

# Renters cash in

**N**early one in five movers are considering getting off the property ladder and renting instead in a bid to cash in on the value of their home before prices fall, figures have shown.

Around 18 per cent of homeowners who are planning to move said they were thinking of going into rented accommodation in the hope that they would be able to sell their home near the top of the market and buy another one once prices have fallen, according to change of address website iammoving.com.

The research also found that a further 14 per cent of people planning to move are considering renting in a bid to free up some of the money they have tied up in their home in order to ease cashflow problems.

Simon Preston, chairman of iammoving.com, says the group decided to commission the research after seeing a switch among people moving from being homeowners to renting.

He says: "We could see that people were still moving but there was a shift towards



ON THE MOVE: Almost a fifth of people selling their home want to rent instead

renting. Our findings show that much of this is down to the problems in the housing market and the fact that people are struggling financially.

"You expect people to consider renting when the market is falling because there is a chance to make money, but 18 per cent is a high figure.

"The 14 per cent who indicated they might move to rented accommodation because they have money worries will find it hard to get back on to the ladder if they spend too much of their equity."

The survey also found that nine per cent of

people were thinking of renting a home following a relationship break up, while three per cent did not want the responsibility of owning a home any more.

Nicholas Leeming, director of website propertyfinder.com, warns that people hoping to cash in on house price falls by getting off the property ladder are playing a "dangerous game". He says that the rental market is very busy at the moment, and people who want to rent face a fight for the best properties. "Good rented accommodation for a family in a decent school catchment area could be hard to find."