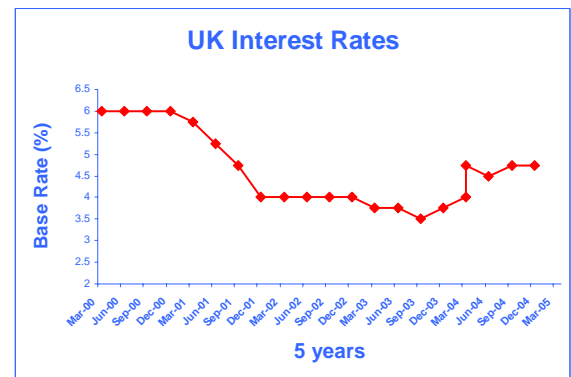


Rates held in run up to Election

With the election all around, it came as no surprise that the MPC elected to hold rates for the 9th month running. As typified by all the BoE meetings so far this year, there have been highly mixed signals coming out of the broader UK economy. Indeed, economic data released shortly prior to meeting showed that industrial production had fallen by 0.4% in February and manufacturing output was down by 0.5%, underlining the weakness of the manufacturing industry. Additionally, there has been a steady decline in consumer spending through 2005 as consumers tighten their belts after heavy spending through 2003 and 2004.



Overseas property – popularity keeps increasing?

There has been much made of UK property investors investing overseas. A recent survey by Landlord Trader found that nearly a third of existing landlords are now looking to expand their portfolios abroad, with many aspiring landlords even looking to make their very first property investment outside of the rainy UK shores.

This should come as little surprise as not a day goes by without hearing of the next overseas hotspot for investment. According to research by the RICS, EU house price inflation in 2004 was strong with France, Spain and Ireland all notching double digit growth. However, UK investors have increasingly been turning further a field to the likes of South Africa and New Zealand which saw 35% and 14% house price growth in 2004 respectively.

Landlord Trader – massive on and offline impact!

As a young start-up we keep a close eye on our webstats. March and April have, without doubt, been massive turning point months for us.

1. Quoted 30+ National and Regional newspapers as well as magazines including: Mail on Sunday, Metro, Scotsman, Yahoo!, Huddersfield Enquirer and Property Week amongst many others.
2. Surpassed 1,250 in unique visitors to our site in one day
3. Alexa website ranking moved up from being in the Top 2 million websites to now being in the top 25 thousand. For those that don't know Alexa, it is a handy tool bar that can be downloaded (www.alexa.com) and gives great information on the popularity of the websites they you visit. Be careful though – using it becomes addictive!

Thank you once again to all the Landlord Trader users for your continued support!

Landlord Trader Partnerships and User Benefits

Over the past few months LandlordTrader.co.uk has spent considerable time working up partnerships with various companies that it believes will provide the LT community with significant benefits. Here are just a few companies that we would like to bring to your attention.



UKPiP is a commercial property portal servicing private and professional investors. Backed by several leading UK commercial investment agents, UKPiP offers direct access to a wide selection of UK commercial investment property opportunities, providing the latest UK commercial property listings direct to the investor through weekly email updates and a constantly updated UK property database. The UKPiP property database can be searched by a number of standardised criteria, giving you instant access to commercial investment property that matches your requirements.



Let Check™ is a new service to help protect landlords and letting agents. It means landlords can:

1. Check that a tenant has not fallen into rent arrears or been evicted for any other reason by a previous landlord or agent on the Let Alert register.
2. Recover unpaid rent if the tenant tries to secure rented accommodation elsewhere.
3. Have the tenant make arrears payments to Let Check and they will forward onto you.
4. Let Check will take care of the issuing of the county court proceedings.
5. Have warning letters sent out to tenants reminding them that they are in arrears.

Let Check™ will also write to a Landlord's tenants, at the start of the tenancy, to let them know that they will be placed on Let Alert™ if they default or if a valid court or local authority order is provided as evidence by you. This way, Let Check™ even helps deter tenants from defaulting on their rent in the first place.

Please send your comments and views to admin@LandlordTrader.co.uk.