



**“The boom in freeholds!”**

## LIVERPOOL RESIDENTIAL UPDATE



**QUARTER 1  
2015**

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# City Residential



City Residential is Liverpool's award winning, premier residential agent specialising in city living in Liverpool and across the Northwest. In addition to having one of the largest residential teams in Liverpool we are also recognised as one of the leading northwest residential specialists with our consultancy services respected throughout the industry. Operating from Liverpool's most prominent and modern showroom we offer the full range of residential services across the Merseyside and Greater Manchester regions:

- **Sales**
- **New Build Sales/advice/consultancy**
- **Lettings/Management**
- **PRS (Private Rented Sector) advice/consultancy**
- **Finance/Mortgages**
- **Investors Buying Service**
- **Property Consultancy/Market Research**
- **Student deals, finance and restructuring**
- **Bulk Deals & Investment Properties**
- **Ground Rent/Freehold Investments**
- **Serviced Apartment deals/leases**

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[www.cityresidential.co.uk](http://www.cityresidential.co.uk)





# Philharmonic Rise



A stunning development of 4 & 5 Bedroom townhouses located on Falkner Street in the heart of the Georgian/Canning quarter of the city.

First completions April 2015

**Showhouse opening shortly**

**Prices from £495,000**

**A development by**



**Sole Selling Agent**



**All enquiries**

**Call us on 0151 231 6100 or email [sales@cityresidential.co.uk](mailto:sales@cityresidential.co.uk)**

# Market Summary

## Sales

- Prices up 1.09% on quarter and 5.77% on year.
- Continued strength in sales across most price ranges
- Strong institutional investment interest at trip to MIPIM.

## Lettings

- Prices up 1.85% on quarter and 3.79% on year.
- Continued reluctance of tenants looking to move - concerned about lack of supply
- Political issues maybe impacting on tenants decisions over the next 2-3 months
- Landlord licensing scheme came into force on 1<sup>st</sup> April 2015

## Population Analysis

- Increase in overall population due to increase in new student schemes
- Overall city centre population now over 40,000

## Sales and Completions Analysis

- Huge increase in completions in comparison to last quarter 66% and year on year 82%
- Expected to increase dramatically over the next 12 months

## Student Market

- Continued stream of new developments being proposed/starting on site
- Announcement of student task group to look at suitability/viability of student schemes
- City Centre continuing to prosper as ideal place for students to live and study

## Freehold/Ground Rents **NEW**

- New section dedicated to this burgeoning niche in the residential market
- Market “boomin” with huge interest levels and yields dropping rapidly

## Finance & Mortgage

- Rates on mortgages continue to drop sharply
- Low & decreasing inflation lengthens timescale for expectation of first interest rate rise

## Auction Results

- Sale of 3 investment style apartments at The Reach at much reduced yields from 12 months ago

## Liverpool Development Update

- Three new residential/mixed use schemes received planning/likely to progress

## Private Rented Sector

- Glenbrook's/Moorfields conversion of former HMRC building (The Keel) progressing well and due to open in Summer 2015.
- Parla Living's Baltic scheme now on site and progressing well

# Liverpool City Centre/Docklands Pricing

## AVERAGE PRICES

SALES City Centre				
Apartment Type	Size (Square ft)	Average Price	% Change 3 Months	% Change 12 Months
1 Bed	550	£103,100	0.59%	12.14%
2 Bed	625	£127,000	1.60%	11.01%
2 Bed 2 Bath	725	£140,500	1.01%	7.91%
2 Bed Duplex	900	£162,300	0.62%	5.70%
2 Bed Penthouse	1200	£213,000	0.71%	4.70%
<b>Average</b>		<b>£149,180</b>	<b>0.90%</b>	<b>8.29%</b>
SALES Docklands				
Apartment Type	Size (Square ft)	Average Price	% Change 3 Months	% Change 12 Months
1 Bed	550	£115,800	1.40%	5.25%
2 Bed	625	£144,400	0.48%	3.67%
2 Bed 2 Bath	725	£160,200	1.26%	2.66%
2 Bed Duplex	900	£188,100	1.57%	2.77%
2 Bed Penthouse	1200	£259,500	1.65%	1.83%
<b>Average</b>		<b>£173,600</b>	<b>1.27%</b>	<b>3.24%</b>

Figures include parking where available

LETTINGS City Centre				
Apartment Type	Size (Square ft)	Average Rental	% Change 3 Months	% Change 12 Months
1 Bed	550	£600	0.50%	3.47%
2 Bed	625	£714	1.42%	4.14%
2 Bed 2 Bath	725	£758	1.47%	3.75%
2 Bed Duplex	900	£826	2.35%	4.67%
2 Bed Penthouse	1200	£1,096	1.58%	3.85%
<b>Average</b>		<b>£799</b>	<b>1.47%</b>	<b>3.98%</b>
LETTINGS Docklands				
Apartment Type	Size (Square ft)	Average Rental	% Change 3 Months	% Change 12 Months
1 Bed	550	£611	1.16%	4.14%
2 Bed	625	£684	2.24%	3.40%
2 Bed 2 Bath	725	£746	2.05%	4.43%
2 Bed Duplex	900	£807	2.15%	4.50%
2 Bed Penthouse	1200	£1,069	3.59%	1.57%
<b>Average</b>		<b>£783</b>	<b>2.24%</b>	<b>3.61%</b>

Figures assume parking where available and furnished to a decent standard

## Liverpool City Centre/Docks Averages

Apartment Type	% Change 3 Months	% Change 12 Months
Sales	1.09%	5.77%
Lettings	1.85%	3.79%

The sales figures are based upon a sample of apartments in the city/docklands and the prices that would be achieved in today's market conditions. They are not based on completed sales as the sample size would be too low and could well result in wild variations in price. The lettings figures are based upon market evidence. For each location a sample of 5 developments is used ranging from luxury to basic.



