

## County Powys has a rise of 11.2% of applications to the Land Registry caused by an exodus from Hounslow

Escape to the Country: Rural Wales tops list of Land Registry application risers in 2024



Rural county Powys, Wales

A rural county in Wales was the local authority that saw the biggest percentage increase in property applications to the Land Registry last year, according to data analysis by Taylor Rose, the leading independent law firm.

Powys, the rural county in mid-Wales, saw a 25.2% increase in applications as the volume of property purchases rocketed in the region, by comparison to the rest of England and Wales.

The local authority was not alone as a rural authority seeing a spike in applications, with Malvern Hills, on the border between Herefordshire and Worcestershire, also sneaking

into the top 10 risers with a 5.9% increase in applications.

Powys was followed by Bedford (+17.3%), Hounslow in West London (+11.2%) and Oadby and Wigston in Leicestershire (+11.1%).

Manchester dropped from 35,472 to 34,083—recording a 4 per cent drop.

Taylor Rose, a fast-growing and one of the largest conveyancing law firms in England and Wales, has analysed land registry applications between 2023 and 2024.

Its Property Transaction Pulse Report found that the authorities of central London also fared well, with the City of London coming in fifth, with a 9.2% increase in applications,

and the City of Westminster in eighth place, with a 6.4% rise.

Overall, the volume of applications went down by 3.4% from 4.3 million to 4.2 million, owing to higher mortgage rates and economic uncertainty, which dampened property transactions. Taylor Rose's analysis covers all applications relating to properties changing hands or newly registered properties, rather than applications for searches or official copies of documents.

Despite the overall fall in applications, the property market has seen positive signs of activity in the first quarter of this year. Taylor Rose has seen a 94% increase in

conveyancing instructions—the point when a buyer moves forward with the purchase agreement of a property—in January and February 2025 compared to the same period last year.

Taylor Rose operates primarily in consumer law, with services including wills and probate, family law and criminal law, and is one of the market leaders in the conveyancing market, handling over 18,000 instructions in 2024.

Ruben Perin, Commercial Director, Residential Property Law at Taylor Rose, commented: “The positive performance, reflected in the recent data, underscores how both rural and urban markets are attracting motivated buyers and driving robust

property activity. Despite market challenges, regions like Powys, Bedford and other standout areas such as Hounslow are proving that pockets of opportunity remain vibrant. This surge, along with significant increases in other regions, signals strong buyer confidence and highlights clear opportunities, as the housing market continues to grow despite broader economic challenges.

“With the Government moving ahead with its Planning and Infrastructure Bill, it will be interesting to see how councils can react to this and which will see an increase in Land Registry applications over the next year.” ■



# Local News & Local Government Issues

## More Habinteg wheelchair user homes for Hounslow locals in modern development



Habinteg Housing Association staff at the South Street development.

Habinteg Housing Association has completed another development of 12 new accessible apartments in the London Borough of Hounslow in partnership with Hounslow Council.

The South Street development in Isleworth, which includes two fully wheelchair accessible homes, is now home to local individuals and families.

The flats are built on the site of a demolished garage block just off South Street and forms one of 13 small sites to be developed by Habinteg.

The development is a modern brick construction surrounded by landscaped areas with newly bedded plants and trees, designed by Levitt Bernstein Architects.

It is a 'fabric first' construction that prioritised energy efficiency at the start of the design and development process to minimise heat loss. The pitched roof building also has air source heat pumps and triple glazing.

Wheelchair user Adan Yusuf has just moved into a one-bedroom wheelchair accessible home at the development, and he is over the moon with his new home.

He said: "I've been waiting for this type of accommodation since 2021. Words aren't enough to describe my happiness about my new home. Everything is accessible to me and easy to manage, from the front door and bedroom to the toilet and kitchen. I have enough space to move around freely."

Cllr Tom Bruce, Deputy Leader of Hounslow Council and Cabinet Member for Assets, Regeneration and Development, said: "I'm thrilled to celebrate the opening of the South Street development—it's a shining example of how strategic partnerships

and sustainable design can create accessible, energy-efficient homes for our community.

"This project not only transforms underused land into valuable housing but also reinforces our commitment to inclusivity and environmental responsibility, making significant strides towards meeting the housing needs of our residents," Cllr Tom added.

The apartment block was built by Isleworth based Star Contractors, a family-owned building firm that has been in business for over 15 years.

Matthew Kelly, Head of Development at Habinteg, said: "South Street is the latest, completed scheme in the first phase of our new developments on small sites in the Hounslow Borough.

"It's fantastic to see these challenging small sites with unused garages provide accessible accommodation to the people that need it most.

"We're also really pleased to have been able to work with locally based Star Contractors which has helped to boost the local economy."

