



April Update

I hope this update finds you well. As we move into May, I wanted to provide you with an update on the letting market and what we have been seeing in the industry over the past month.

Firstly, we are seeing continued demand for rental properties, across all properties.. With many people still being able to work from home, there is a growing trend of renters seeking larger properties with more space to accommodate home offices and additional living areas. This is something we recommend keeping in mind when marketing your properties, as tenants are increasingly seeking out properties that offer more than just basic amenities.

Another trend we are seeing is a greater emphasis on sustainability and energy efficiency inline with the cost of living prices increasing across the board. Tenants are more conscious about a property's EPC rating to ensure that they are factoring in utility bills. With many tenants becoming more environmentally conscious, properties with features such as solar panels, energy-efficient appliances, and smart thermostats are becoming increasingly attractive. If you have any properties that offer these features, we suggest highlighting them in your marketing materials to appeal to environmentally conscious renters.

I keep reading that having a Grade C by 2025 is the law. It isn't! It is a proposed change, it's only for new tenancies and looks like it will be pushed back to 2028 if not longer, which may be the time that existing tenancies will also require a C. But basically, no-one knows what the Government may decide.

As always, if you have any questions or concerns about the current rental market or any of our services, please don't hesitate to reach out to us. We are here to support you and your business in any way we can.

Best regards,

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