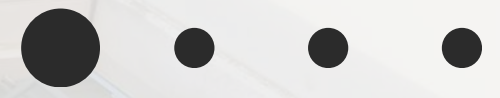
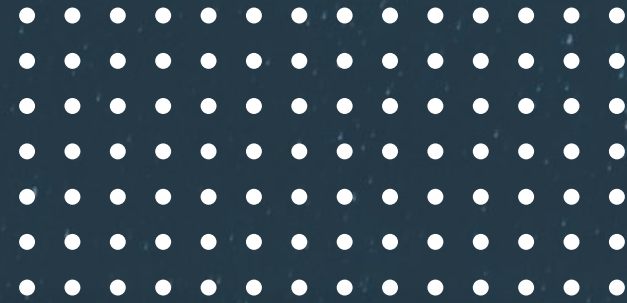




JEN DALY @THEPLACE

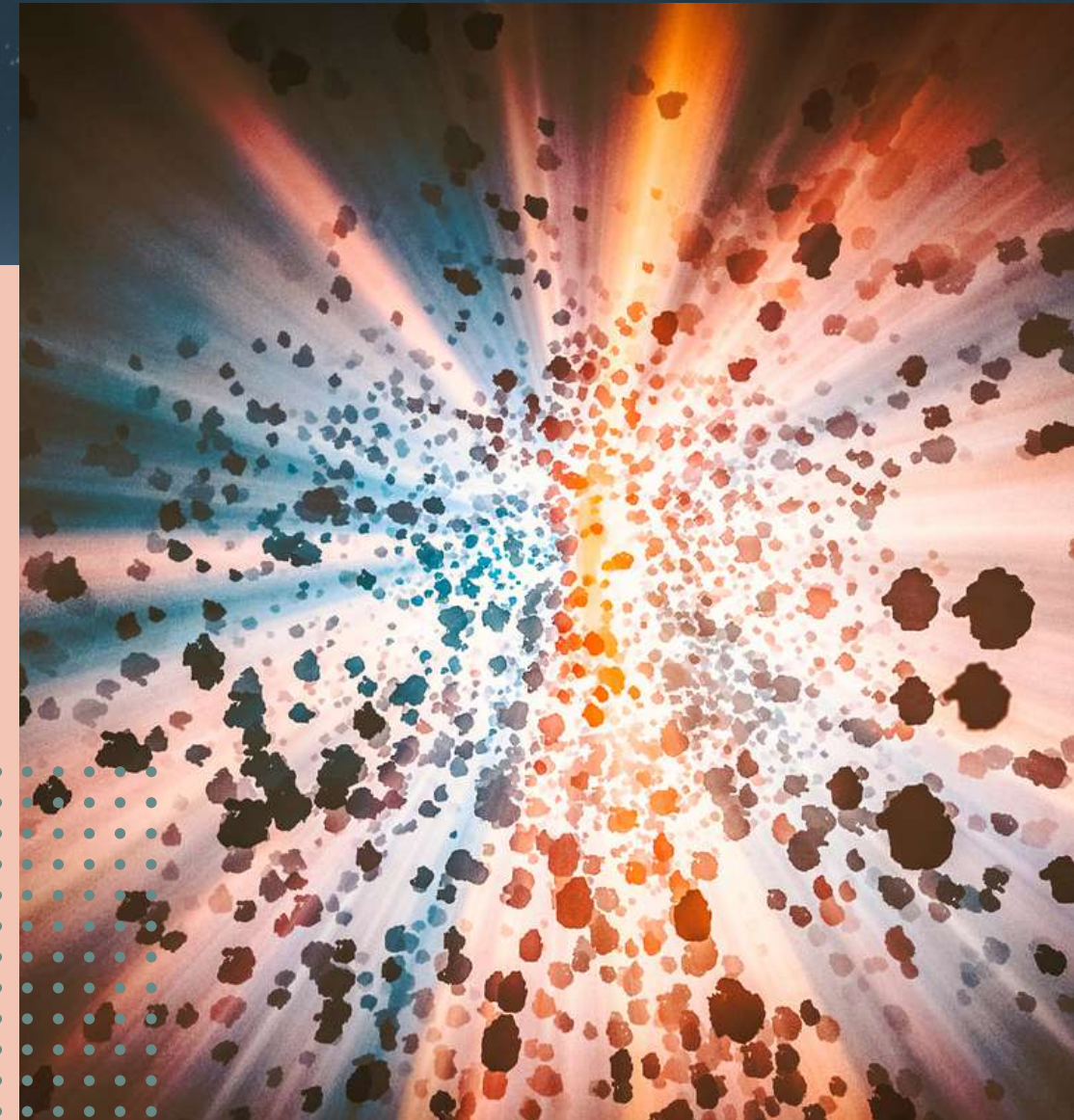
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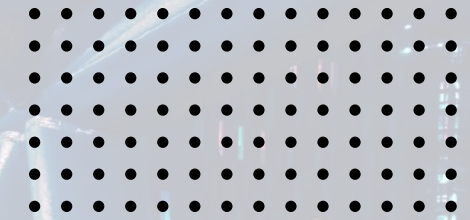