**The ALBANY**  
**Old Hall Street, Liverpool**

**Last few  
apartments  
remaining**



**LUXURY APARTMENTS**  
**In one of the finest buildings in Liverpool**  
**FOR SALE**  
**From**  
**£125,000**

**Show apartments open for viewings**

**0151 236 4833/0151 231 6100**

## Residential Sales

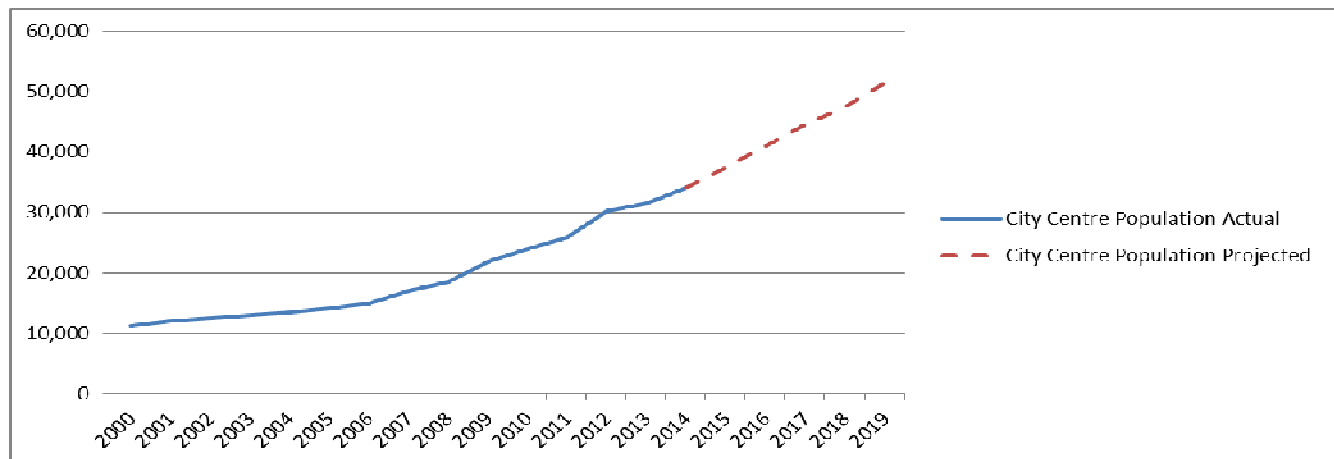
The strength we have seen in the residential market has continued through into the first few months of the year with the city seeing an overall quarterly price rise of 1.09%, bringing the annual increase to 5.77%. The official figures from Halifax (0.9%) and Nationwide (0.0%) would seem to suggest growth slowing slightly in the Liverpool/Northwest market. With city centre growth exceeding that of the overall region it would reiterate our belief that Liverpool City Centre should outperform the region going forward.

We highlighted in our last quarterly report the substantial increase in the number of buyers at the upper end of the market and this has continued through in the first quarter of the year. That is not to say that the lower/middle end of the market is not performing well either as investors, first time buyers and empty nesters continue to invest in apartments in the city centre. Although we saw a dip in completions in the final quarter of 2014 we predicted an increase this year and the first quarter highlighted this increase in activity with completions up by around 66% quarter on quarter and over 82% year on year.

With the increase in prices and activity we are also beginning to see a substantial and welcome increase in supply of apartments. For anybody that understands the city centre market it has been obvious for some time that there are a substantial number of potential sellers who have been unable to sell/market their property due to depressed prices/lack of demand. With the surge in the market over the last 12 months they have been able to begin the process of marketing/selling which has provided the level of supply to match the increased demand. We expect this to continue as prices increase but not to cause too much of a supply problem (where too much stock comes to the market)

City Residential were one of the Liverpool MIPIM partners who travelled to Cannes in March to help showcase and promote the city to UK and overseas investment. The response from the investment community was excellent with numerous investors looking to develop/buy in the city over the coming years. Many appear attracted by the lower prices (in comparison to other northern cities) and growth potential especially given its popularity soaring and numerous future groundbreaking developments (Liverpool Waters, Liverpool 2 etc)

In addition to attending MIPIM we also hosted a residential conference at the end of the quarter with JLL where both companies highlighted their belief that the city offers good value and the prospect of further price growth over the coming years. During the conference we also highlighted the substantial increase in population we believe the city will experience over the next 5/10 years. It is this population growth that we believe will spur a substantial increase in residential development over the next 5 years.





