Robinson

Residential Sales and Lettings

Selling & Letting

We advise, you decide

Guided by Values,
Focused on Results

Our Purpose

To deliver qualified property advice with care

Our Focus

The sale, letting and management of residential property in Maidenhead and immediate surrounds.

Our Values

- We do what's right, not easy
- We have a can-do attitude
- We are in it together
- We have a transparent approach

Since 2004, our ethos has been simple: "We advise, you decide".

Whether you are selling, letting or simply weighing up your options, I would be delighted to have a conversation with you.

Everything we do is guided by our purpose, focus and values. They define our approach to property and the service we deliver to every client.

While I remain personally involved throughout your journey, I am supported by a dedicated team who share the same values. Our values don't just guide us when things are going well. They are most important when challenges arise.

Our role is not to tell you what to do. Our role is to provide the information, advice and support you need to make the right decision for you.

Property is a people business. That's why we focus on building relationships, being accessible and providing straightforward advice every step of the way.

If you have a question, or would simply like an informal conversation about your plans, please get in touch.

Edward Robinson BSc (Hons) MRICS ARLA

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The Robinson Approach

to Sales and Lettings

Our values guide all planning, advice, decisions and actions.

Before you sign an agency agreement

Many sellers choose an estate agent on instinct, not the detail of the contract they are signing. Yet some contract terms can create unexpected costs or restrict your options later. Always read the agreement carefully and ask questions if anything is unclear.

1. In-House Services

Some agents encourage buyers to use their preferred mortgage brokers, surveyors or conveyancers. While these services may be suitable, buyers should always be free to choose their own advisers.

2. Tie-In Periods

Some contracts commit sellers for several weeks, reducing flexibility if expectations are not met.

Before signing, consider how long you are prepared to remain committed should the property take longer to sell than expected. Markets can change, buyer demand can fluctuate and circumstances can evolve.

Understand the length of the commitment before you sign.

3. Notice Periods

Some agents require lengthy notice periods before an agreement can be terminated. This can delay a change of strategy and waste valuable time.

Many sellers assume their property will sell quickly. While that is always the aim, property transactions do not always follow a predictable timetable. A shorter notice period can provide greater flexibility if your plans or requirements change.

Check the notice period before signing and consider whether it gives you sufficient flexibility.

4. Cooling-Off Periods

You may lose the right to reconsider after signing. Check whether a cooling-off period applies and avoid waiving it without careful thought.

5. Ready, Willing and Able Clauses

This clause can result in fees becoming payable even when a sale does not complete. Make sure you understand the implications before agreeing to it.

6. Sole Selling Rights

Under a sole selling rights agreement, you may be liable for a fee even if you find the buyer yourself. Different agreements carry different obligations, so it is important to understand the distinction.

We operate exclusively on a sole agency basis.

7. Continuing Liability

Some agreements allow an agent to claim commission long after the contract has ended. Understand how long this liability lasts and whether it could result in fees becoming payable to more than one agent.

If You Are Unsure, Ask

If you are in any doubt about signing an agency agreement, don't do it. Just give us a call and we will happily review it with you.

Our Approach to Agency Agreements

1. Can be terminated with two weeks' written notice at any time.
2. Sole agency only.
3. Designed to provide flexibility and peace of mind from the outset.

See the Stamp Duty Threshold

The best results are often achieved before a property reaches the market. Good preparation can increase buyer interest, reduce delays and help buyers feel more confident when making an offer.

Not every improvement requires significant expense. In many cases, simple actions and careful planning can make the greatest difference. Our role is to help you focus on what matters most and avoid unnecessary costs.

Planning Ahead

✓ **Obtain several valuations**

Property valuations can vary considerably. We recommend obtaining four valuations to gain a balanced view of the market.

✓ **Choose your estate agent carefully**

The relationship between seller and agent is an important one. Choose an agent whose approach, communication and values align with your own.

✓ **Review your finances**

If you have a mortgage, check whether any redemption charges or early repayment penalties may apply.

✓ **Instruct a solicitor early**

Early preparation can help reduce delays once a buyer is found and a sale is agreed.

✓ **Gather important documents**

Locate planning permissions, building regulation approvals, guarantees and certificates before marketing begins.

✓ **Understand the legal process**

A sale is not legally binding until contracts have been exchanged. Understanding the process from the outset can help set realistic expectations.

Presenting Your Property

✓ **Declutter and depersonalise**

Buyers need space to imagine themselves living in the property.

