



# NEWS

Operating across The South

Property Sales | Lettings | Management

## *Demand for properties in the country*

Towards the end of 2020 we were still letting and selling houses within days of them coming to the market.

In a world where the future still appears to be uncertain one thing is constant, the demand for properties in the country.

Before the Covid pandemic dominated our lives, there was already a growing trend for a more rural lifestyle. Advances in technology had made communications and working from home easy. The constant improvements to road, rail and air networks had made commuting to the cities easier when necessary. Plus, there had been for

some time growing publicity on the importance of fresh air, exercise, home work life balance and a healthy lifestyle.

The South offers the perfect destination with its stunning countryside, expansive coast line and proximity to London and mainland Europe and as our lives have become influenced by the pandemic so all the reasons to move to a rural location have been reinforced. The exodus from the cities is likely to continue into 2021 and could be the perfect opportunity to ensure the asset that your property represents either as a sales or rental opportunity is fully achieved.

**To discuss this potential, contact either Kate Porter, Head of Sales or Kate Morton, Head of Lettings on 02392 632275**



TO LET

**Newbury £12,000 pcm excl inc gardening**

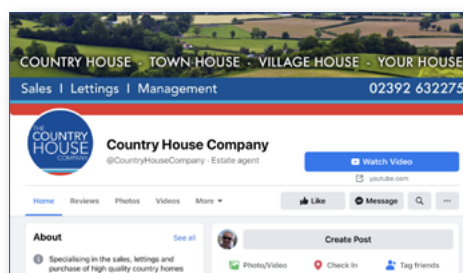


FOR SALE

**Hambledon GP £725,000**

“ I just wanted to take this opportunity to thank all the team at The Country House Company for looking after us so well. From the initial meeting, finding the tenant, looking after the property for us and, to the final sale of the property. Thank you for your patience and guidance.. ”

## *Join us on Social Media*



SOLD STC

**West Meon £585,000 pcm excl**



TO LET

**East Tisted £1,350 pcm excl**

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## Extended Stamp Duty

As a company we are in full support of the NAEA Propertymark (National Association of Estate Agents) in their campaign to extend the holiday on property tax.

The importance of the property industry as a whole was clearly acknowledged by the government in authorising the reopening of the property sector ahead of others.

The property market dramatically impacts on many sectors including lenders, removal companies, storage providers, plumbers, decorators, landscapers, builders, architects, surveyors, interior designers, and furniture retailers, to name but a few. The NAEA Propertymark have stated, that since the introduction of the cut to Stamp Duty/Land

**Therefore, we will continue in our support of the NAEA Propertymark and are hopeful that there will be some encouraging announcements early in the New Year.**

Transaction Tax/Land and Buildings Transaction Tax, the housing market has shown substantially increased activity and this will have been reflected in a boost to income and the economy.

To further encourage and reinforce the importance of the property market, the government instigated the campaign to #keepthecountrymoving, which we have been actively involved with. We focused our marketing on the benefits of moving to the country and to the South in particular, with its excellent commuting links combined with glorious rural life. For the enthusiasm to move to be dampened by the government would undo so much of what has been achieved under such difficult circumstances.



## Update on Electrical regulations for private sector landlords

With so many changing regulations being thrown at us daily it can be easy to miss some of the recent changes in legislation regarding rented properties. As a reminder, below is a summary of important electrical legislation that came into force this summer.....

These regulations apply in England to all new tenancies from 1 July 2020 and all existing tenancies from 1 April 2021. This means that tenancies signed on or after 1 June 2020, which started on or after 1 July 2020 should have an Electrical Installation Condition Report, (EICR).

The regulations require that private landlords must ensure:

- Electrical safety standards are met when the property is occupied during a tenancy.

- Every fixed electrical installation at the property is inspected and tested at least every five years by a qualified person.
- The first inspection and testing is carried out before new tenancies commence on or after 1 July 2020 and by 1 April 2021 for existing tenancies.

If an existing certificate was done longer than five years ago, regardless of whether it is valid for 10 years, it will not be applicable for these Regulations. Consequently, to comply with the Electrical Safety Standards the existing EICR must be less than five years old (dated back five years from when the tenancy agreement was signed).

**For further information on this and other legislation please call**

**Kate Morton, Head of Lettings or Marishelle Butler, Head of Management on 02392 632275**

**Specific information regarding the regulations and details on Remedial Notice and Financial Penalties can be found on [www.arla.co.uk](http://www.arla.co.uk) ■ [www.legislation.gov.uk/ukxi/2020/312/introduction/made](http://www.legislation.gov.uk/ukxi/2020/312/introduction/made) ■ [www.gov.uk/government](http://www.gov.uk/government)**



*The experts you can trust*

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