



Latest investments ✓ | Autumn Budget property summary 💰 | Housing market update ⚡ | Interest rate rise on the way 📊

Faces to names at Cavendish



sam.barker@cavendishproperty.co.uk
 General Manager
 New business, Sales and Lettings
 2+ years of service
 Contact me for:
 Investments,
 Licensing and any questions
 about Lettings and Sales
 You can also come

Dear Ali, 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 ? ? ...

to me with any query as I supervise all departments

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

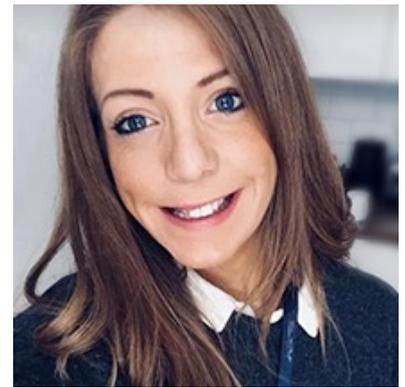


Sincerest regards, Ali 😊

Photograph: Ali Baylav, Director of [Cavendish Residential](#)

Article written and posted by: Ali Baylav on 5th November 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

Autumn Budget property summary - good news but it leaves a lot to be desired... 💰



lisa.dahl@cavendishproperty.co.uk

Lettings

8+ 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

[INVESTMENT OPPORTUNITY! IMAGE ABOVE | LUXURY WATERFRONT DEVELOPMENT | 6% RENT GUARANTEE FOR 12 MONTHS | PRICES FROM £219,300](#)

Stamp Duty Land Tax (SDLT)

→ There was no mention of the outdated Stamp Duty Land Tax system

→ Government has missed the opportunity to reshape it to reflect rising house prices and remove some of the market distortions it causes 🏠

→ Latest Stamp Duty calculator here: https://lnkd.in/d/E5_N8C 🔍

New homes

→ £1.8 billion fund for brownfield homes, enough to bring 1,500 hectares of brownfield land into use ✓

→ Plus £11.5 billion for 180,000 affordable homes 💰
However, this is NOT new money - it was announced over a year ago ♀

💬 [Timothy Douglas](#) of [ARLA Propertymark](#) - "Only 32,000 of these homes will be social rented – a mere third of what is needed. Simply not enough when council waiting lists are predicted to almost double to 2.1m by next year." 📞

Removal of unsafe cladding

→ £5 billion to remove unsafe cladding from highest risk residential buildings 🏠

→ Funded through a Residential Property Developers Tax levied on developers with profits over £25m at a rate of 4% 📈

→ 31 housebuilders made that much profit in 2019

Reforming the court system

→ No review of court system to deal with volume of possession hearings 🏠👤

→ An estimated 62,000 just in England and Wales 🏠

Rental debt funding

→ £65m funding for those in rental debt 💰

→ Provides some support but not for most of the 4 million low-income households having trouble with household bills 📞



joseph.valentine@cavendishproperty.co.uk

Head of Property Mgt
9+ years of 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



layla.evenden@cavendishproperty.co.uk

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

→ This money is only targeting those who are most at risk of homelessness 🏠

Capital Gains Tax

→ No rise in CGT ✓

→ 30-day reporting extended to 60-days 👉

🗨️ [Ali Baylav](#) MD at [Cavendish Residential](#) -

"Landlords are already being SQUEEZED... An increase in CGT could lead to them selling up, therefore less suitable homes for Tenants... and there's already a shortage." 🏠

→ For more info on CGT, read more here: <https://lnkd.in/dsbdkGUV> 🔍

Inheritance Tax

→ No reform here 🚫

🗨️ [Guy Gittins](#) ([Chestertons](#) Chief Executive) -

"Inheritance tax has, in real terms, been increasing since then as average UK house prices have risen by 70%. Given that for most people, the bulk of their inheritance is the property they live in rather than an investment this seems an unfair burden."

