

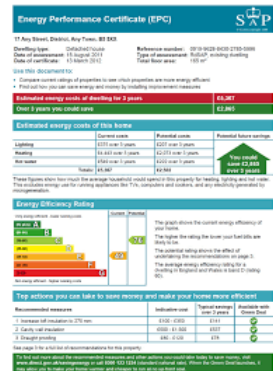


SPRING NEWSLETTER 2018

More Compliance!

Are you prepared for MEES?

On the 1st April 2018 the government will be bringing in Minimum Energy Efficiency Standards. These will involve making sure your property is up to the Minimum energy efficiency rating of E or above. We have of course been ensuring that your property is compliance, as from then it will be illegal to grant a new tenancy if the property is not up to the required standard. As well as ensuring EPC's meet the minimum requirement we also need to ensure that they are in date as they only last for 10 years and the legislation commenced in 2008. It is a common misconception that listed buildings do not require an EPC, however, the legislation states that ALL residential property that is rented out must have a valid EPC, regardless of whether improvements can be made to improve the efficiency rating. If improvements are not able to be made either under Green Deal or because of restrictions, the property must be registered as exempt. Further information can be found on the GOV website.



Gas Safety Certificates

The law surrounding Gas Safety Certificate are changing! As of the 1st April, gas safety certificates will follow an 'MOT Style' expiry system. This means that it can be carried out anytime in the 2 months leading up to the original expiry date and the new expiry date will still be 12 months from the original expiry date. This is to encourage landlords and agents to ensure that the gas safeties never lapse in time. Therefore, if your property requires a gas safety certificate we will start sending out our reminders up to 2 months earlier than the expiry date is due.



Marketing

New Design!

We have been working behind the scenes for the last few months redesigning and modernising our brand and we are now pleased to present our fresh new logo! You may have noticed that we have redesigned our boards to make them more eye catching and we have two brand new sign written Mini's joining our fleet! So if you haven't seen them already, keep an eye out and give us a wave!



On The Market

We are excited to announce that we are now members of OnTheMarket.com. This is now the 3rd largest Property portal website, alongside Rightmove and Zoopla, so of course we had to be part of it! The website is simple to use and ensures maximum exposure for your property and increases enquiries and viewing rates. Yet again proving that we are maximising the marketing of your property!



Looking for another investment?

As you are aware we don't specialise in residential sales, but we always have landlords looking to potentially sell. Before you begin your search please speak to Louis or Hayley with your criteria as we may well have the perfect property with more importantly the right return, ready for you with a tenant in situ! We have also grown very much into the New Homes sites and are now working closely alongside some of the local large developers within the area on buy to let investments. We have listed below our top 5 reasons to consider a brand-new home as an investment;

- 10 Year NHBC warranty
- Premium rent on a new home
- All appliances covered under guarantee
- Energy efficient
- High demand

Market Conditions

The NLA have reported that due to tax changes on buy to let's, rents are predicted to rise on average of 3% up until 2022. This is likely to cause more demand for rental property as more tenants will be staying put in their current homes due to the expense of moving. It has been said that, as an average, an everyday tenant could be paying around £100,000 in rent up until the day they can finally set foot on the property ladder!

2 of our top FAQ's from Landlords

What happens if the tenant in my property doesn't pay their rent?

Unfortunately rent arrears do occur and as your managing agent, we are the ones that will chase this for you. If your tenant is late paying their rent, we will call/email them multiple times until we get an answer. If 48 hours has passed and we are still not getting a response, then we will attend the property with our management keys to try and speak to the tenant directly. Tenants are liable for a late payment charge as an incentive to prevent this from becoming a regular occurrence. We do offer rent and legal insurance for an extra 2.5% + VAT per month on top of your commission rate, or a one-off payment which guarantees the rent and legal expenses if your tenant ever falls into arrears.

What happens if my property has been left unclean and untidy at the end of a tenancy?

When a tenant moves in to a property, it is strongly advised that you have an inventory and schedule of condition carried out which is a detailed report on the condition and contents of the property as it was at the commencement of the tenancy. When the tenant moves out the inventory is your evidence, so if it is left unclean, or if there any damages we can organise the relevant works required to get the property back to a lettable condition and you stand a much better chance on claiming against the tenant's deposit. If you do not have an inventory, then it very unlikely that any claim for damages would be successful.

Social Media

Please don't forget to follow us on Social Media to keep updated with our various competitions and Southernbrook News!



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