



Luxury Waterfront Development | Rental market update | Top key searches for Tenants | Latest notice period changes



Dear 14 Developments , 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 ? ? ...

Faces to names at Team Cavendish



scott.sneath@cavendishproperty.co.uk
 General Manager
 Finance and Compliance
 8+ years service
 Contact me for: all banking
 enquiries, rental payments,
 complaints or any query

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

@

Sincerest regards, Ali 😊

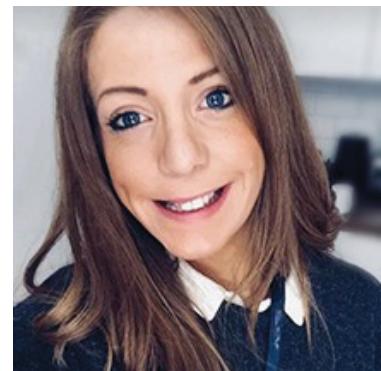
where you're not
sure who
to write to - I oversee all
departments

Photograph: Ali Baylav, Director of Cavendish

Residential

Article written and posted by: Ali Baylav on 13th
October 2021

Contact: On LinkedIn [here](#)



georgina.inkley@cavendishproperty.co.uk

Sales

4+ 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

Latest investment opportunity - Luxury Waterfront Development



[IMAGE ABOVE!: Luxury Waterfront Development | 6% RENT GUARANTEE for 12 months | Prices from £219,300](#)



jessica.dann@cavendishproperty.co.uk

Lettings

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

Latest investment opportunity from our partners at
Big Roar (www.big-roar.com) - a property investment
company that offers high quality investment
opportunities in the UK and worldwide:

 Selection of 1 | 2 | Duplex | Apartments | Plus 4

bedroom town houses

 Prices start from £219,300

 6% RENT GUARANTEE for 1 year

 Luxury riverside setting

 Affluent area of Nottingham

 Floor to ceiling windows/doors

 Stunning scenic views

 Landscaped outdoor communal areas

 Turnkey Investment Opportunity

 Furniture packs are available

 Reservation deposit £5,000, 20% on exchange
(minus deposit) and balance on completion

 Download full brochure [HERE!](#) 

For reservations, please email me and I will speak to
Big Roar on latest availability!



[carys.oshea@
cavendishproperty.co.uk](mailto:carys.oshea@cavendishproperty.co.uk)

Lettings

1+ year service

Contact me for: new
Tenant enquiries and
booking in viewings



[sam.barker@
cavendishproperty.co.uk](mailto:sam.barker@cavendishproperty.co.uk)

General Manager

New business, Sales and
Lettings

2+ 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

**79% of Tenants experience rent
increases **



[IMAGE ABOVE!: Luxury Waterfront Development | High-demand rental area | Floor to ceiling windows | Prices from £219,300](#)

Latest key findings from [ARLA Propertymark](#) -
Download the FULL REPORT below ↗:

- ✓ Average new prospective Tenants per branch jumped further to 10, from July's figure of 102 🚀
- ✓ This is the highest figure ever recorded for the second month running and surpasses last month's previous record 🎯
- ✓ In East Midlands the average is right down to 58 (wayyyyy lower than the 100 seen in July) ♀
- ✓ Tenants experiencing rent increases jumped significantly for the second month in a row, as 79% of Agents saw Landlords increasing rents (compared to 71% in July) 💰
- ✓ This is the highest rate increase on record, beating the previous record of 68% in May this year for a second month running.
- ✓ The number of Tenants successfully negotiating rent reductions decreased from 1.1% in July to 0.4% in August (lowest August figure since records began)
- ✓ RENTAL STOCK: The number of properties



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1+ year 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
10+ 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

managed per letting agent branch decreased from 204 in July to 196 in August (slightly less than August last year when the figure was 208)▼

- ✓ In August, Tenants viewed a property an average of 5 times before it was let (the same as last month and entire year since June 2020) ☺
- ✓ In August, Tenants stayed in their rental properties for 22 months on average, a slight increase from 20 months in July 👍

🔍 Want more detail and lots of bar graphs? 📊

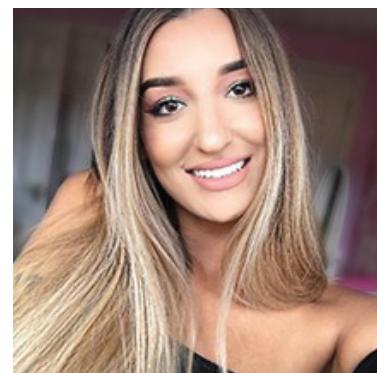
DOWNLOAD FULL REPORT

HERE: <https://lnkd.in/dVbSNMtM> ✉

7 most popular keyword searches by Tenants 🏠🐶🚗🅿️



[IMAGE ABOVE!: Luxury Waterfront Development | Stunning scenic views | Prices from £219,300](#)



