



Rental market update 🏠 |
 Keeping your cash flow in shape
 📊 | What is Right-to-Rent? 🗳️

Faces to
 names at
 Team
 Cavendish



lisa.dahl@cavendishproperty.co.uk

Lettings
 7+ years service
 Contact me for: all new
 Landlord enquiries,
 up-to-date rental figures
 in Nottingham (rental
 valuations), discuss
 new

Dear Ali, 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 📞



projects/developments and their projected income and expenses

Sincerest regards, Ali 😊

Photograph: Ali Baylav, Director of Cavendish Residential

Article written and posted by: Ali Baylav on 11th August 2021

Contact: On LinkedIn [here](#)



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

Rentals show highest Tenant numbers for June on record, but there are early signs of the market slowing 🐌



jessica.brookes@cavendishproperty.co.uk

Lettings
1+ years service

Key findings from ARLA Propertymark - Download the FULL REPORT below ✉️:

- ✓ Signs that Tenant demand is slowing 🐌
- ✓ On average, each agency registered 88 new

Tenants in June - this is down from 97 the previous month ▼

- ✓ Having said that, it's still the highest June figure on record! 🏆
- ✓ In the East Midlands the average is wayyyyy down to 60 new Tenants per branch - that's almost half the previous month's 118 😬
- ✓ Tenants experiencing rent increases was down in June, as 60% saw increases compared to 68% in May 💰
- ✓ This is still more than double June last year (2.1X), and the highest figure on record for this month ☐
- ✓ Rent reductions in less than 1 in 100 Tenancies! 100
- ✓ Falling from 0.9% in May to 0.7% in June - the lowest number recorded during the month of June since records began ↵
- ✓ RENTAL STOCK: The number of properties managed per letting agent branch fell from 203 in May to 184 in June 🏠
- ✓ In June, tenants viewed a property an average of five times before it was let. This remains the same as May's figure and has remained the same for an entire year since June 2020 🗓️
- ✓ In June, tenants stayed in their rental properties for 22 months on average, a slight increase from 21 months in May 📅

🔍 Want more detail and lots of bar graphs? 📊

DOWNLOAD FULL REPORT

HERE: <https://lnkd.in/d3Dn7gD> ✉️

☐ IMAGE ABOVE!: [Recently LET by Cavendish Residential | 2 bed | Apt | The Park | £1,850 per month](#)

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



layla.evenden@cavendishproperty.co.uk

Lettings

3+ years service

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



kayleigh.grace@cavendishproperty.co.uk

Lettings

New starter

Contact me for: new Tenant enquiries and booking in viewings

Landlords! Top tips to keep your cash flow in shape ☑️♀️

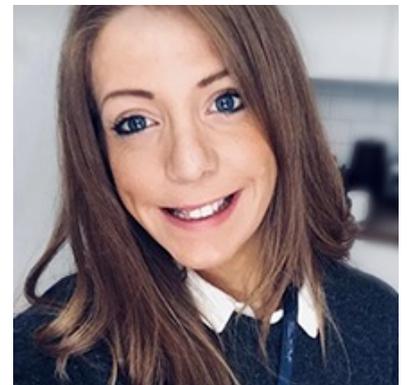


scott.sneath@cavendishproperty.co.uk
 General Manager
 Finance and Compliance
 7+ years service
 Contact me for: all banking enquiries, rental payments, complaints or any query where you're not sure who to write to - I oversee all departments

💰 Self-managed Landlords! Top tips to keep your cash flow in shape ☑️♀️

Before you buy

- ✓ Work out 'acceptable' gross yield by dividing annual rent by purchase price ☑️
- ✓ Example: £12,000 rent a year on a property bought for £200,000 gives a gross yield of 6% ✓
- ✓ Compare with leaving your £200k in a bank (around 1% interest!) 😊
- ✓ Gross yield guide: 5% = Acceptable 6%-8% = Great 8%+ = WHOAAAA! ☆
- ✓ Gross to net calculation - use 9 months rent instead of 12 ☑️♂️
- ✓ Prepare 1 month void per year, 1 month maintenance and 1 month Letting fees ☑️
- ✓ Effectively, £1,000 rent = £9,000 approximate net income per year €



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

✔️ NOTE: you can SIGNIFICANTLY increase your Return on Investment by using a BTL mortgage, for a real 25.1% example click here!! <https://lnkd.in/eQervpw> ✉️