Housing market: 20 buyers chasing each property for sale!



kayleigh.grace@cavendishproperty.co.uk

Lettings

New starter

Contact me for: new Tenant enquiries and booking in viewings



scott.sneath@cavendishproperty.co.uk

General Manager

Finance and Compliance

8+ 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

11+ years of service

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

[INVESTMENT OPPORTUNITY! | IMAGE ABOVE | 8.2% GROSS YIELD | CURRENTLY LET £650 PCM UNTIL JULY 2022 | MARCO ISLAND | NG1 | £95,000](#)

🔊 Published 28th October 2021 - The HEADLINES from [Propertymark](#)'s LATEST report:

- Majority of homes agreed sales at the original asking price
- This is a shift away from properties predominantly selling for OVER asking price in August 📈
- In September, 27% of homes agreed ABOVE asking price (was 37% in August) 🏠
- NOTE: before March 2021 it had been the norm for the majority of properties to agree sales at UNDER asking price!
- The average number of sales agreed per branch increased by 22% from August to 11 per branch 📈
- That's despite the Stamp Duty Holiday end in sight ☹️
- Sales to first-time buyers remained steady at 27%, Buy-to-Let investor sales fell to 9% (from 11% in August) ▼
- The number of properties available per branch =



carys.oshea@cavendishproperty.co.uk

Lettings and Maintenance

1+ year of service

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

23 🏠

- LOW STOCK CONTINUES: year-on-year this is the lowest figure ever on record for the month of September (was 41 in September 2020) 🖱
- Reasons can be attributed to high demand from buyers meaning that properties are being snapped up faster than new ones coming to market
- Number of buyers per branch up to 458 (from 435 in August) 🔍
- Which means, on average 20 buyers for every available property on the market 😲

Read full article and download report [here!](#) ✉



claudia.mack@cavendishproperty.co.uk

Lettings

New Starter

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

How an interest rate rise in the coming months could impact your mortgage 🏠



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



[INVESTMENT OPPORTUNITY!](#) | [IMAGE ABOVE](#) | [8.9% GROSS YIELD](#) | [CURRENTLY LET £595 PCM](#) | [UNTIL MARCH 2022](#) | [ALEXANDRA COURT](#) | [NG3](#) |

[£80,000](#)

What is current interest rate, and will it rise any time soon?

- Interest rates will remain at 0.1% this month, remaining historically low since the start of the pandemic ▼
- The next decision takes place on 16th December, meaning a rise could still happen before Christmas 🎄

What is the Bank of England base rate?

- Set by the Bank of England (BoE), the base rate is a benchmark for the cost of borrowing money. It is important to homeowners because mortgage lenders base the rates they charge on it
- If the base rate rises, so will the cost of borrowing.

Why is rising inflation an issue?

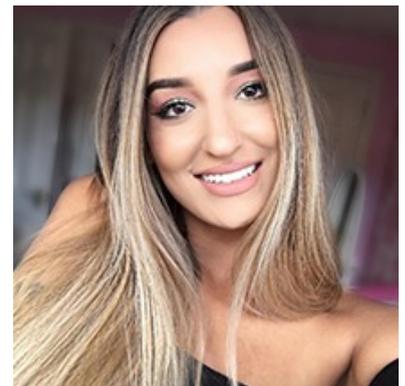
- Currently, inflation is just over 3% per year - so if you paid £100 for an item 12 months ago, it would be £103 today 💰
- The BoE has a target of reducing inflation to 2%, and one of the key ways to achieve this is by increasing interest rates 📈

How will increasing interest rates affect my mortgage?

- If you have a fixed-rate deal – there will be no change to your monthly payments (around 80% of homeowners) 👉
- If variable or tracker mortgage, your monthly outgoings will almost certainly go up 🙄



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
 2+ 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

Has all the speculation about interest rate increases started to have an impact on mortgages already?

- Yes 😞
- Most high street lenders have already begun increasing their interest rates in anticipation of a rate rise before or after Christmas 🎅
- This might sound like terrible news, but it's important to keep things in perspective - there are still two to five-year deals out there at around the 1% mark 👉
- Which is very cheap lending compared to what homeowners were paying a decade or two ago 😊

What can I do about it?

- If your fixed mortgage is coming to an end, or you're already on a tracker... shop around to see if you can find a cheaper option with a fixed mortgage
- Speak to a mortgage advisor or contact us for more information! 🔍



henry.lowe@cavendishproperty.co.uk
 Property Manager
 4+ years of 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](#)

