

**And best wishes for 2026**

## *Dear Santa*

We've been so good this year, helping our clients, their employees and their families navigate the wilds of the UK rental market. We've tracked down homes with gardens, negotiated with mysterious landlords, and even found a few properties that actually looked like the marketing brochure!

This year, we don't want much. Just a few small things to make our job a little easier...

- **A British-to-British phrasebook** to decode property listings language ("cosy" means tiny, "Characterful" means draughty, "garden flat" means basement and "convenient for local amenities" means above a nightclub).
- **A Universal magic pass for parking** to conjure a legal, free parking space directly outside every single property we show our clients (and we accompany them to some 4,000 a year...).
- **A "Landlord Whisperer"** who can calmly explain why a tenant with a perfect reference, employed by a blue-chip company, with a giant deposit, and a friendly golden retriever is not, in fact, a terrible risk.
- **A Portable time warp** to fast-forward through the 48-hour referencing process.

Most of all, Santa, we wish for stress-free moves and happy new homes for all our clients, their employees and their families in the New Year.

**Thank you** so much and we wish you and everyone of our clients and employees and families the very best in 2026.

## The R3 Team