✓ **Carry out a thorough clean**

Clean, well-maintained homes create a positive first impression.

✓ **Address minor repairs**

Small issues can distract buyers and create an impression that maintenance has been overlooked.

✓ **Consider kerb appeal**

The exterior of a property forms a buyer's first impression.

✓ **Think carefully before spending money**

Not every improvement adds value. Before undertaking significant work, seek advice on whether the likely return justifies the cost.

✓ **Focus on the Essentials**

Buyers notice cleanliness, maintenance and presentation more than expensive improvements. Focus on the details that create confidence.

KNOW YOUR RESPONSIBILITIES

Renters' Rights

Key Changes Under the Renters' Rights Act 2025 from 1st May 2026:

The Renters' Rights Act represents one of the most significant changes to the private rented sector in many years. Understanding the new rules is essential, but understanding how they apply to your property and tenancy arrangements is equally important.

The key points below are intended to help landlords make informed decisions and plan ahead.

1. Evictions and Possession Process

- Section 21 evictions are abolished.
- Some notices cannot be served by a landlord within the first twelve months.
- Four months' notice is required if the landlord wishes to sell or for a family member move-in.
- Rent arrears now require at least three months unpaid rent.
- Rent arrears and persistent arrears require a four week notice period.

2. Tenancy Structure

- Fixed-term tenancies have ended.
- All tenancies become periodic and roll monthly.
- Tenants may end their tenancy with two months' notice.

3. Changes to Rent

- Rent may increase only once every twelve months.
- All increases must follow the Section 13 process.
- Tenants may challenge increases at the First-tier Tribunal.
- Further advance rent clauses are unenforceable.
- No more than one month's rent can be demanded at any time i.e. no rent in advance.

4. Pets

- Pet requests cannot be unreasonably refused.
- Landlords must respond within 28 days.

5. Student Accommodation

- Ground 4A applies to full-time student HMOs.
- Strict timing and notice rules apply.

6. Enforcement and Compliance

- Most local authorities will investigate and enforce breaches
- Fines range from £7,000 to £40,000 as well as custodial sentences

New Section 8 Grounds for Possession

- The Act introduces a revised Section 8 structure.
- All possession claims must use these grounds.
- Notice periods vary by ground.

Scan the Government website link here

Notice Periods for Grounds

Grounds	Notice Period
1, 1A, 1B, 2, 2ZA, 2ZB, 2ZC, 2ZD, 4A, 6, 6A, 6ZA	Four months
5, 5A, 5B, 5C, 5D, 5H, 7, 9	Two months
5E, 5F, 5G, 8, 10, 11, 18	Four weeks
4, 7B, 12, 13, 14A , 14ZA, 15, 17	Two weeks
7A, 14	Immediate

Common Questions Landlords Are Asking

Can Section 21 still be used?

No. Section 21 is abolished.

Difference between mandatory and discretionary grounds

Mandatory grounds require possession if proven.

Discretionary grounds depend on court judgement.

Has the rent arrears notice period changed?

Yes. Arrears require 3 months' arrears and 4 weeks' notice.

Do tenants have more flexibility?

Yes. Tenants may end their tenancy with 2 months' notice.

Can landlords raise rent?

Yes. Increases may occur every 12 months using Section 13.

Do the rules apply to student accommodation?

Yes. Specific grounds apply to student properties.

What happens if the landlord gets any of the new processes wrong?

Local authorities may issue fines between £7,000 and £40,000.

Minimum EPC Rating Requirement

All rented properties must have an EPC rating of at least C by 2030.

Landlords should plan improvements early to meet this requirement.

Making Tax Digital Thresholds

Making Tax Digital will change the way many landlords record and report their property income. Early preparation can help avoid unnecessary stress and ensure appropriate systems are in place ahead of the relevant deadlines.

The information below outlines the key thresholds and implementation dates.

Making Tax Digital applies from April 2026 to landlords with qualifying income exceeding £50,000, **including other self-employed income.**

Landlords must keep digital records and use approved software.

Year	Income Level
2026	£50,000 (qualifying income earned 2024/2025)
2027	£30,000 (qualifying income earned 2025/2026)
2028	£20,000 (qualifying income earned 2026/2027)

Information correct at time of printing: August 2026

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Helping clients make informed property decisions since 2004.

Robinson
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Sales: 01628 637600
Lettings: 01628 634466
1st Floor, 16 Reform Road,
Maidenhead, SL6 8BY
weaimtolisten@robinsonestateagents.co.uk
www.robinsonestateagents.co.uk