

Alexanders Estate Agents

NEWSLETTER

0203 951 9528

alexandersestateagents.co.uk

info@alexandersestateagents.co.uk



A Note from Joanna

Wishing all our clients and neighbours a very Happy Easter. Spring is a time for fresh beginnings, and it's lovely to see our community come together. If you're thinking of moving this season, we're here to help every step forward.

UPCOMING EVENTS

* **Easter Festival – Family Fun in the Park (Horsenden Hill Activity Centre)**

Sat 4 & Sun 5 April

Outdoor Easter festival with giant inflatables, games, sports activities and a Community Easter Egg Hunt each day (around 1 pm). Great for all ages to enjoy a festive day out.

* **Charlemagne Wine Club Meetup, The Forester**

20 April 2026 at 8pm

An evening tasting event focusing on Brazilian wines at The Forester. Exciting wines from South America with Nicholas Corfe of Go Brazil Wines



Spring Momentum in the Northfields Property Market

As Easter arrives and spring brings brighter days to Northfields, the local property market is gaining momentum. Buyer demand remains steady, particularly for well-presented homes priced realistically. With many families hoping to move before summer, April is traditionally a strong month to launch a property.

For landlords, rental demand continues to outpace supply, creating excellent opportunities. If you're considering selling, letting or simply exploring your options, now is an ideal time to plan ahead with confidence.

Local. Independent. On your side.

Mortgage Update from Justyna

Hi, I'm Justyna, your in-house mortgage advisor. Many lenders are offering competitive 2- and 5-year fixed deals, with some below 4%–4.5% depending on deposit and criteria, alongside flexible higher-LTV options. I can help you compare deals, explain costs and find the right product for your goals.



Justyna – Mortgage Broker (CeMAP)



Rental Market Balancing – What It Means for Landlords and Tenants?

The rental market in Northfields and Ealing is stabilising this spring. More properties are coming to market, giving tenants greater choice and slowing rent increases.

Well-presented, realistically priced homes with modern amenities are still letting quickly. This is an ideal time for landlords to review rent levels, refresh property presentation, and ensure their portfolio meets tenant expectations.

At Alexanders, we can help optimise rental income, find reliable tenants, and adjust strategies to make the most of this balanced market.



Should you fix your mortgage?

If the past few years of rises and falls have told us anything, it's that predicting falls in mortgage rates is not an exact science.

However, if you are one of the estimated 1.8 million people on a fixed-rate mortgage that is expiring this year, according to UK Finance, you might be considering whether now is a good time to fix again.

Fixed rates can offer you certainty over what you'll pay in interest over the course of the deal, even if rates are on the rise.

Andrew Montlake, chief executive officer of mortgage broker Coreco, said with mortgage rates forecast to rise, now could be a good time to lock in a new fixed-rate deal.


Ministry of Housing,
Communities &
Local Government

NEWSFLASH

The Renters' Rights Act Information Sheet 2026

The UK Government has published the final version of the document, which sets out key changes for tenants ahead of reforms coming into force on 1 May 2026. Letting agents and landlords now have a clear legal duty to provide this document to relevant tenants, with a strict 31 May 2026 deadline and financial penalties for non-compliance.

The Information Sheet explains how tenants' rights and responsibilities will change under the new legislation. It must be issued to existing tenants by 31 May 2026, and failure to comply could result in fines of up to £7,000 per tenancy.

<https://www.gov.uk/government/publications/the-renters-rights-act-information-sheet-2026>

Who must receive the Information Sheet?

Agents and landlords must ensure that each named tenant receives the document where the tenancy:

- Is an assured or assured shorthold tenancy
- Was created before 1 May 2026
- Has a written record of terms (including partially written agreements)

Lodgers are excluded from this requirement. For tenants with verbal agreements, agents cannot use the Information Sheet. Instead, they must provide written details outlining the key terms of the tenancy.