# RESIDENTIAL SCHEMES for SALE

0151 231 6100

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## PHILHARMONIC RISE

*No of Apartments/houses:* 23 houses

*Type:* 4 and 5 bed houses

*Address:* Falkner Street, Liverpool, L8

*Prices From/To:* £495,000 to £599,950

*Showhome/apartment:* Opening Summer 2015



## THE ALBANY

*No of Apartments/houses:* 83 apartments

*Type:* 1, 2 and 3 bed apartments

*Address:* 8 Old Hall Street, Liverpool, L3 9PA

*Prices From/To:* £125,000 to £179,950

*Showhome/apartment:* Yes – 0151 231 6100



## CHANCERY HOUSE

*No of Apartments/houses:* 37 apartments

*Type:* 1, 2 and 3 bed apartments – conversion and new build

*Address:* Paradise Street, Liverpool, L1 3HE

*Prices From/To:* £120,000 plus

*Showhome/apartment:* To be announced shortly



## TITANIC APARTMENTS

*No of Apartments/houses:* TBC

*Type:* Studio, 1, 2 and 3 bed apartments

*Address:* Stanley Dock, Regent Road, Liverpool, L3 0AN

*Prices From/To:* To be announced shortly

*Showhome/apartment:* To be announced shortly





# **RESIDENTIAL DEVELOPMENTS**

## **FOR SALE/UNDER CONSTRUCTION**

### **The Albany, Old Hall Street, L3 – Infinity/53N**



The Albany suffered with the administration of the original developer. The new buyer has since made a substantial investment in the building and was rewarded by a strong rental demand with rising rents and minimal voids.

Since the three show apartments were opened sales have been particularly strong with only 18 apartments now left for sale. Prices have also risen strongly as the development has become one of the most popular in the city offering a range of features including a stunning central courtyard, car parking and 24 hour concierge. *Last few apartments now remaining for sale*

### **Philharmonic Rise – Falkner Street, Canning, Liverpool 8 – Hollinwood Homes**

Philharmonic Rise is one of the most eagerly awaited residential developments in the city and has now been launched with prices starting at £495,000. Sales have already been agreed on six houses from the first release.

The scheme involves the upgrading of a stunning terrace of properties located on Falkner Street into a range of 4 and 5 bedroom homes. Whilst much of the character of these homes will remain they will benefit from a modern interior behind the beautiful Georgian façade whilst facing onto one of Liverpool's last remaining cobbled streets.



### **The Quarter, Sefton Street, L8 – X1 Developments.**



This large mixed use scheme is located at the junction of Sefton St/Upper Parliament Street and originally fell into administration. It was subsequently sold to Liverpool based X1 developments.

X1 have now finished the second block of the scheme (The Courtyard) and are well on with the third phase of the development the 221 studios. All together the development will comprise a total of 567 properties when completed in 2017/2018.

### **Artesian House, Jamaica Street, Baltic Triangle – The Elliot Group**



This proposed scheme by local developer Elliot Group promises to help kick start the long awaited redevelopment of Baltic Triangle into a popular mixed use area. Located on Jamaica Street the development will bring much needed and some affordable residential studio accommodation to this improving area.

The development will comprise approximately 100 studios and is now onsite with all of the studios having been pre sold to UK and overseas investors. Completion is anticipated for summer 2015. Build is progressing well.

### **Herculaneum Quay, Riverside Drive – Primesite Developments**

The residential tower scheme is located fronting the river adjacent to Brunswick Business Park and was to provide over 100 apartments with views across the river and city. The collapse of the contractor left the future of the project and the unfinished site in the hands of the bank/administrator.

The site has thankfully now been sold after numerous failed attempts at selling the unfinished scheme. The new owners are now marketing off plan units in the building with an anticipated completion date in 2016.



### **2 Moorfields, Liverpool, L2 2BP – G Suite/Rich Link Investments**



Having been sold by JLL last year this 1980's former office building promises to be one of the first of many office to residential conversions in the city over the next 2-3 years.

With over 60,000 sq ft of office accommodation and situated adjacent to Moorefield Station on the corner of Dale Street the plans include a total of 136 apartments with the retention of the ground floor retail units. It is envisaged that the apartments will be sold to overseas investors in a similar way to their previous schemes in Manchester.



## ADVERTISEMENT

# elliott.

The Elliot Group is one of the fastest growing and leading Northwest residential developers. With a current development pipeline of around £265 million the group portfolio encompasses approximately 2,750 units including residential, student, mixed use and care homes. The group is extremely passionate about their home city of Liverpool and continues to invest in what they believe is one of the best value residential markets in the UK. They are now expanding into other cities across the north including Leeds and Manchester.



**PORTFOLIO**  
**8 current developments**  
**£265 million GDV**  
**2,750 units in pipeline**



[www.elliotgroup.co](http://www.elliotgroup.co)

**RESIDENTIAL DEVELOPMENTS**



## POTENTIAL/FUTURE SCHEMES

### **Stanley Dock, Regent Road, Liverpool, L3 – Harcourt Developments**



Irish based Harcourt Developments (developers of Titanic museum in Belfast) are undertaking a £50million redevelopment (including the famous Tobacco Warehouse) into apartments, shops, bars, restaurants and a hotel. The scheme benefited from a £25million investment with the stunning Titanic hotel having enjoyed a “soft opening” in time for its hosting of the recent IFB regeneration event.

The next phase of the scheme will be the redevelopment of the Tobacco Warehouse into residential and live/work units with enabling works on this now having commenced.

