

# How an increase in minimum wage could impact the property market

Blog

24.09.24



On 1 April 2024, the UK government implemented increases to all rates of the National Minimum Wage, including the National Living Wage. Now, several months later, it's crucial to examine how these changes are impacting the economy and, specifically, the property market. In this blog, we explore the potential effects of the minimum wage increase on real estate trends, offering valuable insights for both prospective buyers and current property investors.

## How could an increase in minimum wage affect housing demand?

A rise in minimum wage is likely to keep most earners within the rental market but with potentially altered preferences. Tenants might find themselves with a bit more income to spare, possibly leading

to increased demand for better quality rentals or properties in slightly more desirable areas. This shift could open up new possibilities for investors as they could consider strategically upgrading their existing properties or looking into areas that are on the cusp of becoming more desirable.

### **What impact could higher wages have on rental markets?**

The rental market could see a gradual upward pressure on rents in certain areas. As tenants' budgets expand slightly, there might be more willingness to pay for properties with better amenities or in more convenient locations. This could make it more viable for investors to invest in property improvements or to consider properties in areas that are currently undervalued but have good potential. The key for investors would be to identify areas where this increased spending power is likely to be most noticeable.

### **How might property prices respond to increased wages?**

While increased wages are unlikely to drive a significant surge in property prices, they could contribute to steady growth in certain areas. Investors might find opportunities in locations where rental yield improvements could outpace property price increases. This could make entering the market more appealing, particularly in areas that have previously been overlooked but are now becoming more appealing to a tenant base with slightly higher disposable incomes.

### **Could an increase in minimum wage lead to changes in property financing?**

For investors, the financing landscape might see subtle changes. If rental incomes show a steady increase due to wage growth, lenders might view buy-to-let investments more favourably. This could potentially lead to more competitive mortgage products for investors. However, as always, individual circumstances and broader economic factors would still play a significant role in lending decisions.

### **What long-term effects could wage increases have on the property market?**

In the long term, sustained wage growth could lead to a gradual uplift in the overall quality of rental stock. As tenants seek better accommodation, investors might find it beneficial to improve their properties to meet this demand. This could create a more dynamic rental market, with opportunities for investors who are willing to adapt to changing tenant expectations. Areas that are currently less popular might see renewed interest, both from tenants and investors, as increased wages make

them more viable options.

While an increase in minimum wage is unlikely to cause dramatic shifts in the property market, it could create subtle opportunities for astute investors. The key would be to stay attuned to changing tenant preferences and be ready to adapt investment strategies accordingly.

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