

Coventry

Property Market News



Interest rates rise to 0.25% - 16th December

It was just a matter of time before the Bank of England raised interest rates from 0.1%. Today's increase to 0.25% is still very close to its **historic low** and likely to add just over £15 to a typical monthly repayment tracker mortgage and approximately £10 per month to a standard variable mortgage. The last increase was applied in August 2018, when rates reached 0.75%. Experts predict rates will continue to rise to help temper property prices and inflation. Latest figures show the cost of living rose by 5.1%, well above the Bank's inflation target of 2%.

Average property prices

Following the latest UK average property prices published by Land Registry, the good news for owners continues. As of September 2021, the national average price stood at £269,945; an **11.8%** increase from the same time last year. Coventry's upward trend continues with the average property price hitting £208,340 compared to £190,486 in September 2020; a **9.2%** gain. Locally, houses continue to achieve the greatest spikes; Semi-detached and Terraces just over 9% and Detached 10.9% increments over the year compared to flats and maisonettes at 6.5%.

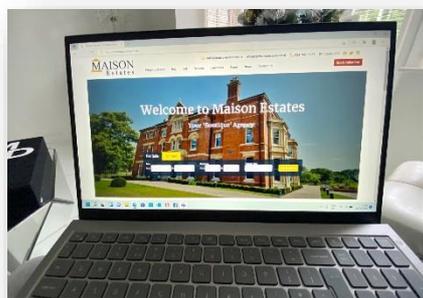
Rentals and Sales

UK rents continue to increase with the average, as of November 2021 standing at £1058, **up 8.6%** on the same time last year. The average rental value for new tenancies in the West Midlands was £785 pcm; an increment of **7.1%** over the year (*data published by Homelet*). Locally, both Rental and Sales markets remain buoyant with many trading in record times. In our experience investors appetite for 1 to 3 bedroom properties continues with more and more new 'Buy to Let' clients entering the market and existing ones expanding their portfolios.

Rightmove predicts 5% house price rise

With demand for property still high and a shortage of available 'stock', Rightmove predicts a 5% price rise nationally in 2022 and 3% in the capital. The average house price in the UK rose to an all-time high earlier this year, surpassing the £250,000 mark. The UK portal comments '*the most competitive markets at the moment are in Scotland, West Midlands, the South West, Yorkshire and the Humber*'.

www.maisonestates.co.uk



With the help of ADECSMAPLE, an established and highly reputable local IT solutions provider, an enhanced version of our website has just been launched which we trust will make for a greater user experience with a 'less is more' approach in terms of display and content. We are already in receipt of positive feedback and pertinent industry news will be featured from the New Year.

If there is any information or topics you would like us to include then we would love to hear from you. Please email Sanjay Panchal: sp@maisonestates.co.uk

Rental Reforms 2022

The government's Renters Reform Bill or white paper is now expected in early 2022. The long-awaited release is likely to include the following measures and reforms:

- Replace the existing Section 21 legal 'Notice for Possession' with a more comprehensive Section 8.
- The database of rogue landlords and Letting Agents to be made available to the public. Introduced in 2018 this is a record of delinquent landlords and Agents who are subject to a banning order or banning order offence.
- Introduction of lifetime deposits for tenants to help reduce the cost of moving between rental properties.

Carbon monoxide detector rule changes

In November, the government announced rules around carbon monoxide detectors in rental properties will be extended. Currently, landlords must install a carbon monoxide detector in any room containing a 'solid fuel burning appliance', e.g. a coal fire or wood burning stove. New rules, which are likely to be introduced some time in 2022 will require landlords to install carbon monoxide detectors in all properties with fixed appliances such as gas boilers or fires. Carbon monoxide detectors will also need to be fitted when such **new** appliances are installed.

'Lets with Pets'

Mainly due to the pandemic an increasing number of tenants want to keep pets and we as an Agent have seen a spike in requests for pet friendly Homes. Rightmove recently revealed demand had increased by 120% from July 2020 to July 2021 hence there may be further attempts by politicians to make it mandatory for landlords to accept pets. By adopting a pet-friendly approach you can further increase demand for your property and attract longer-term tenants.

Sponsorship



2021 saw us sponsor the '**Hinckley Amateur Cricket Club**' with donation of their latest kit. The season came to an end in September; great effort from the 1's to get a big last day WIN to stay in the first Division, followed by solid performances by the 2's and 3's. Our Director, Ben Herbert, being an avid cricket fan also contributed by playing in some of the matches and looking forward to the new season starting April 2022.

Don't forget we also cover Hinckley; having Sold many properties here there is pent up demand for Homes in this desirable Leicestershire Town and we will be increasing our exposure in 2022.

'Buy to Let'



Poppleton Close, Coventry, CV5 6HU.

An excellent turn-key proposition for BTL Investors, being sold with furnishings and sitting tenancy expiring September 2022 for a rental of £850 pcm. Guide Price £145,000.

This EXECUTIVE 2 BEDROOM APARTMENT WITH BALCONY is conveniently located in prime Location CV1. On the doorstep of City Centre, it also boasts access to the popular EARLSDON High Street, Train Station, Central 6, The WAR MEMORIAL Park, ring road and transport links. It is on No'12 bus route to Warwick University and Westwood Business and Science Parks, JLR (Whitley) and The Technology Park helping to attract professional and student tenants in the future.

Christmas and New Year

Our office will close on Christmas Eve at 1pm and re-open Tuesday 4th January 2022. We will continue to process rental payments which may be delayed due to the bank holidays. Furthermore, Tenants of fully managed properties will continue to receive assistance for emergency maintenance.

'We wish everyone a very Merry Christmas, prosperous and Happy New Year.'

Call us for a free valuation

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