

Spring 2023

Landlord N'ewes

STICK OR TWIST? SELL OR CONTINUE AS A LANDLORD?

With interest rates rising and the continued political thumb-screw being turned on the financial aspects of being a landlord, we are being asked whether there are still returns to be made from property ownership. I'm a property portfolio landlord myself, so it is a conundrum I have a very clear understanding of. Each landlord does of course have their own unique set of circumstances and there are many factors to consider before reaching a decision. But there are also a number of different options to consider in terms of how you structure your portfolio. If you are wondering whether the financial returns still justify the investment in time and money, do consider:

- Do I have the right structure for my property ownership. Would incorporation make sense?
- Have I got the right mortgage financing in place for my objectives?
- Do I have the right mix of properties for my target market? Might selling and re-investing in a different type or location of property generate better returns?
- Do I have a clear understanding of the likely maintenance costs? What will any improvements, such as energy efficiency upgrades as required by upcoming legislative changes, cost me?

If you would like a conversation about any of these issues, please do speak with us. We can help you make an informed decision.

2021 CENSUS DATA

You may ask why the census data is relevant to a landlord? Like any business though, knowing your market is key to maximising your returns. Here at EweMove, we use a very neat tool that helps us overlay local market data on sales and lettings trends with population profile data. The combination helps us fine tune our understanding of the way demand for properties is likely to evolve. That tool has now been updated to include the 2021 Census data. Did you know:

- The recorded population for our local area is 57,046 according to the Census.
- The predominant age group is 65+.
- 30.4% of households comprise just one person, whereas 34.9% include families with children.

If you would like to know more about the local Census data, do get in touch.



Graham Faulkner

Branch Director

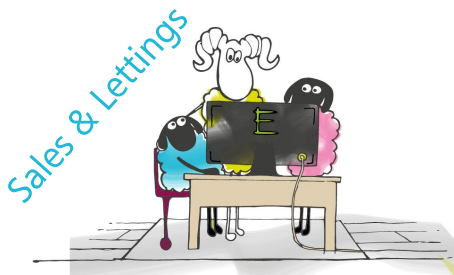
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Talk to Graham about any of your lettings or sales needs.

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



EweMove
SALES AND LETTINGS

Dorking & Leatherhead

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TENANTS SEEKING ENERGY EFFICIENCY IMPROVEMENTS?

With the rising cost of energy, we are increasingly seeing tenants push for energy efficiency improvements to be made by their landlords. Whilst this is, in general, a very sensible objective, it is not cheap and there does need to be a balance that reflects the cost to the landlord. It is an area that is regulated, so make sure you understand what you are, and are not, obligated to do. We've covered it in "[Renters Reform Bill – A \(Mostly\) Welcome Approach Levelling Up The Private Rented Sector](#)" and "[A landlords Guide to 2022](#)". Do call us if you want more guidance on the extent of your obligations.

SALES & LETTINGS TRENDS: DORKING & LEATHERHEAD

The start to 2023 has hardly been full of good news for those looking to sell, but for landlords, this could perhaps be a buying opportunity. (More about that in my article: [Is The Current Market A Landlord Buying Opportunity?](#)). Our latest [Sales & Lettings](#) trends reports give a good picture of the local market, including average monthly rents by type of property. If you would like to get a hyper-local perspective for a specific part of the area, or talk about trends elsewhere in the country, do give us a call.

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

- [Is The Current Market A Landlord Buying Opportunity?](#)
- [Q1 2023 Market Update – Dorking & Leatherhead](#)
- [Could Ewe Be The Purr-fect Landlord?](#)

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

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