



PM ESTATES

LETTINGS - SALES - BLOCK MANAGEMENT - RENOVATIONS

**Latest Landlord Updates
from PM Estates**

Expert Advice & Market Insights



Renters' Reform Bill 2024 – Key Changes for Landlords

The Renters' Reform Bill is expected to reshape the UK rental market, impacting landlords in Bishop's Stortford, Sawbridgeworth, and Stansted. Major changes include:

Abolition of Section 21 evictions, meaning landlords must provide valid legal reasons to reclaim their properties.

New tenancy structure replacing Assured Shorthold Tenancies (ASTs) for a fairer rental system.

Mandatory landlord registration via a new Property Portal to improve compliance and transparency.

To stay ahead, landlords must adapt their rental strategies. At PM Estates, we provide expert legal guidance and property management solutions to keep you compliant and profitable.

Need landlord advice? Call us on (01279) 654646 or email info@pm-estates.co.uk.



Bishop's Stortford & Stansted Rental Market Update – High Demand, Rising Rent

The local rental market continues to thrive, offering landlords strong investment returns. Key trends in 2024:

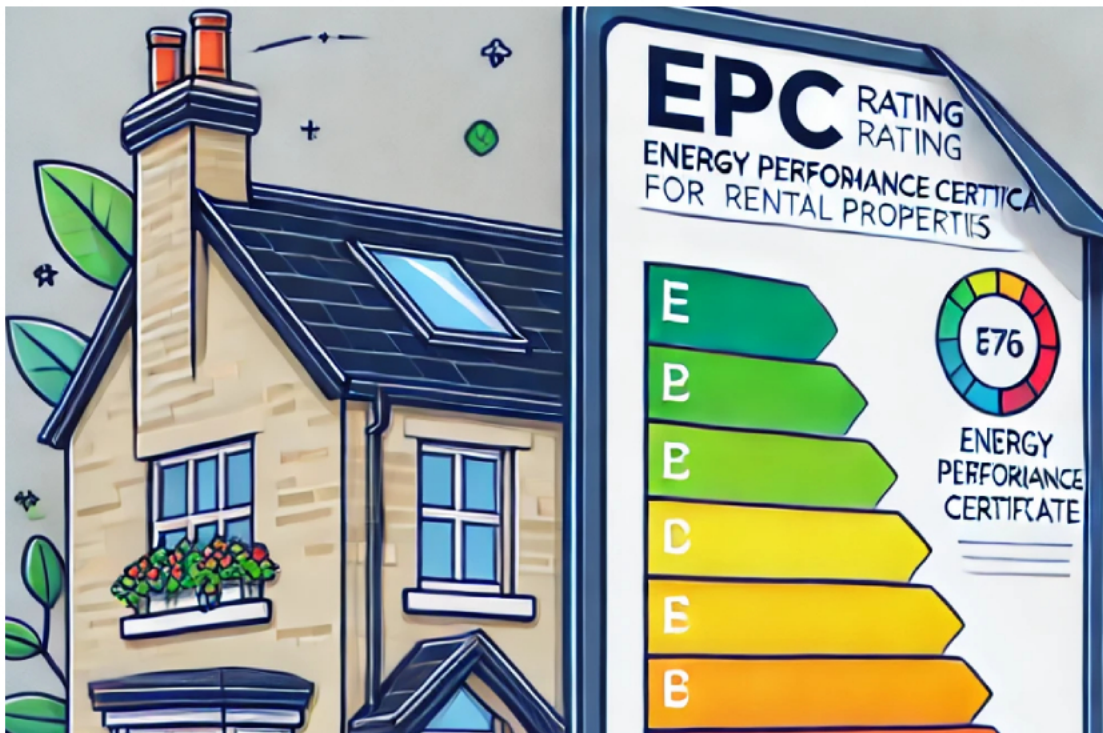
Rental prices rising due to high tenant demand and low property supply.

More London renters relocating to commuter hubs like Bishop's Stortford for better affordability and quality of life.

Professional tenants seeking high-specification rentals, making modernised and energy-efficient homes more desirable.

If you're looking to let your property at the best price, our team at PM Estates offers free, no-obligation rental valuations and expert tenant sourcing services.

Book your free rental valuation today – Call (01279) 654646.



Energy Efficiency & EPC Rules – What Landlords Need to Know

With increasing tenant demand for energy-efficient properties, landlords should consider upgrades that:

Lower energy costs for tenants, making properties more competitive.

Future-proof properties in case of stricter EPC legislation.

Increase rental value and property appeal.

While the government has delayed mandatory EPC upgrades, landlords who invest in energy efficiency now will attract the best tenants and maintain long-term property value.

At PM Estates, we offer free property maintenance surveys, helping landlords identify cost-effective improvements.

Find out how to increase your property's value - Call us on (01279) 654646.



Maximising Your Rental Yield in 2024 – Essential Landlord Tips

With mortgage rates rising and inflation impacting costs, landlords need a proactive strategy to maintain profitability. Key rental yield strategies include:

Optimising property presentation - modern decor, energy-efficient appliances, and furnished options can justify higher rents.

Reviewing mortgage options - refinancing could lower costs and increase net rental income.

Regular maintenance checks - preventing costly repairs and ensuring compliance with new housing regulations.

At PM Estates, we help landlords in Bishop's Stortford, Sawbridgeworth, and Stansted achieve higher rental yields with expert property management and investment advice.

Want to boost your rental returns? Contact us today on (01279) 654646.



Landlord Compliance 2024 – Avoid Fines & Stay Protected

Government agencies are tightening rental property regulations, meaning non-compliant landlords could face fines or legal action. Essential compliance checks include:

Right to Rent verification – ensuring tenants have legal residency in the UK.

Legionella Risk Assessments – mandatory under UK health and safety regulations.

Fitness for Habitation standards – ensuring properties are safe, secure, and well-maintained.

At PM Estates, we offer a fully managed lettings service, handling all legal requirements so you stay compliant and stress-free.

Need expert property management? Call (01279) 654646 or email info@pm-estates.co.uk.



Stay Ahead with PM Estates – Your Trusted Lettings & Property Management Experts

Navigating the UK rental market in 2024 requires expert guidance, market insights, and proactive property management. At PM Estates, we offer:

Free rental valuations to maximise your rental income.
Full property management services for a hands-off landlord experience.

Exclusive landlord updates on market trends and legal changes.

Contact us today – Call (01279) 654646 or email
info@pm-estates.co.uk.