### **Liverpool Waters, Central Docks, Liverpool – Peel Holdings**

After many years of planning, discussions and changes this groundbreaking £5.5 billion scheme finally obtained planning in March 2012 and was passed without public enquiry in March 2013.

In March 2015 the first major progression announcements were made with a 100,000 sq ft office planning application at Princes Dock. This followed the news that Moda Living were proposing a 40 storey/325 apartment scheme. There was also the news from MIPIM of a 150 room hotel with some residential proposed for one of the waterfront plots.



### **Heaps Mill/Park Lane – No 1 Park Lane Ltd**



The recent proposals to develop around 800 apartments on the site of the former Heaps Mill site/Greenberg site promises to transform this area of the city into one of the most popular residential districts, especially given its proximity to Liverpool One

This stunning scheme designed by Falconer Chester Hall was resubmitted after the spot listing of Heaps Mill but has now been approved. The scheme comprises a mix of building designs and heights with apartments ranging from studios through to 3 bed penthouses.

### **Chancery House, Paradise Street, Liverpool – Chancery House LLP**



Located adjacent to Liverpool One this stunning new scheme comprises the conversion of the beautiful Grade 2 listed Chancery House (formerly the Gordon Smith Institute for Seamen Charity) together with a new build addition to create 37 apartments.

Designed by Falconer Chester Hall there will be a range of 1, 2 and 3 bed apartments in the scheme together with a restaurant/café to the ground floor. The development which will prove very popular to buyers is expected to be released for sale in late Spring/early summer 2015.

### **Brewery Village (Cains), Baltic Triangle, Liverpool – Cains Brewery Village**

Planning permission has now been granted for £150million proposal to turn the former Cains Brewery site into a 1 million sq ft mixed use development including a hotel, cinema, supermarket, residential, bars, restaurants and food market.

Development partners are now being sought for some of the elements of the scheme which will retain the grade 2 listed brewery building and also include a 500 space car park and a micro-brewery.



### **Wellington Buildings, The Strand, Liverpool – Seven Capital**



The recent purchase of Wellington Buildings by Seven Capital will see the conversion of this attractive former 12 storey office building into a range of just under a hundred studio, 1 and 2 bed apartments. The scheme will be the first development in Liverpool for the Birmingham based group after several successful office to residential conversions in Birmingham.

The building offers stunning views across the three graces and the river towards North Wales from its prominent position on The Strand.



## **Norfolk Street Phase 1 & 2, Baltic Triangle, Liverpool – The Elliot Group**



Located in the heart of the Baltic Triangle this exciting new scheme is the second development in the area for The Elliot Group. The scheme will be completed in two phases and will comprise a total of 256 studios with twelve commercial units to the ground floor. The first phase of 156 studios has already been sold off plan to investors keen to invest in the Liverpool residential market.

Construction on site is likely to start in June this year with an anticipated completion in August/September 2016.

## **Mersey House, The Strand, Liverpool – Jupiter Investments Ltd**

Mersey house is a well located but redundant office building fronting The Strand but has lain empty for some years since being vacated by The Ministry of Defence

The developer is taking advantage of the stronger residential market by converting the building into 122 apartments (mix of 1, 2 and 3 bed units) and has now received planning. As well as benefiting from panoramic views across the Three Graces to the river the building will be re-clad as shown with floor to ceiling glass.



## **North Point, 70-90 Pall Mall, Liverpool – PHD1**



As the market expands so does the geographical spread of the city and the proposals North Point promise to rapidly improve this up and coming area of the city (north of Leeds Street).

Once completed North Point will feature 366 residential units comprising studio, one and two-bedroom apartments, and live/work units, as well as ground, first and second floor offices, retail space, a cafe/bar, a fifth/sixth floor restaurant and terrace and a gym.



