



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](mailto: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 ? ? ...

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](#)

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

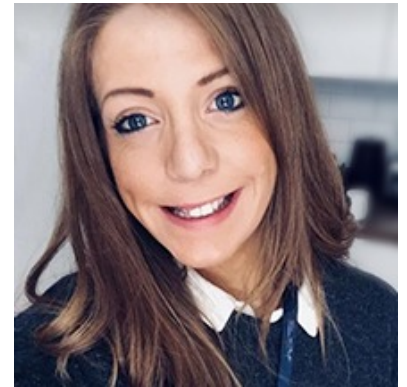


[INVESTMENT OPPORTUNITY! IMAGE ABOVE | LUXURY WATERFRONT DEVELOPMENT | 6% RENT GUARANTEE FOR 12 MONTHS | PRICES FROM £219,300](#)

### Stamp Duty Land Tax (SDLT)

→ There was no mention of the outdated Stamp Duty Land Tax system

to me with any query as I supervise all departments



[georgina.inkley@cavendishproperty.co.uk](mailto: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



[lisa.dahl@cavendishproperty.co.uk](mailto: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

→ 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](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](mailto: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](mailto: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."



[kayleigh.grace@cavendishproperty.co.uk](mailto:kayleigh.grace@cavendishproperty.co.uk)

Lettings

New starter

Contact me for: new Tenant enquiries and booking in viewings



[scott.sneath@cavendishproperty.co.uk](mailto: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

---

## Housing market: 20 buyers chasing each property for sale!





[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 =



[jessica.dann@cavendishproperty.co.uk](mailto: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!



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



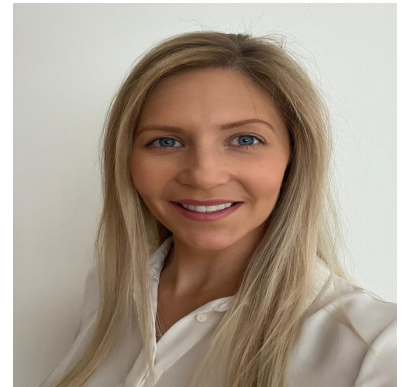
[claudia.mack@cavendishproperty.co.uk](mailto:claudia.mack@cavendishproperty.co.uk)

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](mailto: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?

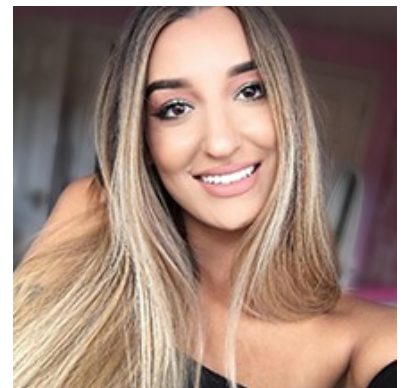
- Currently, inflation is just over 3% per year - so if you paid £100 for an item 12 months ago, it would be £103 today 💰
- The BoE has a target of reducing inflation to 2%, and one of the key ways to achieve this is by increasing interest rates 📈

## 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](mailto: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](mailto: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](mailto: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](#)