Why We Formed

- One of our directors has a proven track record in the property industry, having previously owned a large letting agency.
- We've noticed the rise of quick, online flash-in-the-pan agents who focus solely on making a commission, with no regard for personal relationships or client satisfaction.
- We wanted to do things differently and focus on a personal approach to our service, with the aim of building long-term relationships with our clients.



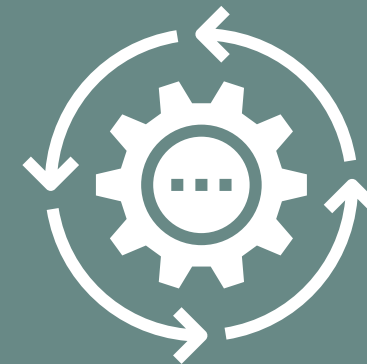
Our Approach



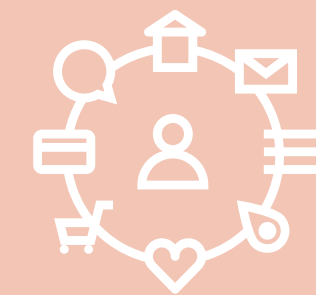
Fast Responses



Accountability



Continuity



Personable





Q1 SUMMARY

TENANT DEMAND

Latest survey data from RICS found tenant demand has increased by 32% from January alone.



In England alone, an estimated 11 million people rent privately, with the sector having doubled in size over the past two decades.



The demand for rental properties has far exceeded supply, contributing to the rising cost of housing and adding to the financial pressure felt by many households.



According to Rightmove, the average advertised asking rent outside London reached a new record high of £1,126 a month between April and June, representing a 19% increase since the start of the pandemic two years ago.



- The UK government has abandoned its target to build 300,000 new homes each year, a goal that had been in place for several years.
- The abandonment of the 300,000 homes target could have significant implications for the UK's housing market, including potential supply shortages and further increases in housing costs.



Tenant Satisfaction

Research commissioned by Paragon found that the majority of private renters are satisfied with their situation.



Free of Responsibility

Private renters report several reasons for their contentment, including not being responsible for repairs or maintenance on their property.

% Positive Majority

According to the report, 81% of private renters are happy with their current property, while 85% express satisfaction with their landlord.



Significant Expenses

Private renters also appreciate not having to pay for buildings insurance or ground rent costs, which can be significant expenses for homeowners.



@ThePlace



Landlords And Tenants

A large majority of landlords feel that they have a positive relationship with their tenants.



WHY CHOOSE US

We have spent a long time refining our process to get it right for our clients.

HONESTY

Honesty and transparency is at the heart of what we do.