# The very best views in Liverpool?



**Alexandra Tower, Princes Dock, Liverpool**  
**LUXURY APARTMENTS TO LET**  
**From £550pcm**  
**0151 231 6100**

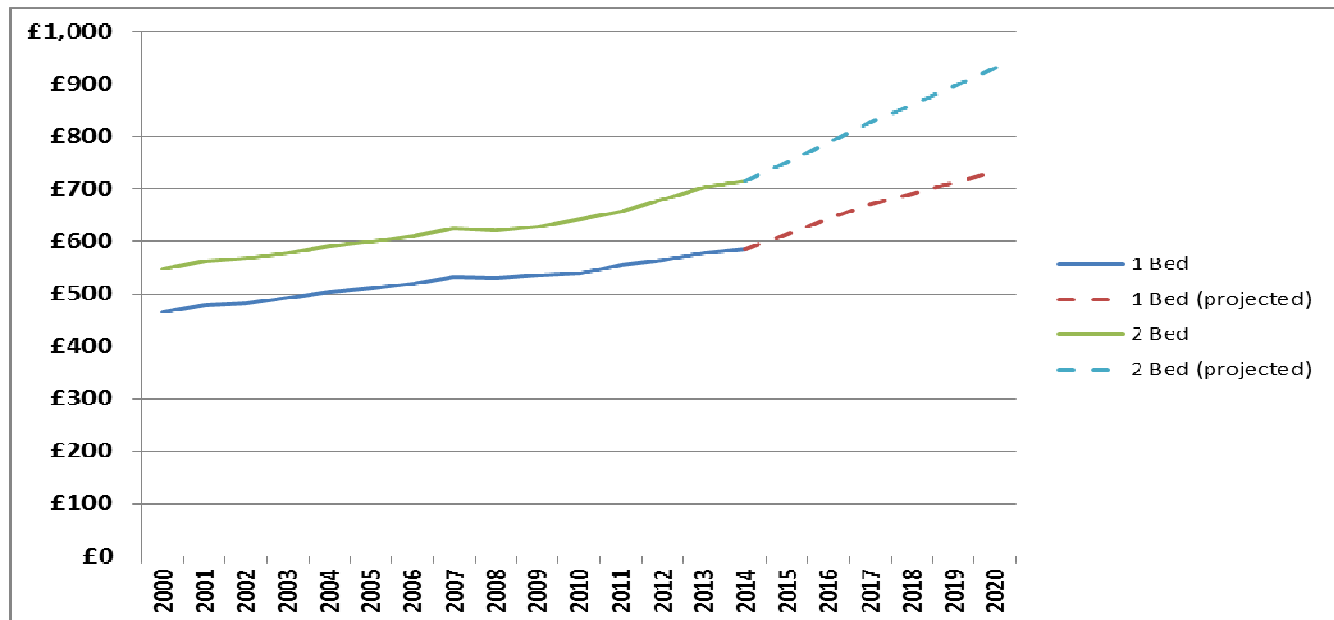
# Residential Lettings

The first quarter of the year is always a bit of an anti-climax in the city as all of the properties that were let in the busy autumn period remain occupied and stock availability to let remains at very low levels. As we have highlighted in previous reports there is a continued reluctance by tenants to leave existing apartments when there is very little stock available in the market. Many are also keen to stay in their existing properties at slightly below market rents rather than risk having to pay higher rents on those few properties available for rent.

There has been a small but noticeable drop off in new tenant activity but this is to be expected given the lack of available stock. If we had more apartments available to let the interest would be much greater. There is also a potential “political” hurdle that is no doubt in the back of some tenant’s minds. With the election looking too close to call and the rental market a hot topic amongst all parties many potential tenants may well wait until after the election before deciding whether to rent/move from an existing tenancy.

Whilst some commentators may suggest that this is not the case when you have one of the major parties (Labour) suggesting that they would ban letting fees, introduce 3 year tenancies and incorporate some element of rent controls it would be totally understandable if tenants waited to see the outcome before committing to a new tenancy.

On the subject of rental increases and whether some element of rent control is either welcome or required we have recently (as part of our MIPIM and JLL/City Res conference presentations) completed some forecasting work on potential future rent increases which can be seen from the chart below.



Continuing the theme of external influence on the market 1<sup>st</sup> April 2015 was a groundbreaking day for the rental market in Liverpool with the introduction of Liverpool landlord licensing. The scheme which will see all rental properties in the city requiring a 5 year license came into force with a fair amount of controversy. Whilst there have been numerous voices of concern as to the legislation we like many other agents have completed our first stage registrations on behalf of our landlord clients. Our main concern moving forward is the perception the introduction of the scheme will have on potential investors in the city and it is imperative that both the public/private sector work together to ensure that the scheme is incorporated in a fair and positive manner. This is especially important at a time when the city is creating a huge amount of interest in the UK and overseas market.

# RESIDENTIAL SCHEMES to LET



0151 231 6100

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## ALEXANDRA TOWER



*No of Apartments:* 140 apartments

*Type:* 1 and 2 bed apartments

*Address:* Princes Dock, Liverpool, L3 1BD

*Rents from:*

1 bed: £550

2 bed: £675

*Furnished/Unfurnished:* Both

*Car Parking:* None available at present

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## SHAFTESBURY APARTMENTS



*No of Apartments/Rooms:* 39 Apartments

*Type:* 1 and 2 bed apartments

*Address:* Mount Pleasant, Liverpool, L3 5SA

*Rents from:*

1 bed: £550

2 bed: £675

*Furnished/unfurnished:* Furnished

*Car Parking:* £80 per month

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## COMING SOON

A large selection of new developments for let including PRS new build schemes and PRS conversions. All locations will be available including city centre and docklands  
Register now for further details.

0151 231 6100



# PRIVATE RENTED SECTOR

## **Baltic Village, Baltic Triangle – Neptune Developments/PARLA Living**



Further good news for the PRS market in Liverpool is the announcement that Liverpool based Neptune/Parla Living are now onsite with their proposed PRS scheme on the site of the former failed Windsor Baltic scheme fronting the The Strand.

The development will comprise a total of 324 apartments and will be developed after a funding package was agreed with HSBC together with Neptune's own funds. The scheme will comprise a range of 1, 2 and 3 bed apartments offering concierge, wifi, resident's lounge and gym.

## **The Keel, Queens Dock, Liverpool – Glenbrook/Moorfield Real Estate**

The former HMRC building has been the subject of various residential proposals since the building was left vacant in 2012 when the last government employees left.

Given the location of the building and the wonderful views, it is of little surprise that it will become one of the first of the PRS schemes in the city. The current proposals will create a development of around 250 apartments with a mix of 1, 2 and 3 bedrooms. The developers Moorfield Real Estate (Pochins as contractor) are now on site with build progressing well.



