



Winter 2022



EweMove
SALES AND LETTINGS

Dorking & Leatherhead

Landlord N'ewes

LOCAL RENTAL TRENDS - RIGHTMOVE Q3 REPORT - OUR PERSPECTIVE

The Rightmove Rental Trends Report is a great insight into national trends. But the national picture distorts so many local nuances. With a significant number of properties under management, here is our assessment of what's happening locally, in what remains a highly dynamic marketplace.

- Tenant demand remains very strong and is a major factor in the continued rise in asking rents;
- That trend is exacerbated by a reduction in rental properties becoming available to rent - tenants are staying in situ longer. This is partially driven by mortgage affordability hitting some first time buyers who are remaining in the rental sector for longer;
- There is a move towards tenants seeking smaller properties to protect their budgets;
- Leatherhead is currently outpacing Dorking in terms of the annual change in average rent, but for landlords, this is offset somewhat by the higher asking prices of property in Leatherhead offsetting some of the yield advantage.
- Dorking continues to see slightly older tenants, who may be perceived as more attractive to landlords;

Read more of my own assessment of the current conditions in this article: [Local Rental Trends – Q3](#)

RENTERS REFORM BILL

There has been a lot of political turmoil in recent months and its been difficult at times to keep up to date with what is, or is not, still on the political agenda. One thing we have now heard is that with the re-appointment of Michael Gove as Secretary of State for Levelling Up, Housing and Communities, there is a renewed commitment to delivering the planned reform in the Renters Reform Bill. We covered this in our previous article "[Renters Reform Bill – A \(Mostly\) Welcome Approach Levelling Up The Private Rented Sector](#)". With the Decent Homes Standard now moving forward too, and possible changes to the Minimum Energy Efficiency Standards (MEES) being suggested, there is a lot for landlords to consider. If you are considering expanding your portfolio, we strongly recommend you consider these factors as part of your acquisition strategy.



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Talk to Graham about any of your lettings or sales needs.

Need help? Ask us about....

- **Insurance**, inc. landlord's and rent guarantee
- **Contractors** - nominate your own contractor, or ask us for a recommendation
- **Our 24/7 helpline** for landlords - and tenants

Sales & Lettings across the Dorking and Leatherhead areas and surrounding villages

Service options: Fully managed | Rent collection only | Tenant find only



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REMINDER: NEW SMOKE AND CARBON MONOXIDE REGULATIONS FROM 1ST OCTOBER

The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 came into force on 1st October (England) with similar rules taking effect in Wales from 1st December. Landlords are now required to provide a carbon monoxide alarm for any property which has a "fixed combustion appliance". (Note that in England, but not Wales, a gas cooker is excluded). More details were in my [Summer newsletter](#). The provisions apply immediately, not when the tenancy agreement changes. If we manage your property for you, we have addressed this.

SALES TRENDS: DORKING & LEATHERHEAD

The sales market is under much scrutiny at present, with the cost-of-living crisis expected to have a significant impact on the property market generally. We've been looking at the latest data locally and what it means generally. As an investor though, the turbulence might change the financial dynamics in your favour and make your target yield achievable. You can read our views on the local market in our "Q4 Market Update – Dorking & Leatherhead". If you would like to know more, please do speak with Graham or Martin.

IN OTHER N'EWES.....RECENT ARTICLES FROM MY BLOG

- [Local Rental Trends – Q3 2022](#)
- [Q4 Market Update – Dorking & Leatherhead](#)
- [A landlords Guide to 2022 \(A reminder\)](#)

HOW CAN WE HELP?

Our job as property professionals is to help you be successful landlords. We are part of a nationwide chain of businesses helping landlords across the UK. We help landlords buy, sell, let and manage their properties using our bespoke systems, all backed by our 'Happy Landlord Guarantee'.



Mel Landolina
Property Manager

Martin Bull
Sales Manager

Talk to Mel or Martin about any of your property needs.

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