

HAPPY 2016

HMnews

HUDSON
MOODY

Happy New Year & Welcome to 2016

Rise in Stamp Duty for Buy to Let and Second Home Owners

Ben Hudson says ...

"Following the Government announcement in the Autumn Statement, I expect to see a busy first quarter of the year in the Buy to Let market and purchase of second homes, as purchasers try to beat the 3% stamp duty rise in April. The rise is still in its consultation period but, it looks unlikely that it will not go ahead. I believe buyers may reflect the higher stamp duty by reducing their initial offers but, I do not believe it will deter purchasers in the long term. It is possible, in the case of Buy to Let properties, that landlords may well ask higher rents to recoup their monies. Primarily, I believe any rise could affect the City Centre apartments market, if any, as these are currently very attractive to Buy to Let investors. Eventually, as with all things, property prices will find their optimum level over time."

Market Report

As we start 2016, we've been through the worst flooding in 30 years. This has definitely dampened the New Year optimism as the impact of local flooding is still felt and people continue the clean-up. But, as seen in 2000, as the waters recede, so do concerns and York will bounce back quickly as it remains one of the most desirable places in the country to live.

The economy is in good shape and there are lots of competitive rates and affordable mortgages available on the high street.

There is a high level of first time buyers actively looking for properties and the Buy to Let market is strong because of the stamp duty push. The number of new properties being built in and around York is increasing opening up more opportunities for buyers. However, there are some headwinds in the economy: A lack of properties for sale continues to cause a 'log jam' as people can't find anything to move to. At some point in the future the interest rate will have to rise and the markets will not like the uncertainty a European Referendum will bring. In short: The market is looking brighter, especially in the run up to Spring. My recommendation would be to sell now before uncertainties are upon us. To use the old adage: 'Make hay now whilst the sun shines'.

A New Year A New View on Your Home

Now that the festivities are over and done with perhaps it's a good time to reappraise your home. You may have moved furniture around to accommodate the family over Christmas to make more room, so using this idea perhaps repositioning the furniture to make your home look and feel more spacious is worth taking on board. We would be delighted to come over and retake photos to show off your new spacious room.

Another thing to remember is that you may have been given new ornaments and pictures. We would suggest you don't add these to your existing items but to replace them with your older items (you can always wrap and pack away in a box ready for your move), thus making your room take on a fresher new look.

If you have a dark corner in your living room perhaps a lamp on a small table or a standard lamp just switched on before a viewing starts will give your room that extra lift and sparkle. Any scuffs that have appeared on your walls from Christmas guests need to be wiped away or painted over, it just makes the room feel perfect and to buyers eyes its always a bonus that nothing needs doing to it.

Landlord Open Day

Following the success of our first event, we are holding another FREE drop-in workshop aimed at assisting both new Landlords, who are thinking of starting out in the buy-to-let business, and existing Landlords looking to grow their portfolio.

The workshop will be held in our Micklegate office on Saturday 20th February 2016 between the hours of 10am-2pm. Anyone interested in attending can contact Hudson Moody's Lettings Department on tel: 01904 629629 for further information.

Special Points of Interest

- > [Piccadilly Lofts Open to View](#)
- > [Hunter House](#)
- > [Meet The Lettings Team](#)
- > [Landlords Rent Guarantee Scheme](#)



Meet The Lettings Team

Rachael Woolley joined the team just over a year ago after finishing university. She has recently become ARLA qualified and works as a Lettings Negotiator. Alongside the daily duties, Rachael's role involves referencing the tenants and ensuring everything is ready for their move-in day, processing the rents, dealing with the rent arrears, and scheduling the property inspections. She says, "The best part of the job is the customer interaction with prospective tenants and landlords. Good communication means I can make sure the tenancy is straight forward and runs as smoothly as possible."

Debbie Deans has worked for Hudson Moody for 20 years, being one of the original staff on Day 1 when the company started in 1996. She has held various roles but is now Lettings Manager. The main aspects of her job are valuing properties for rent, preparing rental details and creating inventories including taking the 'evidence' photographs. Debbie is also responsible for dealing with the check-out procedure. She's the first person to call with any tenant/landlord issues and deals with out of hours emergencies. Debbie says, "Giving good customer service, especially when meeting a potential landlord, is a very rewarding aspect of the job."

Alex Randall has been with the Company for approaching 12 years. He had a brief time in Sales but has worked in lettings for most of his time at Hudson Moody as a Lettings Negotiator. As well as the day to day routine tasks, Alex has responsibility for preparing the fortnightly Press advert and helps with designing promotional materials for the lettings department. He is also a bit of whizz on the technology front and can be called on in a 'photocopier jam emergency'. He says, "The most satisfying part of my job is actually the point where I hand over the keys to a new tenant for their new home!"



Landlords Rent Guarantee Scheme

"This month we are introducing our new 'Platinum' Management service which includes a **100% rent guarantee** – we are one of the very few agents in York who can offer this service. This means you'll still receive all of your rent from us even if your tenant is in arrears. Platinum management also covers your legal costs should you need to regain possession of your property so our new service offers you complete piece of mind."

Bishopthorpe Road is Named the Great British High Street of the Year

Judges said Bishopthorpe Road in York had a great range of pubs, restaurants and shops most of them independently owned. It trumped 230 high streets. Jonny Hayes chairman of the Bishy Road traders association said "we're so pleased the judges have recognised all we've done to improve our high street and make sure it stays at the heart of our community."

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58 Micklegate
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Tel: 01904 650650

Poppleton Office
The Green
Upper Poppleton
York
YO26 6DF
Tel: 01904 789999

Lettings
58 Micklegate
York
YO1 6LF
01904 629629

Dunnington
Tel: 01904 489906

Open to view Piccadilly Lofts , Piccadilly, York 16/1/16 from 11am to 1pm

'Piccadilly Lofts' an old warehouse in a lively area of York, retaining its finest features, now converted into 10 luxury apartments. All apartments have secure underground parking. There are just 3 apartments remaining at this prestigious site. All have 2 bedrooms and priced £350,000 to £450,000.



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Biba House, St Saviourgate

*** STAMP DUTY PAID FOR COMPLETIONS BEFORE APRIL 2016 ***
A rare opportunity to purchase a two or three bedroom duplex apartment with two secure off street parking spaces, benefitting from Concierge service in the heart of York City Centre. Prices from £550,00 to £750,000.



Hunter House, Goodramgate

Presented across four storeys, the fourteen apartments at Hunter House provide a rich variety of sizes and individual styles and a range of prices. Several offer spectacular views of York Minster; exclusive parking provision is available selectively. All apartments share a common theme – thoughtful design, imaginative and generous use of space, quality finishes and fittings, to create a real feeling of 'home'. There are only 5 apartments remaining 1 to 2 bedrooms prices from £265,000 to £450,000.