## **Princes Reach, Liverpool Waters, Liverpool - Moda Living**



Further exciting news in the last quarter which cements Liverpool as one of the leading PRS cities is the announcement by Yorkshire based Moda Living for a 40 storey tower comprising 325 apartments at Princes Dock/Liverpool Waters. The scheme forms part of a growing portfolio for Moda across the UK

The proposals will include a selection of apartments offering the complete range of amenities including resident's gyms, lounges, business centre and even an outdoor/rooftop podium multi sports court.

### **Vine Street, Liverpool – Carpenter Investments**

Developer Carpenter Investments are already on site with their first scheme outside the city (New Brunswick) and have now submitted plans for two new blocks on this site. The first block will comprise 84 apartments over seven storeys while the second having 30 apartments, based over four storeys.

The scheme which benefits from Build to Rent funding will offer 1, 2 and 3 bedroom apartments for private market rent. The gated development will also include 57 car parking spaces.



### **Queens Dock, Chaloner Street, Liverpool, L3 – Investec/Vinci**



One of the last remaining dockside sites is situated adjacent to Leo's casino and overlooks Queens Dock. The original proposal was the announcement by Investec Bank to develop the site in a JV with Vinci Construction.

The proposed development will comprises 13 and 15 storey high towers housing a total of 192 apartments in addition to 100 car parking spaces. The site, whilst originally planned for the sales market, may now become a PRS scheme.

### **Tribeca, Great George Street, Liverpool – Urban Splash**

Tribeca is a large 5 acre site fronting onto Great George Street in the shadow of the Anglican cathedral and was originally proposed to become a £100million mixed use scheme delivering 700 homes, 80,000 sq ft commercial and public open space.

With the announcement in 2008 being followed by the downturn of the market plans were subsequently shelved. Urban Splash are now likely to resubmit new plans for the site based around a residential led scheme which is almost certainly likely to have a PRS theme.



## ADVERTISEMENT



### **City Residential and Landlord Solutions announce maintenance partnership**

With a growing residential portfolio and an increasing number of institutional landlords City Residential have recently announced a new partnership with Landlord Solutions (UK) Ltd to deal with all of their on-going property maintenance. The decision to partner with Landlord Solutions was taken after 6 months of discussions and due diligence which highlighted the enormous benefits that the new partnership would bring to both parties.

The new partnership allows City Residential to access live progress of all on-going maintenance via their own client log-in whilst Landlord Solutions are using the latest technology to ensure that their service levels and quality of work is second to none.

#### **Some of the benefits you can enjoy include:**

- **One company dealing with all of our maintenance/property requirements.**
- **Client login facility allowing us to access live job status.**
- **Improved communication with tenants including text messaging.**
- **Highly skilled workforce dressed in corporate clothing.**
- **Critical task management (gas safety inspections and periodic electrical inspections)**
- **Streamlined invoicing and statements.**

For further information on Landlord Solutions

[www.landlordsolutionsuk.com](http://www.landlordsolutionsuk.com)

Gary Hodgson on 0844 822 7810



# Population Analysis

**City Centre Core:** This area is what is considered to be the actual core city centre and is enclosed by the Mersey to the west, Upper Parliament Street to the south, Grove St/Low Hill to the east and Islington/Leeds St to the North.

<b>CITY CENTRE CORE</b>	
<b>Number of built PROPERTIES (city centre core)</b>	<b>11,628</b>
<b>Number of OWNER OCCUPIED properties</b>	<b>3,943</b>
<b>Number of TENANTED properties</b>	<b>6,315</b>
<b>Number of VACANT Properties</b>	<b>998</b>
<b>VACANCY Rate</b>	<b>9%</b>
<b>Number of Properties UNDER CONSTRUCTION</b>	<b>397</b>
<b>Number STUDENTS (living in non PURPOSE BUILT units)</b>	<b>2,623</b>
<b>Number STUDENTS (living in PURPOSE BUILT units)</b>	<b>12,920</b>
<b>Number of Units let to SERVICED APARTMENT operators</b>	<b>373</b>
<b>Total Number of City Centre Residents</b>	<b>33,758</b>

**City/Docklands Living:** The area detailed above are but also includes areas which we consider to be part of city living namely south docklands (City Quay, South Ferry Quay etc) and those developments adjoining the roads named above ( for example The Reach, The Quarter, The Collegiate, Gloucester Place etc).

<b>ALL AREAS</b>	
<b>Number of Properties Built (all areas)</b>	<b>14,203</b>
<b>Number of OWNER OCCUPIED Properties</b>	<b>5,229</b>
<b>Number of TENANTED Properties</b>	<b>7,356</b>
<b>Number of VACANT Properties</b>	<b>1,246</b>
<b>VACANCY Rate</b>	<b>9%</b>
<b>Number of Properties UNDER CONSTRUCTION</b>	<b>397</b>
<b>Number of STUDENTS (living in non PURPOSE BUILT units)</b>	<b>3,204</b>
<b>Number of STUDENTS (living in PURPOSE BUILT units)</b>	<b>15,266</b>
<b>Number of Units let to SERVICED APARTMENT operators</b>	<b>373</b>
<b>Total Number of City Centre Residents</b>	<b>40,554</b>

# Sales and Completions Analysis

(Information to 20<sup>th</sup> February 2015)

**This section shows the number of legal completions registered with land registry in both the last 3 months and 12 months**

## Last 3 Months

Postcode	No of Completions
L1	27 properties
L2	8 properties
L3	60 properties

## Last 12 months

Postcode	No of Completions
L1	95 properties
L2	16 properties
L3	203 properties

## Last 3 Months

Postcodes	Completions	Total Stock	As % of stock
L1, L2, L3	95 (+38)	11,628	0.90%

(Compared to last quarter)

## Last 12 months

Postcodes	Completions	Total Stock	As % of stock
L1, L2, L3	314	11,628	2.70%

The information above is taken from [Zoopla](#) sold house prices and whilst is accurately recorded may not actually represent all of the properties that have been registered during the quarter. The **actual figure may be higher** than that shown as some sales (repossessions etc) are not always shown on Land Registry.



