

insight

Spring 2016 Bulletin

FARMER & DYER
RESIDENTIAL SALES & LETTINGS

t: 0118 946 1800

e: info@farmeranddyer.com

w: farmeranddyer.com



It's Christchurch Bridge!

Christchurch Bridge is the preferred name for Reading's new Pedestrian and Cycle Bridge after 1,847 people responded to a public vote.



The name emerged as the clear favourite after people were asked to rank four names in order of preference in a three week consultation.

The results for the 'first preference' votes were:

- Christchurch Bridge: 751
- Cusden Bridge: 611
- De Montfort Bridge: 256
- William Marshal Bridge: 218

Christchurch Meadows takes its name from Christchurch Cathedral, Oxford. The Cathedral's Dean and Chapter acquired the 25 acres of farmland under the will of Robert South in 1716.

The land was eventually conveyed to the Corporation of Reading, which later developed the land as the public park now known as Christchurch Meadows, including the paddling pool which opened in 1924.

Keep on running

Hearty congratulations go out to one of the staff at F&D, Louise Stevens, after successfully completing her first Reading half marathon in April registering a highly commendable finishing time of 2 hours 11 minutes on what proved a testing day for weather conditions.



Pretty in pink – Louise Stevens

Stamp Duty – Buy to Let

From April 2016, the Government decided that property buyers in England and Wales will have to pay an additional 3% on each stamp duty band on any property bought as a buy to let or a second property that is not classed as a main residence.

This obviously has raised questions from certain commentators in the industry over whether penalising the investor market so harshly is a good move, particularly when the investor buyers have effectively underpinned the property market when there has been a lack of first time buyers over the last few years.

In the Caversham area, up to March this year, approx.40% of our buyers looking in the £180,000 to £350,000 price range were investor buyers who, on average, have been obtaining rental yields between 4-5% per year.

More than 1.7 million properties in England have buy-to-let mortgages which represented 17% of loans used to acquire residential properties

Here's a guide to the new stamp duty tax bands:

	Standard rate	Buy-to-let/ second home rate (April 2016)
Up to £125,000	0%	3%
£125,001 - £250,000	2%	5%
£250,001 - £925,000	5%	8%
£925,001 - £1.5m	10%	13%
Over £1.5m	12%	15%

Source: HMRC

Planning changes appeal

Councillors at Reading Borough Council are sweating on the results of an appeal made by the Minister of State, Brandon Lewis, in March regarding plans to change the amount of money developers are required to contribute to local government funds through section 106 of the Town and Country Planning Act 1990. If successful, developers won't be made to provide funds for local services when developing projects comprising ten houses or fewer.

The section 106 contributions are used to mitigate or compensate for the negative impacts of a development or to prescribe the nature of

a development. They are intended to make acceptable developments which would otherwise be unacceptable by offsetting the impact by making location improvements.

West Berkshire Council and Reading Borough Council, in a landmark case in 2015, challenged these changes arguing that the consultation process had been unlawful. Justice Holgate accepted that the government had failed to take into account "obviously material" considerations.

The Podium beckons

As we approach the summer months the sporting calendar comes alive with the F.A Cup final, The Derby, the European Football Championships, tennis at Wimbledon, rowing at Henley and the XXXI Olympic Games in Rio.

Four years ago we were approached by local Team GB rower Sam Townsend, who was looking for sponsorship to help fulfil his dreams of an Olympic medal after finishing fifth in the final at the London Olympic games. After impressing Damian and Tom with his desire and aptitude, they decided along with local developer, Elegant Homes, to provide financial assistance to help him on his way to Rio.

Fast forward four years and Sam is now only months away from appearing at the greatest sporting spectacle in the world and although training is never easy he has during this time competed in the European and World Championships where he has won a bronze, a silver and a bronze in the Men's Quadruple Scull. As a local resident, we hope everyone will get behind him and support his efforts in August.



For all Sam's news follow him on twitter @samwtownsend

Landlords not using Letting Agents

Direct Line for Business says the lack of professionally reviewed tenancy agreements may explain why 13 per cent of landlords have experienced disputes specifically arising from tenants' rental contracts in the last two years.

It says it is also a concern that 9% of landlords have not informed their tenants that their deposit is held in a government-backed tenancy deposit protection scheme - despite the fact it's a legal requirement that landlords provide the name and contact details of the tenancy deposit protection scheme and its dispute resolution service within 30 days of taking a deposit.

Farmer & Dyer are members of ARLA and MyDeposits and send to both landlords and tenants a certificate to confirm the tenants deposit has been formally registered - giving all our clients peace of mind.

Source - Lettingagenttoday.co.uk

Property Stats

LAND REGISTRY:

Average House price Reading 2015: £270,701
Volume of sales in Reading 2015: 2806
Average monthly volume of sales in Reading 2015: 234

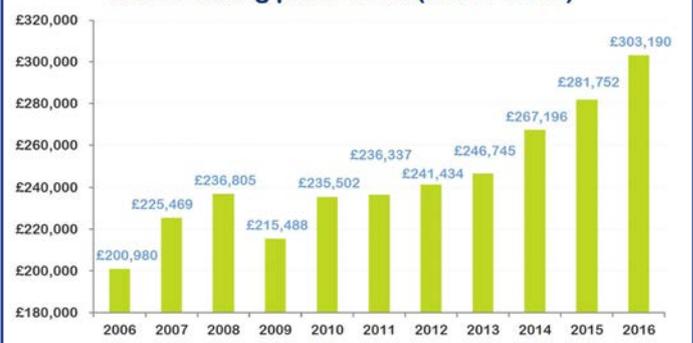
RIGHTMOVE:

Average property price in 2015 for Reading: £317,394
Average property price in 2015 for Caversham: £406,591

F&D:

Average property sale price in 2015: £374,214
Combined value of all sales in 2015: £37,047,153

March asking price trend (2006 - 2016)



Source: Rightmove

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