

# Alexanders Estate Agents

## NEWSLETTER

0203 951 9528

alexandersestateagents.co.uk

info@alexandersestateagents.co.uk



### A Note from Joanna

May is a month of movement—and the local property market is no different. Demand remains strong. If you're thinking of selling or letting, now is the time to act. At Alexanders, we deliver clear advice, sharp pricing, and results that matter.

### UPCOMING EVENTS

- \* **Ealing Book Festival-  
University of West London &  
Questors Theatre**

29 April – 3 May 2026

- \* **Family Concert – Bach to Baby**

2 May 2026 – Haven Green

- \* **Ealing Wind Orchestra  
Concert**

8 May 2026 – University of  
West London

- \* **Brentham May Day  
Celebrations**

Mid May (traditionally  
around 17 May)



## Northfields Property Market Holds Firm This May

The property market this May remains steady across Ealing and Northfields, with continued demand from both buyers and tenants. Limited housing supply is supporting prices, while motivated buyers are still actively viewing. The rental market is particularly strong, with properties letting quickly when priced correctly. Realistic valuations and proper presentation are key. Overall, conditions continue to favour sellers and landlords who are prepared to act decisively and position their property competitively.

Local. Independent. On your side.

### Mortgage Update from Justyna

Hi, I'm Justyna, your in-house mortgage advisor. Mortgage rates continue to show gradual stability, with some lenders adjusting downwards on selected fixed products. Buyers are still encouraged to get pre-approval early to strengthen offers. If you are considering a purchase or remortgage, now is a good time to review your options and secure competitive terms today



Justyna – Mortgage Broker (CeMAP)



## What Landlords Do Next Will Shape Ealing's Rental Market

The rental market across Ealing and Northfields is increasingly being shaped by landlord decisions. With some landlords reviewing portfolios and reducing stock, available rental properties remain tight locally. This is keeping competition strong for good quality homes and supporting rental values.

Over the coming months, the direction of the market will depend heavily on how landlords respond to ongoing regulation, costs, and demand making proactive management more important than ever for local property owners.



## UK housing market 'surprisingly resilient' despite higher mortgage rates

(Sharecast News) – House prices ticked higher in April, industry data showed on Monday, despite a spike in mortgage rates following the outbreak of war in the Middle East.

According to the latest house price index from Rightmove, prices rose 0.8%, only slightly below the long-term April average of 1.2% and taking the average asking price up to £373,971. This is despite the average two-year fixed mortgage rate now standing at 5.42%, compared to 4.25% before the US first attacked Iran at the end of February. Stiff competition among sellers further supported prices, with the number of homes for sale at an 11-year high for the time of year.



## UNDERSTANDING EPC RATINGS AND IMPROVING YOUR PROPERTY'S SCORE

### New EPC Rating System 2026: 4 Metrics & Timeline

In early 2026, the UK government announced that Energy Performance Certificates are set for their most significant overhaul since they were introduced in 2007. The current system - a single A-to-G band based on the SAP (Standard Assessment Procedure) score - will be replaced by a new framework built around four separate performance metrics.

#### What should landlords do now?

**The practical advice for landlords has not changed:**

1. Check your current EPC for every property in your portfolio. [Look up your EPC here.](#)
2. Focus on fabric improvements first. These are valued under both the current and future systems, and they directly reduce your tenants' energy costs.
3. Follow the recommendations on your existing EPC. The measures listed on your current certificate are still the best starting point for improving your rating.
4. Keep records of all spending from October 2025. This counts toward the £10,000 cost cap under the new minimum standards.
5. Do not wait for the new EPC format to start improvements. The 2030 deadline is fixed. Delaying improvements in the hope that the new system will be more favourable is a risk, not a strategy.

Contact Alexanders for clear advice on improving your EPC and future-proofing your property. Speak to our team today to stay ahead of future regulations.