



Below is a brief update for our LANDLORD clients following the announcement of the UK wide lockdown between 05th November and 02nd December

It appears that the forthcoming restrictions will not lockdown the housing market as it did in Spring this year. The minister for Housing Communities and Local Government has confirmed that:

- Renters and homeowners will be able to move house.
- Removal firms will be able to continue to operate and should honour all current contracts.
- Estate agents can still continue to operate.
- Valuers and surveyors can continue enter and inspect properties.
- Tradespeople can still enter tenant's homes for landlords to carry out their repair and maintenance obligations.
- Construction sites can continue to operate on any home projects or new housing sites should not be interrupted.

All of course subject to businesses and individuals observing the existing Covid-19 related safety guidance set down by their professional bodies and observing adequate social distancing.

It is, however, unclear whether prospective buyers or renters viewing a property constitutes an essential journey. Perhaps stick to virtual viewings over the next few weeks.

But it is likely that there will be some decrease in the number of new agreed sales or rentals, due to general uncertainties that lockdown will create. So maybe you should check with your conveyancer or solicitors to seek to include 'the Covid-19 clauses' to cover delays due to Covid-19 disruption.

Perhaps HMRC may even extend the current Stamp duty Land Tax (SDLT) holiday beyond 31st March 2021 to account for enforced delayed completion since SDLT liability only arises on completion: there is no news on this as yet.

Mortgage holiday scheme for those Homeowners struggling to pay their mortgages will be extended. It was due to come to an end at the weekend. Those yet to take a mortgage holiday can still apply for one for up to six months in duration. Those already on payment holidays should be able to extend up to the six month limit.

All of the above is yet to be confirmed in detail and will only be officially in force after the Parliament approves the new measures following their debate on 04th November 2020.

We will of course, continue to keep abreast of the situation and send out [updates](#) accordingly.

Kind regards,

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