

Winter 2023



**EweMove**  
SALES AND LETTINGS

Dorking & Leatherhead

# Landlord N'ewes

## A YEAR IN DORKING & LEATHERHEAD...

As the end of year approaches, we've been reflecting on a year that has seen us reach the milestone of 10 years in business locally. Nationally that milestone has been marked with our second consecutive triple-success at [the Best Estate Agent Guide awards—Best National Sales Agent, Best National Lettings Agent and Best National Sales & Lettings agent](#). Locally, the expansion of our team in 2022 has allowed us to create real focus on the two strands to our business, with Martin looking after the sales side of the business and Mel continuing to focus on servicing our existing landlords and tenants. We continue to benefit from the growth of the wider EweMove network, standing at around 200 branches nationwide, leaving us to focus on what we do and know best—the property market in our area. To that end, we have been reflecting on the local area in a series of short videos on [Dorking](#) and [Leatherhead](#) that showcase our rich history and culture. Did you know we have connections to historical events as diverse as the Mayflower crossing to the Americas in 1620 to the engineering success of the Spitfire in WW2? We look forward to working with you in 2024 and beyond.

## Q4 2023 MARKET UPDATE

We have access to a lot of data on the local, regional and national market, for both sales and lettings. And like any data, it needs careful interpretation. Martin Bull took a look at some of the statistics a few weeks ago in this short video that covers both property values and rental values in Dorking and Leatherhead.

You can always find the most recent data on our website using the links below:

- [Dorking property market insights: Sales and Lettings](#)
- [Leatherhead property market insights: Sales and Lettings](#)



[PLAY VIDEO ON YOUTUBE](#)



**Graham Faulkner**

**Branch Director**

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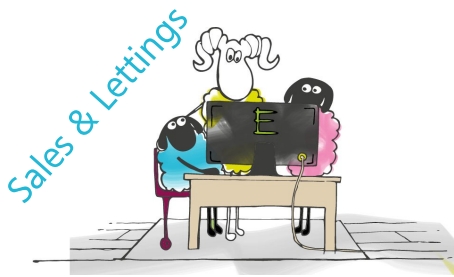
Talk to Graham about any of your lettings or sales needs.

**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

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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## RENTERS (REFORM) BILL & LEASEHOLD CHANGES

The Renters (Reform) Bill continues to trundle its way through Parliament, with the All-Party Parliamentary Group (APPG) for the private rented sector continuing its scrutiny of the proposed legislative changes. A main area of concern is the ability of local authorities to enforce any changes without the provision of additional resources to enable them to do so. Of more interest to landlords will be the fact that the APPG has also expressed concern about the impact of the abolition of Section 21 eviction notices, against the background of wider delays in the judiciary system that means the courts are unlikely to facilitate swift decision making in legitimate repossession scenarios. Andrew Lewer MBE MP, the chair of the APPG for the private rented sector, said: "It is vital that the bill provides security to tenants, gives confidence to responsible landlords and roots out rogue and criminal landlords providing sub-standard housing."

On a separate note, the government has announced plans to reform the leasehold system, but somewhat controversially, current plans exclude flats. How those changes are ultimately implemented may yet depend on who forms the next government.

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

- [Q4 2023 Market Update – Sales & Lettings](#)
- [Energy efficiency in rental properties – A valuable investment or regulatory burden?](#)
- [Rental Reform Bill – A bed of roses for tenants or sensible modernisation of outdated laws?](#)
- [10 Years and Counting](#)

## 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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