

I hope you've enjoyed a fantastic start to the year. I wanted to share with you some insights that I've found interesting along with some **FEEDBACK** from our clients.

The first quarter of 2022 has seen a massive decline in available rental properties and the highest rental price growth rate in the past 5 years.

You can check out the latest **STATISTICS** from Tenants and Landlords, understand the **STOCK SHORTAGE** and the **MARKET GROWTH RATES**.

TESTIMONIALS

In reflecting on the past year, we asked our clients to give us feedback and were flattered by what they had to say. What would you say about your current partners?

"They have **saved us time & money**, whilst delivering an **unparalleled level of quality**."

"Their use of technology is **astounding**, and they are **always looking to improve**"

"I cannot praise their **politeness, alertness, accuracy, versatility** and **drive** enough"

"They are an **enormous help** and assistance in so many other areas especially those that involve IT"

"Their **attentiveness, reliability, and flexibility** to be something I have come to really **admire, appreciate** and **rely on**"

Not only are they great at what they do, they are **wonderful people** to know and **bring a joy to business**.

"They are constantly looking at ways to **make my business better**, for me and my clients."

"Their **attention to detail, helpfulness** and the **quality** of their work is **second to none**"

"Their work is **consistently** of an **exceptionally high standard**"

THE STATS

- **62%** of tenants experience a lack of repairs for property issues, for which they allegedly blame agents
- **36%** of Landlords said they were not given back their property in an appropriate condition
- **57%** of all respondents highlighting a lack of good communication with the other party as a main issue
- **83%** of landlords said they are concerned that rising inflation will adversely impact their BTL Properties

Are you arranging for regular **Professional Periodic Inspections** for your **Properties**?

Can you rely on the Inventory to reference at the end of the Tenancy to address **ANY** issues?

STOCK SHORTAGE

In the final months of 2019 and prior to the pandemic, there were a total of **82,726** rental homes available to tenants across 21 major UK cities. By the start of the pandemic in early 2020, this had already climbed by **17%** to a total of **96,735** and this rental stock surplus continued to increase throughout the pandemic, hitting a high of **171,080** at the end of 2020.

Fast forward to today and the latest figures show that currently, there are just **64,839** rental properties listed across these 21 major UK cities, a **62%** decline from their peak, and a **22%** decline from per-pandemic levels.

PRIVATE RENTAL SECTOR GROWTH RATES

The largest regional annual rental price increase in the 12 months to February 2022 was in the East Midlands at **3.8%**.

UK private rental prices grew by **2.3%** in the 12 months to February 2022, representing the highest 12-month growth rate since March 2017. When London is excluded from England, private rental prices increased by **3.1%** in the 12 months to February 2022, the highest 12-month growth rate since 2006.

UK rental prices have increased by **12.6%** in the 7 years since January 2015.

I look forward to catching up with you soon,

Shuki

Shukraan Zeyod

DIRECTOR

SHIAN BUSINESS SERVICES

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www.shian.co.uk | 07393 860487