[ellie.steel@
cavendishproperty.co.uk](mailto:ellie.steel@cavendishproperty.co.uk)

Tenancy Renewals and Property Management
2+ years 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



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cavendishproperty.co.uk](mailto:henry.lowe@cavendishproperty.co.uk)

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

Check this out, latest data from [Rightmove](#) publishes its most popular Tenant keyword searches ★:

1. Pet friendly - pandemic pet boom has seen more than 33% of UK households become pet owners since the first lockdown resulting in 120% increase in pet searches!  
2. Outside space (garden, terrace and/or balcony) - even if it's just a small space to step out, balconies have seen a 70% increase in Tenant searches as lockdowns have pushed outside space wayyyy up the list ▲
3. Furnished - furnishing must be good quality (see our latest furnished listing below) 
4. Bills included - searches up 38%... definitely suits sharers and it's easily done for ANY Tenancy  
5. Parking and/or garage - ideally gated and off-street  And if you can provide two spaces, you're on to a winner 
6. New build - even if you have a period property: soft, neutral décor, clean and ready to go please 
7. En-suite - always a big one for renters, but remember to tile the main bathroom and provide second shower! 



lisa.dahl@cavendishproperty.co.uk

Lettings

8+ 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



joseph.valentine@cavendishproperty.co.uk

Head of Property Mgt

9+ 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

Notice period changes from 1st October 2021

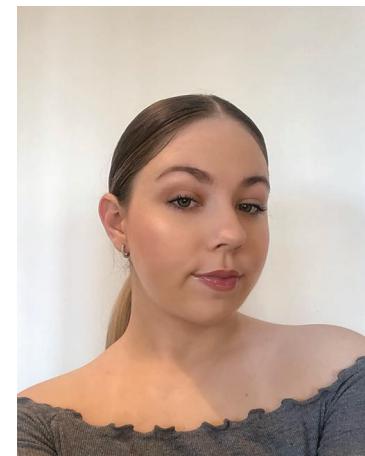


[IMAGE ABOVE!: Luxury Waterfront Development | Excellent investment opportunity | Reserve for £5,000 | Prices from £219,300](#)

- Currently S21 notices are 4 months, this has been reduced to 2 months from 1st October ☰
- S21 served before 1st October will not be affected by the changes 🚧♂
- Most serious cases, will remain lower than 2 months - for list of these exemptions click here: <https://lnkd.in/dKdSzPc> 🔎
- Feeling adventurous?! Read the Amendment of Schedule 29 to the Coronavirus Act 2020 in full here: <https://lnkd.in/d5Q7jwH> ✉
- Moving forward, the Government intend to retain the power to implement any similar notice extension measures again in future should the public health situation worsen 🤕\$LANG
- Legislation has been tabled that retains the ability for the UK Government to reapply longer notice periods until 25 March 2022 as a backstop

Summary on Evictions:

- Evictions were put on hold earlier this year, the ban is now lifted 🚧
- However, the Government is still urging Landlords



claudia.mack@cavendishproperty.co.uk

Lettings

New Starter

Contact me for: new Tenant enquiries, booking viewings, referencing and setting up of your contract



layla.evenden@cavendishproperty.co.uk

Lettings

4+ years service

Contact me for: Tenant referencing, any other updates on your new Tenancy prior to check-in plus general Lettings queries

to try to resolve matters amicably

Summary on Debt Management

- 'Breathing Space Scheme' was introduced last month... ☺
- Landlords must include details of the scheme within documentation when seeking to gain possession ☺
- Designed to allow those struggling financially to have limited time in which to seek advice and formulate a plan to move forward ►►
- New Section 8 notices must include details of the 'Breathing Space Scheme' or will be invalid ☹
- 🔍 Landlords will need a NEW Section 8 notice:
DOWNLOAD it HERE: <https://lnkd.in/dua557i> ✉



[kayleigh.grace@
cavendishproperty.co.uk](mailto:kayleigh.grace@cavendishproperty.co.uk)
Lettings
New starter
Contact me for: new
Tenant enquiries and
booking in viewings



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click [here](#) for details.

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