Paul Ruth, Managing Director at Star Contractors, said: "We're incredibly proud to have worked with our community to bring this development to life, supporting local jobs and boosting the Isleworth economy.

"By transforming a brownfield site from garages into a thriving new community with accessible and affordable housing, the area has been revitalised.

"The South Street development will have a lasting positive impact, offering high-quality housing for local residents while enhancing the surrounding neighbourhood."

## London Councils responds to HCLG (Housing, Communities and Local Government) Committee report on children in temporary accommodation

Responding to a new parliamentary report on homeless children in temporary accommodation, London Councils has highlighted the "undeniable need for urgent action."

As cited by the report, London Councils' analysis suggests 90,000 children in the capital are homeless and living in temporary accommodation arranged by a London borough.

This means one out of every 21 children in London are homeless—equivalent to at least one homeless child in every London classroom.

London is grappling with the most severe housing and homelessness pressures in the country. London Councils estimates that 183,000 Londoners overall (one in 50 residents of the capital) are homeless. Boroughs collectively spend £4m every day on temporary accommodation—with homelessness expenditure jumping by 68% in a year.

Cllr Grace Williams, London Councils' Executive Member for Housing & Regeneration, said:

"This report lays bare the dire circumstance facing many families living in temporary accommodation.

"Secure and stable housing is fundamental for education, health, and well-being. London boroughs are hugely concerned by the tens of thousands of children caught up in the capital's homelessness emergency, and what this means for London's next generation.

"In the face of a worsening shortage of affordable accommodation, boroughs increasingly find ourselves forced to use the least-worst options in order to keep a roof over the heads of homeless families. We are determined to raise standards in temporary accommodation—and to reduce the number of families reliant on it—but we need the resources and support to make this happen faster.

"There is an undeniable need for urgent action. London boroughs are fully committed to tackling homelessness and determined to work with the government in achieving this."

London boroughs are collaborating through the Setting the Standard programme, which they launched in 2020 and organises inspections of the highest-risk section of the temporary accommodation market (B&B and studio properties) in the capital, with the aim of rooting out poor accommodation.

London boroughs are also working to minimise out-of-London homelessness placements and are keenly aware these placements contribute to housing pressures in other

parts of the country. Boroughs point out that ultimately the solution is coordinated action between national and local government to reduce homelessness in the capital and the risk of local authorities competing over much-needed housing and temporary accommodation options.

London Councils is calling on the government to:

### Better fund councils for the cost of temporary accommodation

By ending the fourteen-year freeze on the amount councils can claim back from government to meet their temporary accommodation costs. This has become the single biggest driver of financial insecurity for London boroughs and consequently leading to lower quality accommodation.

### Make the increase in Local Housing Allowance rates a permanent measure

Research published by London Councils shows only 5% of London's private rental listings in the capital are affordable to households in the private rented sector relying on Local Housing Allowance.

Boroughs want LHA rates updated annually to track market rents and help ensure adequate support for low-income tenants in the private rented sector. This would prevent significant levels of homelessness.

### Bring forward a cross-departmental strategy to reduce homelessness

Tackling homelessness must become a major priority at a national level with government departments working together—in addition to key partners such as local authorities—as effectively as possible.

### Boost long-term grant funding for affordable housing

The chronic and longstanding shortage of affordable housing is the key factor driving London's homelessness emergency.

With more investment available for social and affordable housing, boroughs will be in a better position to deliver the affordable housing London's communities are crying out for.

## PAC (Public Accounts Committee) report on NHS dentistry—LGA response

In replying to the Public Accounts Committee report on Fixing NHS Dentistry, Cllr David Fothergill, Chairman of the Local Government Association's Community Wellbeing Board, said: "The Committee is right to highlight the challenges around access to NHS dentistry. No local authority area in the country has more than one dentist per 1,000 of the population who provides NHS treatment, with rural and more deprived areas more likely to have

shortages in NHS dentists than their counterparts.

"Communities face significant challenges with regard to NHS contractual arrangements and patient charges. There's a significant call from across the political spectrum for a rapid and radical reform of NHS dentistry, the way it's commissioned and provided.

"We will not solve problems of decayed, missing and filled teeth

by only improving access to dental services. Improving oral health and reducing oral health inequalities requires community-based oral health promotion programmes and a more prevention-focused dental service. In the Spending Review, councils need a real terms increase in their Public Health Grant so they can provide vital oral health improvement programmes to prevent longer term health problems."

# Business & Finance

## Government calls 'last orders' on red tape choking pubs, clubs, and restaurants in major boost to the British night out

Outside dining and later opening hours on the menu as government backs British pubs, clubs and restaurants with moves to slash burdensome red tape in the hospitality sector.

Mayor of London to be armed with new powers to review blocked licensing applications and boost the capital's nighttime economy.

Package of measures answers industry plea to give businesses the conditions to thrive, with the Government and British business working side-by-side as part of the Plan for Change.