Rent Management

- ✔️ Run your Tenancy 12 month fixed to expire August/September - these are the busiest times for finding new Tenants and therefore you'll reduce void during Tenancy transfer 🚚
- ✔️ Increase your rent - 10% is an acceptable level 📈
- Consider pets (with relevant clauses in Agreement) - rent can be increased further! 🐾
- ✔️ Only accept Standing Order payments and handle late payments immediately ⚡
- ✔️ Use float balance throughout Tenancy - putting £50 aside each month soon adds up! 👍

Property Management

- ✔️ Invest in making property more efficient - saving your Tenants money on utilities means they have better cash flow, which means rent on time 💡
- ✔️ Maintenance is a lot easier on cash flow if you're preventing instead of waiting for things to go wrong - so pop round and actively look for potential issues 🧐

Managing your outgoings

- ✔️ Do not pay for dilapidations that are down to your Tenant! Keep a strict record from the start to ensure you have the evidence needed to go to adjudication if needed 📁📄🔍
- ✔️ Review mortgage deals, insurances and other expenses yearly 🏠



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!



carys.oshea@cavendishproperty.co.uk

Lettings

1+ year service

Contact me for: new Tenant enquiries and booking in viewings

✓ Move your Rent Due date a week before your mortgage goes out 📅

📄 IMAGE ABOVE!: [RECENTLY LET by CAVENDISH RESIDENTIAL | 2 BED | APT | NG1 | £1,050 PER MONTH](#)

What is Right-to-Rent? What changed last month? Everything you need to know... 🗣️



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



rosie.beherall@cavendishproperty.co.uk
 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

1 What is Right-to Rent? (RtR)

- Every Tenant in the UK must have a right to rent a property - without this right, they are PROHIBITED from renting 🚫
- This right can either be granted permanently or it may only last for a specific period of time 🕒
- Landlords who become aware that their occupiers have no RtR are guilty of the offence of letting to a

DISQUALIFIED person 🚫

→ Landlords have a statutory defence if they are taking reasonable steps to remove the Tenant from the property and have performed all checks on time
✓

2 What changed 1st July?

→ Landlords must check the IMMIGRATION STATUS of their prospective Tenant at the outset of the Tenancy 🇮🇩
→ Up until now, Landlords were required to check a Tenant's NATIONALITY 🗣️

3 How can Landlords carry out RtR checks?

→ Landlords will need to make either digital checks using the Home Office online checking service or hard copy checks (in person or remotely) ☐
→ Digital checks are done on the Government's portal using a unique SHARE CODE and DATE OF BIRTH (both to be provided by the Tenant) 🗣️
→ Click here to see the portal: <https://lnkd.in/ddnXJfw> 🔍
→ Alternatively, Tenants can offer hard copy documents for an in person or remote/video-call check 📁
→ Note: Remote/video-call checks are only PERMISSABLE until 31 August 2021 ☐

4 Checking citizens in EXISTING Tenancies

→ Tenants from outside the EEA will usually have a timed RtR, therefore checks must be completed to run line with these timings ⌚
→ For EEA citizens whose Tenancies started prior to



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



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

30 June 2021, there is no requirement to carry out retrospective checks ☹️

→ A new check only needs to take place within 28 days from the start of any new Tenancy 🆕

5] What if Tenants fail a follow-up check?

→ If a follow-up check reveals that a Tenant no longer has a valid RtR or Tenants refuse to undergo follow-up checks, Landlords must make a report to the Home Office 📄

6] What are the penalties?

→ THIS IS SERIOUS! The RtR scheme carries significant enforcement with civil penalties of up to £3,000 per disqualified person and as repeat offences are taken into account, this can escalate to criminal convictions and prison sentences ⚠️

7] Can I download a PDF guide that tells me EVERYTHING I need to know?

→ Yes!! Here you go: <https://lnkd.in/d9f9J66> 📧

8] Relax!!

→ For our Fully Managed Landlords, we take care of EVERYTHING - you do... nothing! 🙌

☐ IMAGE ABOVE!: [TO LET by CAVENDISH RESIDENTIAL | 2 BED | APT | THE PARK | £1,325 PER MONTH](#)



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



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:

Our LinkedIn [page](#)

Our Twitter [page](#)

Our Facebook [page](#)

Copyright © 2021 Cavendish Residential, All rights reserved.

[unsubscribe from this list](#) [update subscription preferences](#)