



Summary of law changes ⚖️ |
 Highest rental demand since
 records began 📊 | Expand your
 portfolio ✔️ | What is CGT? 🧑🏻♀️

Faces to
 names at
 Team
 Cavendish



[lisa.dahl@
 cavendishproperty.co.uk](mailto: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 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 29th June 2021

Contact: On LinkedIn [here](#)

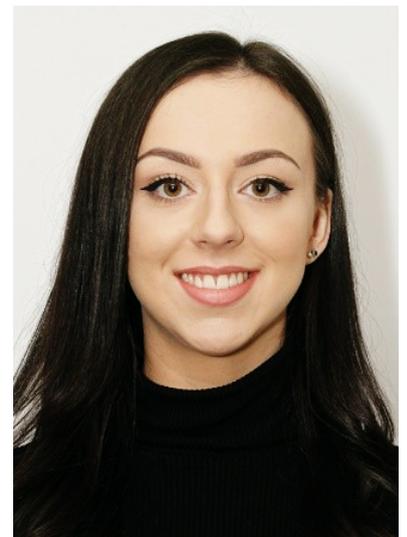
projects/developments and their projected income and expenses



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

Landlords!: A summary of latest LAW CHANGES impacting YOU!



jessica.brookes@cavendishproperty.co.uk

Lettings
1+ years service
Contact me for: new Tenant enquiries, booking viewings, referencing and setting up of your

Evictions

- Evictions were put on hold until 31st May 2021, the ban is now lifted ⚖️
- However, the Government is still urging Landlords to try to resolve matters amicably 📄

Section 21 (S21)

- Currently S21 notices are 4 months ⌚
- It's likely that the Government will abolish S21 evictions altogether later this year 📅
- Most serious cases, will remain lower than 4 months ⚠️
- 🔍 For list of these serious cases and their notice timescales, [click here!](#) ✉️
- 🔍 Feeling adventurous?! Read the Amendment of Schedule 29 to the Coronavirus Act 2020 in full by [clicking here!](#) ✉️

Debt management

- 'Breathing Space Scheme' was introduced two months ago... 📅
- 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> ✉️

Electrical Testing

- All Tenancies require an Electrical Installation Condition Report (EICR) from 1st April 2021 ⚡
- Landlords are required to supply a copy of the written report to Tenants 📄
- Local Authorities can enforce penalties of up to £30,000 per breach! 💰💰💰
- You are NOT required to have a new EICR for every change of Tenancy! 👉
- 🔍 DOWNLOAD regulations PDF and for

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



EVERYTHING you need to know, [click here!](#) ✉️

Carbon Monoxide

- The outcome of a review of carbon monoxide alarm requirements is expected later this year 🔥
- Currently limited to solid fuel appliances, the regulations may be extended to the installation of oil and gas boilers too 🖱️

Right To Rent

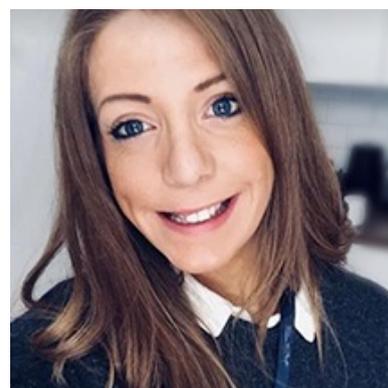
- From 1 July Landlords will need to be checking IMMIGRATION STATUS of all adult applicants ✓
- As OPPOSED to their nationality ✗
- 🔍 DOWNLOAD LATEST PDF GUIDE and for EVERYTHING you need to know, [click here!](#) ✉️

📄 IMAGE ABOVE!: [LATEST INVESTMENT OPPORTUNITY! 2 BED | APT | MAPPERLEY PARK | RENTED £575 PER MONTH | £115,000](#)

HIGHEST rental demand since records began!! 📉



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



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



jessica.dann@cavendishproperty.co.uk
 Lettings
 11+ years service

- ✓ Number of new prospective tenants highest on record for month of April 🏆
- ✓ Average registered per branch was 82, previous record being 72 in April 2018 ▲
- ✓ In the East Midlands we are registering approximately 120!! 🌟
- ✓ Landlords increasing rent rose to 67% (up from 60% in March) 💰
- ✓ This is more than DOUBLE the 33% figure of April 2019! 📈
- ✓ Rent reductions fell to 1.3% (falling from 1.7%) ▼
- ✓ This is lowest recorded since January 2020 ▼
- ✓ Average length of a Tenancy in fell to 19 months, a slight decrease from 21 months in March 📄
- ✓ Average number of viewings before a property is let remains at 5 📅
- ✓ The number of Landlords selling their Buy-to-Let properties remained the same for the seventh month in a row, at an average of 4 per letting agency branch 🏠

🔍 DOWNLOAD FULL REPORT by ARLA [here!](#) ✉

📄 IMAGE ABOVE!: [TO LET by CAVENDISH RESIDENTIAL | 2 BED | APT | NG1 | £950 PER MONTH](#)

Mortgage deals ✓ High rents ✓
Time to expand your rental portfolio! ✓

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

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



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



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

✔️ Average BTL 2 and 5-year fixed rates for all Loan-to-Values (LTVs) have fallen by 0.04% and 0.05% respectively, and since March by 0.10% and 0.11%



✔️ At 2.95% and 3.30%, both rates are lowest since beginning of this year 📈

✔️ Largest reductions have been seen at 65% LTV 📊

✔️ At 2.68% and 3.17%, the 2 and 5-year fixed averages of 65% LTVs have dropped by 0.20% and 0.15% respectively since the start of the month 🏆

✔️ As lockdown restrictions begin to ease, the prevailing sentiment in the UK seems to be that of optimism - the BTL market is exhibiting remarkable resilience 📈

✔️ The latest UK Lettings Index from [Hamptons](#) illustrated that rents have risen by 5.9% in April, the fastest rate of growth it has recorded since January 2015 📈

✔️ Demand from Tenants is booming 📈

📊 IMAGE ABOVE!: [Recently LET by Cavendish Residential | 3 bed | Apt | NG1 | £2,100 per month](#)

What is Capital Gains Tax?

Everything you need to know 👍



ellie.steel@cavendishproperty.co.uk
 Tenancy Renewals and Property Management
 1+ year 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

What is CGT?

→ If you have a second home, and sell it - broadly, you pay tax on difference between how much you bought and sold for - this is called CGT 🏠

Current rates

- 18% for Basic Rate Taxpayers (BRT)
- 28% for Higher Rate Taxpayers (HRT)
- Annual allowance is £12,300 (on which no CGT would be paid)

🔍 For proposed new rates and a fully worked example, [click here!](#)

🏠 IMAGE ABOVE!: [TO LET by CAVENDISH RESIDENTIAL | 2 BED | APT | THE PARK | £1,850 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.

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