quiz time 🧐 | Boris Johnson
 becomes a Landlord! 🗣️

Faces to
 names at
 Team
 Cavendish



lisa.dahl@cavendishproperty.co.uk

Lettings
 6+ years 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

Dear Alice, hope you're doing good! 😊

Here's our latest update on the Lettings Market 🏠 ...

If you would like to discuss any of these articles in
 more detail 🔍 or have any questions ?? ...

Please get in touch, I would love to hear from you 📞



Sincerest regards, Ali 😊

Photograph: Ali Baylav, Director of Cavendish
 Residential

Article written and posted by: Ali Baylav on 21st May 2021

Contact: On LinkedIn [here](#)

Demand for rental accommodation rises third month in a row! 🚀🚀🚀



Published by [ARLA Propertymark](#): 🔍

- ✓ The number of new prospective tenants rose for the third month in a row 📊
- ✓ Average agency registers 84 new applicants per month (in the East Midlands we are registering approximately 100) 🏆
- ✓ Landlords increasing rent rose to 60% last month (up from 49% the previous month) 💰
- ✓ This is DOUBLE the figure same period in 2019! 👁️
- ✓ Rent reductions fell to 1.7% (falling from 2%) ⬇️
- ✓ This is lowest recorded since October last year ⬇️
- ✓ The number of Landlords selling their Buy-to-Let properties remained the same for the sixth month in a row, at an average of four per letting agency branch 🏠

📄 DOWNLOAD: [ARLA Propertymark's latest report](#)



joseph.valentine@cavendishproperty.co.uk
 Head of Property Mgt
 8 years service
 Contact me for: enquiries about Deposit payments, help with the adjudication 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
 New starter
 Contact me for: new Tenant enquiries and booking in viewings



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 Lettings
 3+ years service
 Contact me for: Tenant referencing, any other

[here](#)

📷 IMAGE ABOVE!: [TO LET by Cavendish Residential | 2 bed | Apt | The Park | £1850 per month | Available now](#)

Pets 🐶🐱 ... To be or not to be? 🤔 That is the question 🐾



📢 Government wants pet-friendly contracts as standard 📢

🎤 Before we get into this, get your vocal chords ready! 🎸

🎵 How much is that doggie in the window? 🐶

🎸 The one with the secure Tenancy... 📄

👉 How much is that doggie in the window? 🐶

🎹 I do hope that doggie lives with me 🐾

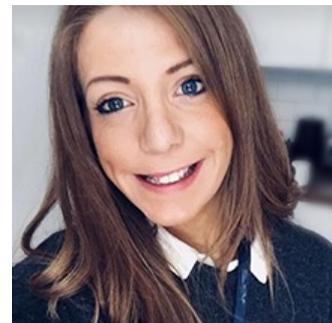
Summary:

- 50%+ of adults own a pet 🐾
- Yet 7% rentals advertised as pet-friendly 🐾
- The DDAAPB* is proposing rights for Tenants to have pets 🏠
- Government wants pet-friendly contracts as standard 🤝

updates on your new Tenancy prior to check-in plus general Lettings queries



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General Manager
Finance and Compliance
6+ years 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



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Sales
3+ years 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



- Default position to include consent for pets 🐾
- **Note:** this is **not** a compulsory change to the Tenancy Agreement 🚫
- **Landlords** will have to provide a good reason for saying no to a pet request 🐾
- **Tenants** will continue to have a legal duty to repair or cover the cost of any damage to the property ✂️
- Charging a higher rent to allow for pets is still permissible 💰

📧 DOWNLOAD: [Model Tenancy Agreement here](#)

Landlords buying MORE MORE MORE due to SDLT holiday 🌟



In a survey of 500 Landlords by property consultancy [Knight Knox](#) 🔍:

- ✓ SDLT holiday is having a significant positive impact on rental market 🥂
- ✓ 25%+ of Landlords are planning to expand their portfolio in next 12 months 🏠
- ✓ 35% say SDLT holiday has influenced their decision 👍
- ✓ Typically, pay 3% SDLT if property costs £125,000+ 💰
- ✓ Due to holiday, bracket for this rate has been increased to £500,000 until June 30 ☑️
- ✓ It will be reduced to £250,000 until September 30

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 Lettings
 10+ years service
 I look after lots of admin for all departments to make sure everything for your Tenancy is set up brilliantly!



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 Lettings
 New starter
 Contact me for: new Tenant enquiries and booking in viewings



sam.barker@cavendishproperty.co.uk
 General Manager
 New business, Sales and Lettings
 1 year 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



🔍 MORE INFORMATION: To see exactly how the latest SDLT rate changes work click [here](#)

📷 IMAGE ABOVE!: [Latest Investment Opportunity!](#) | [2 bed](#) | [Fletcher Gate](#) | [NG1](#) | [Rented until September 2021](#) | [£925 per month](#) | [£169,950](#)



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New starter
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

'The Good Landlord Quiz' 🗳️ Hit the link below to get started! 📧



gary.pringle@cavendishproperty.co.uk

Head of Maintenance
9 years 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

Answered by 3,000 Landlords, [Hamilton Fraser's](#) quiz has found 🔍:

- Most are doing everything they should and more to be a good Landlord 🏆
- 77% are flexible with rents 💰
- Only 1% not willing to show any grace whatsoever 🚫
- 40% responded to Tenant queries within the hour 🕒
- 57% said they responded within 24 hours 🕒
- 81% claimed they proactively maintain their properties to prevent issues from arising 🏆
- Only 5% of Landlords admitted to fixing issues as cheaply as possible 📉
- 31% give the compulsory 24 hours' notice prior to a property inspection 📄
- 44% give a week's notice ✅



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Tenancy Renewals and Property Management
1 year service
Contact me for: Tenancy

🔍 MORE INFORMATION: [Take the Landlord quiz here](#)

📷 IMAGE ABOVE!: [Recently LET by Cavendish Residential | 2 bed | Apt | NG1 | £995 per month](#)

Boris Johnson becomes a Landlord! 🧑🏻 Pictures of his cottage below 📧



⚡ Boris Johnson lets out his Oxfordshire home 🏠
🏠 3,100sq ft | 4 bedrooms | Monthly rent £4,250 💰

🔍 MORE INFORMATION: [See full article and photographs here](#)

Renewals, copies of documentation such as Tenancy Agreements, Inventories, Property Inspection Reports or the registration of utilities and Council Tax



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



Stay connected for the latest from us:

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

Plus, you can connect with us on our Company pages:

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