# Student Market

## Student Numbers

**University and student figures:** As at Sep 2013

2012/13	Post Grad	Under Grad	Full Time	Part Time	Total
The University of Liverpool	4,655	16,220	18,800	2,075	20,875
Liverpool John Moores University	3,480	19,105	18,085	4,500	22,585
Liverpool Hope University	1,665	4,875	5,205	1,335	6,540
The Liverpool Institute for Performing Arts	0	730	730	0	730
<b>TOTAL STUDENTS</b>	<b>9,800</b>	<b>40,930</b>	<b>42,820</b>	<b>7,910</b>	<b>50,730</b>

**Student bed numbers:**

Number of Student Beds (Large schemes)	
Student Beds Built	16,114
Core City Centre	13,708
Non Core City Centre	2,406
Under Construction	3,927
Planning Approved	2,902
Proposed/Awaiting planning	2,344
<b>Total Proposed</b>	<b>9,173</b>
<b>DELIVERED FOR 2014</b>	<b>2,049</b>
<b>NEW FOR SEPTEMBER 2015</b>	<b>3,224</b>

## General Market

The interest in the student market in Liverpool continues to grow and was highlighted by the high levels of interest we saw in MIPIM in developing purpose built student schemes in the city. The attractiveness of the city to students is continuing to drive developers to consider Liverpool as one of their prime targets in the UK.

At the same time, and as highlighted in our last report, there are some concerns as to the amount of potential student developments proposed and also the locations where these schemes will be built. As a result of these concerns Mayor of Liverpool Joe Anderson has asked for a task group to be set up to review the student accommodation market to ensure the suitability/viability of the market.

Logically it is important that the city continues to attract quality investment in the student sector especially from those developers who will deliver the right type and location of scheme that meets the increasing demand from students. At the same time it also important to try and encourage some developers (as we believe is the intention) that the rapidly improving residential market could actually offer a viable alternative to student development in some areas of the city.

# STUDENT SCHEMES to LET

0151 231 6100



## SHAFTESBURY APARTMENTS

*No of Apartments/Rooms:* 39 Apartments

*Type:* 1 and 2 bed apartments

*Address:* Mount Pleasant, Liverpool, L3 5SA

*Bills included:* No

*Rents from:* £550 per month (15/16)

▶ [www.cityresidential.co.uk](http://www.cityresidential.co.uk) ◀



## PALL MALL STUDIOS

*No of Apartments/Rooms:* 25 studios

*Type:* Self contained studios on 5 floors

*Address:* Pall Mall, Liverpool, L3 6AL

*Bills included:* Yes

*Rents from:* £110 per week (15/16)

▶ [www.cityresidential.co.uk](http://www.cityresidential.co.uk) ◀



## MOSS STREET STUDENT

*No of Apartments/Rooms:* 21 rooms

*Type:* 4 apartments with 4, 5 and 6 bedrooms

*Address:* Moss Street, Liverpool, L6 1HD

*Bills included:* Yes

*Rents from:* £115 per week (15/16)

▶ [www.cityresidential.co.uk](http://www.cityresidential.co.uk) ◀



## YOUNG STUDENT VILLAGE

*No of Apartments/Rooms:* 50 rooms

*Type:* 4 x 6 bed townhouses and 5 large apartments

*Address:* Paul Street, Liverpool, L3 6DX

*Bills included:* Yes

*Rents from:* £95 per week (15/16)

▶ [www.cityresidential.co.uk](http://www.cityresidential.co.uk) ◀



# STUDENT DEVELOPMENTS

## UNDER CONSTRUCTION/PROGRESSING

### **Hope St/Myrtle St, Liverpool, L1 – High Castle/NCH Capital**



After holding the former Josephine Butler House site on the corner of Hope Street for many years Maghull Developments have decided to exit this student housing development to a US investor.

NCH Capital subsidiary High Castle plans to create a 345-bed hall on the site which had previously had planning for a student development. Work has now started on the development in time for the academic year in September 2015

### **Vita, Crosshall Street, Liverpool – Vita Student**

Located on the corner of Victoria Street and Crosshall Street this £27 million conversion of the former chapel, juvenile court and Tinlings buildings has been sold off plan to mainly overseas investors and will offer a guaranteed yield of 7% for three years together with the option of a six year payment plan.

The scheme is aimed at the upper end of the student market with a range of designer fittings and boutique styling. The building will also offer a stunning glass atrium running through the heart of the scheme. Phase 1 and 2 are now complete.



### **Ablett House, Hatton Garden – Knightsbridge Student Housing Ltd**



Situated in a convenient location close to the Marybone student village this proposed £25 million scheme will transform this high profile corner site into a 397 room student development.

