Dear Landlord

As you may be aware the student rented property market in Newcastle has, over the past few years, become saturated both within the general private sector and with large purpose built developments. Most of the purpose built developments are within walking distance of the City Centre and University campuses, offer all inclusive rents and have en-suite facilities. Whilst the rental cost to students in these developments is higher than those within the general private sector, they have proved very popular. More purpose built developments are due to open in September in time for the 2013/2014 academic year and subsequently the oversupply of private sector student accommodation will undoubtedly increase.

Areas that have become less popular with students include Heaton, Gosforth and Fenham and whilst these areas provide some of the best value rented accommodation, properties here are most vulnerable to remaining un-let.

Student expectations of property within the private sector have also increased dramatically over the past few years and properties in all areas including Jesmond and Sandyford that are not to required modernised standards are also at risk of not being let, for example, from our survey of students who used our management service last year one of the main issues prospective tenants now consider essential is double glazing.

NUstudenthomes the University’s Private Sector team sent you a rent offer for 2013/2014 and we have been advertising your property for several months, however, to date we have not been successful in finding tenants, therefore, we now feel that to ensure you have the best chance of letting your property for the next academic year we would recommend that you now consider other options to run alongside our marketing and tenant finding efforts.

Should you decide on this course of action please keep us informed and let us know what your plans are for letting or alternative marketing methods of your property so we can inform our current tenants. Please be aware that if using other agencies and they wish to carry out viewings with potential tenants of the property, the current tenants must be given a minimum 24 hours notice.

If you wish to discuss these issues please contact a member of the team.

We thank you for having used our management service over a number of years and we still hope that we will be successful in letting your property for 2013/2014.

Yours sincerely

On behalf of:
NUstudenthomes
Property Management Service
Alison Clemett, Pamela Bonner,
Grant Jackson, Alec Hughes