

October 2021

Issue 1.5

Leaves are Falling but Rental Prices are Not!

Happy Autumn

In the past two months since I last wrote to you I can confirm rental prices are still rising and are at a all time high in the area with a standard three bedroom house going for over £900 pcm.

If you have a tenant on a periodic tenancy and are considering this option please give us a call to discuss the potential rental increase and how we can implement this for you.



It has also been announced since my last issue that remote Right to Rent Checks can also continue until 05 April 2022 rather than the initial date of 01 September 2021.

Right to Rent checks are required by landlords/agents to determine the immigration status of all prospective adult tenants by checking ID before the start of a tenancy.

Here at Brightestmove we have returned to in-person Right to Rent checks where Covid safety allows, regardless of the adjusted arrangements ensuring we provide a compliant and effective service to all of our landlords.



Good News for Landlords as Shorter Notice Periods Return

Since the 01 October I can now confirm that notice periods across the UK have returned to normal after 17 months. This now enables landlords to issue section 21 notices with an expiry date of two months.

The Government have also issued new forms so these must be used by landlords and agents.

“Letting agents and landlords have worked hard to maintain tenancies throughout the pandemic, so it is pleasing that the UK Government has kept to its word and given the sector ample notice prior to notice periods returning to pre-COVID lengths in England from 1 October 2021.

Looking ahead there is still a hangover from the court suspension which means that some tenants have been able to rack up months of arrears with no action and some landlords have sold properties due to a busy sales market because of the Stamp Duty holiday. As future reforms are considered for the private rented sector, the UK Government must now reflect on the last 18 months and implement policies that support letting agents and landlords to continue to house the nation.”

Mark Hayward (Chief Policy Advisor of Propertymark)



If anyone has any topics they would like covered in our Newsletter please let me know.

Thank you

Emily Meek

Lettings Consultant