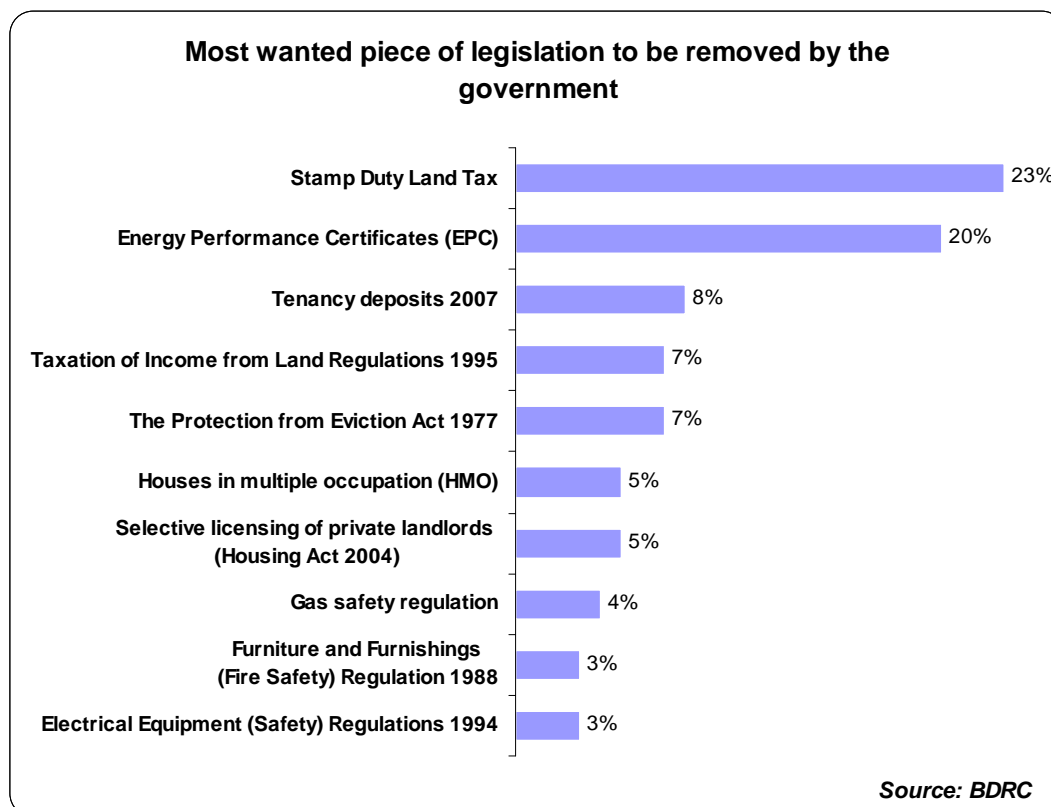




Stamp Duty and Energy Performance Certificates are private landlord's most hated laws

London, 15th December 2009: The latest findings from research agency BDRC's (www.bdrc.co.uk) quarterly survey of 500 private landlords reveal that Stamp Duty Land Tax (SLDT), the transfer tax charged on land transactions, and Energy Performance Certificates (EPCs) intended to estimate the home's energy efficiency, are the two least popular pieces of legislations with landlords.

For the first time the survey probed what legislation landlords would like to see removed if they could influence the government. The overwhelming front runners were SDLT and EPC with nearly one in four choosing SDLT and one in five EPCs.



Mark Long, Director at BDRC, comments: "It may not be a surprise that Stamp Duty is so unpopular with Britain's private landlords. It's likely to become even more disliked when the 'holiday' for properties under £175k comes to an end in January 2010."

Portfolio size impacts opinions of legislation...

Looking in more detail at the responses, there are some significant differences around the least popular legislation depending on landlords' portfolio size. With only 8% mentioning it, stamp duty is less of an issue for professional landlords (those with 20 or more properties). And while 7% of private landlords would like to see the 'taxation of income from land' removed, this proportion reaches 13% when it comes to landlords with one property.

....except for EPC's which are equally unpopular with all

EPCs, which are required by law whenever a property is rented to a new tenant and has applied to the majority of landlords since October 2008, are equally unpopular with all private landlords - regardless of portfolio size.

A typical Energy Performance Certificate costs £100 to purchase and in theory, is valid for 10 years. However, legislation dictates that if an existing Energy Performance Certificate is more than a year old when the property is put back on the market, then a new one is required. As many landlords struggle to maintain profitability, the research reveals that this additional cost is clearly perceived as an unnecessary burden.

Mark Long concludes "Stamp Duty and EPC's lack of popularity come from their ubiquity and their thinly veiled revenue-raising by HM Revenue and Customs. Throughout 2008 and 2009 our quarterly research with Britain's private landlords has reported the challenges they have been facing, and the important service they provide, particularly with such a profound shortage of affordable housing in parts of the country. These two pieces of legislation affect all landlords looking to maintain their incomes – and in difficult economic times like these, landlords are clearly questioning their purpose and whether they receive any value from them."

Ends

Note to editors

The twelfth wave of the BDRC Landlords Panel was carried out at the end of the second quarter of the year in September 2009 and consisted of 519 x 25 minute online surveys with residential property landlords.. Participants need to own at least one residential or holiday property in the UK. The majority had residential lets. The participants are selected to ensure that the sample represents the total UK population of landlords by their letting portfolio. There have been 10 previous waves of the BDRC Landlords Panel in October 2006, February 2007, May 2007, August 2007, December 2007, March 2008 and June 2008, September 2008, December 2008 and March 2009. You can find out more here: <http://www.bdrc.co.uk/business-sectors/financial-professional/landlords-panel/?locale=en>

For press enquiries please contact:

Geraldine Gitel, PR Consultant Greenfields Communications
ggitel@greenfieldscommunications.com Tel: +44 7917 885380

Mark Long, Director, BDRC
Mark.long@bdrc.co.uk Tel: Enquiries 020 7400 1000

About BDRC

Founded in 1991, Business Development Research Consultants is a leading full service market research agency. Working primarily for service organisations, the company specialises in hotels, finance, travel and tourism and mobile telephony. The acquisition of Continental Research at the beginning of 2008 added media and advertising, public sector and technology research expertise to the portfolio of market sectors covered.. Headquartered in London BDRC works internationally and has representation in South Africa and Asia. For more information, please visit www.bdrc.co.uk.