RELIABLE

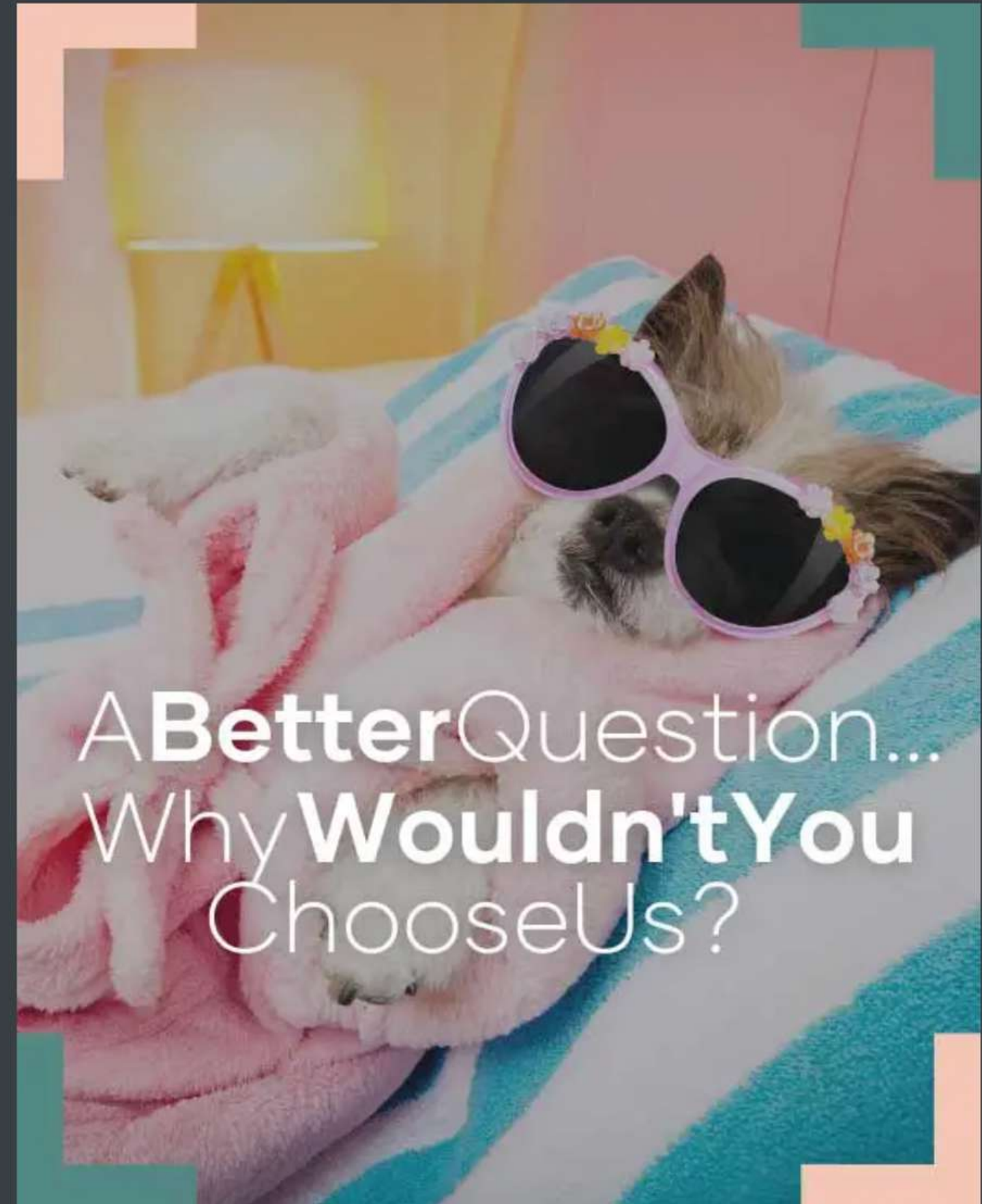
A team of experts on hand for any eventuality.

EXPERTISE

Expert property agents up to date on regulations to keep your property compliant.

PERSONALISED

A bespoke service based on your requirements.



A **Better** Question...
Why **Wouldn't You**
Choose Us?

RENTERS (REFORM) BILL PUBLISHED

THE MOST SIGNIFICANT REFORM OF THE PRIVATE RENTED SECTOR IN ENGLAND IN OVER 30 YEARS

01

Aims to reform possession grounds, including mandatory grounds for landlords selling or tenants with rent arrears.

02

Creation of a new property Ombudsman to settle disputes and relieve court pressure. Private landlords mandated to join.

03

Implementation of a digital Property Portal to improve awareness of rights and obligations for tenants and landlords, while aiding local council enforcement.

04

Seeks to establish a statutory right for tenants to request pet permission in rentals.

No immediate changes as the Bill undergoes debate in the coming months. Implementation expected to take 18 months, with some elements requiring more time.



Determined to make the process of selling or renting
a home transparent and honest.