**P**ubs, clubs and restaurants are set to be released from burdensome red tape which has stifled business as Government 'backs the British night out'.

Action includes moves to improve the application of licensing laws and strengthening businesses' competitiveness, giving diners, pub and party-goers more time and more choice to enjoy what British hospitality has to offer.

It includes a landmark pilot that could see more alfresco dining and later opening hours in London, as the Mayor of London is granted new "call in" powers to review blocked licensing applications in nightlife hotspots.

If successful, this approach could be rolled out to other mayors across England, working closely with their own local police forces.

The package of measures will seize the opportunities on offer in the UK hospitality sector, which employs over three million people and is worth around £62 billion to the British economy. It comes as the Government continues to go further and faster to drive economic growth and get more money in working people's pockets, a key focus of the Plan for Change.

Businesses have long indicated that the current licensing system lacks proportionality,

consistency, and transparency—creating barriers to growth and investment for business.

Blockers to growth include businesses being banned from extending licensing hours for late night drinking and anti-competitive blockages from other businesses.

Chancellor of the Exchequer, Rachel Reeves, said: "British businesses are the lifeblood of our communities. We want them to Our Plan for Change will make sure they have the conditions to grow—not be tied down by unnecessarily burdensome red tape.

"We've heard industry concerns and we're partnering with businesses to understand what changes need to be made, because a thriving nighttime economy is good for local economies, good for growth, and good for getting more money in people's pockets."

Deputy Prime Minister, Angela Rayner, said: "We promised to clear the way to economic growth in our Plan for Change and that's exactly what we're doing. We're already reforming planning to back the builders, not the blockers. Now we want to do the same for the nighttime economy which has been neglected for so long.

"Our pubs, restaurants, and live music venues are the beating heart of our cultural life, so it is vital

they are given every chance to survive and thrive.

"That's why it's time to give the Mayor of London new powers to back the capital's pubs and clubs, as part of our plan to give mayors the tools they need to drive growth. Too often, we have seen the complaints of a vocal minority of objectors promoted over the need for our country to grow - we are determined to change this."

Nick Mackenzie, CEO of Greene King and Chair of the British Beer and Pub Association, Kate Nicholls, National Chair of the Institute of Licensing CEO of UKHospitality, Michael Kill, CEO of Night Time Industries Association, and the police are all working with the Government to rapidly explore and evaluate better licensing options for businesses right across the UK.

The group aims to transform the licensing system to one that better supports business growth and confidence, creating a better hospitality experience for Britons and visitors, whilst ensuring public safety and community interests remain adequately protected.

It will report back in six weeks with solutions informing the Government's work to kickstart economic growth as part of the Plan for Change.

Business and Trade Secretary, Jonathan Reynolds, said: "Businesses in our retail,

hospitality and leisure sectors are foundational to our economy and our high streets. They are big employers in every community across the UK, offering accessible jobs and opportunities and providing spaces where communities can come together—they are the glue that binds us together as a society.

"These measures will ensure that we support these vital sectors by delivering a business environment as part of our Plan for Change that allows them to operate profitably so that they can provide the jobs, investment and growth communities across the country need."

In addition to these steps, a new £1.5 million Hospitality Support Scheme has been launched to help get existing projects over the line and fill job vacancies in the sector.

This includes supporting the delivery of hospitality training facilities in prisons, which will help to address skills gaps and provide prison leavers with a fresh start and opportunities on release, reducing unemployment and the £18 billion cost of reoffending.

These new steps are part of the Government's wider work to kickstart economic growth, boost productivity and put more money in working people's pockets as part of the Plan for Change. ■

## Hammersmith Metro Bank Hosts Marketing Workshop for Local Entrepreneurs

**H**ammersmith Metro Bank will be hosting a marketing workshop at its Kings Mall store on Wednesday April 16th from 2.30–5.30pm.

The event will include a 45-minute marketing workshop hosted by Eva Luitsz from Studio Melrose. Eva is a marketing professional with years of experience in various industries, including hospitality, automotive, and travel. Specialising in SEO, social media management, content creation and strategies, Eva will give the participants actionable insights to be able to elevate their brand. The workshop will be followed by a panel discussion on marketing and entrepreneurship.

"Everyone is welcome to join this complimentary marketing workshop," explains Hammersmith Metro Bank Local Business Manager, Farhad Shirinsha. "Growing your brand is integral to business success and I look forward to hosting what I am sure will be a very engaging session with our experts."

Metro Bank's store is at 27-29 Kings Mall, King Street, London, W6 0QB. The store opening hours are Monday to Friday 9.30am to 5pm.

Hammersmith Metro Bank is also part of the Safe Space scheme—the store is available to anyone experiencing, or at risk of domestic abuse, providing the opportunity to safely call a helpline, support service or loved one.

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