This is Knightsbridge Student Housing's first Liverpool scheme and is an 11 storey development which will benefit from a student bar, equipped gym, ground floor retail and underground parking. The scheme should be complete for the September 2015 academic year. Build progressing well.

### **The Paramount (former Odeon site), London Road, Liverpool – Pinnacle MC Golbal**



The former Odeon site in London Road (at the back of Lime Street Station) has long been considered a suitable student development site and was bought by Parkmoor. Planning has recently been obtained for a new build scheme totaling 477 rooms. This provides a mix of accommodation including 430 ensuite rooms together with 47 studios.

The scheme is now onsite and currently being marketed by the off plan student room investment model with prices from £54,995 offering a 9% net yield for 5 years. Build progressing well.

### **The Glass Works, Vauxhall Road - Crosslane/Prime**

This new student development from Manchester based Crosslane/Buile comprises a total 314 student rooms and nine studios and is located close to the LJMU campus on Vauxhall Road close to its junction with Tithebarn Street.

The £20million scheme which replaces a former glassworks is now on site with build complete expected for August 2015 ready for the start of the 2015/2016 term. Build progressing well.



### **The Edge, Seymour St, Liverpool – X1 Student/Knight Knox**



Situated just off London Road at the junction of Seymour Street this proposed 231 student room scheme is a joint venture between Liverpool based X1 Developments and Knight Knox.

The site was bought off Maple Grove developments and will offer double ensuite rooms, fitness suite, communal rooms and a launderette. The developer aims to have the scheme complete for the start of the 2015 academic year and is now onsite. Build progressing well.



## **Philharmonic Court – Marcus Worthington**



Philharmonic Court is a 354 bed student scheme next to the University of Liverpool's campus. Situated off Catharine Street, the scheme will see Worthington Properties demolish five outdated student blocks and then construct a contemporary four to five storey accommodation complex.

The £25million development will comprise two separate but linked buildings covering 354 student rooms in clusters of four to six bedrooms, with a private courtyard for students. Scheme will be ready for 2015/2016 term.

## **X1 Liverpool One, Liverpool, L1 – X1 Developments**

This student scheme was originally submitted for planning by Portside House who were looking to develop a site bought from Grosvenor into 305 student rooms and 10,000 sq ft of retail. With little progress having been made a recent announcement is that the site has been sold to X1 developments for their latest student scheme.

The proposed development is one of the last remaining undeveloped sites of Liverpool One and will offer larger luxury studio style rooms of approx 280 sq ft each. Build progressing well.



## **The Quadrant, Shaw Street, Liverpool – Pinnacle Student Developments**



The site in the Everton district of the city is located on Shaw Street adjacent to The Collegiate (Urban Splash) and was formerly occupied by the former Sarah McCard Day Nursery,

Originally bought by Rowland Homes the site has subsequently been sold to Pinnacle student who are proposing to build a total of 240 rooms over 7 floors comprising 204 ensuite rooms and 36 studios. The scheme is being sold with the benefit of a 5 year minimum 7% net yield. Build progressing well.

### **Byron St/Fountainoy Street, Liverpool - Watkin Jones**



Situated on what was a former LJMU student accommodation site (but subsequently demolished and used as a car park) this project involves the construction of high quality student accommodation with a total of 398 bed spaces.

The development which sees the return of Watkin Jones to the city will be set out within 69 clusters and 53 studios and will benefit from being located directly opposite the LJMU Byron Street campus. The scheme will be completed for the start of the 2016 term start. Build progressing well.

### **Myrtle Shopping Parade, Myrtle St, Liverpool - Liverpool Edge/Urban Sleep**

This latest proposal from Liverpool based Liverpool Edge/urban Sleep comprised the demolition of the former Myrtle Shopping parade and the construction of two separate student blocks with a total of 303 rooms.

The development which is located in the Canning Street Conservation area will replace the “under utilised” and “outdated” shopping development with new retail and commercial space in addition to the student apartments. Now on site.



### **Newington Plaza, Renshaw Street, Liverpool - Legacy Student Living**



Situated on the site of the former Rapid DIY store (at the junction of Renshaw Street/Newington Street) the proposals from Liberty Student Living involve the construction of 192 serviced/student apartments in a 13 storey building.

The development which has now been approved is located adjacent to the Central Village scheme currently being progressed. The scheme will also include cycle parking, communal and amenity areas, a winter garden and a roof terrace. Build progressing well.



### **Bridgewater Street, Baltic, Liverpool – BPNW/BPE Ltd**



This ongoing redevelopment of the former warehouses on Bridgewater Street continues with the first student properties now completed and a further application just submitted for the vacant plot at 5/7 Bridgewater Street.

The new application is for a total of 136 studio apartments, ground floor commercial units and car parking. The development will continue to enhance this area of Baltic which is undergoing a substantial amount of regeneration.

### **Plato House, Greek Street, Liverpool – Pinnacle**

Located just off London Road this small scheme is the latest in a number of developments from Pinnacle and will comprise a total of 86 studio apartments spread over 6 floors when completed in 2016.

The development is located in a continually improving student/key worker location close to the Islington Regeneration area, Liverpool Tropical School of Medicine and the proposed new Liverpool Hospital/biomedical campus. Now on site with build progressing well.



### **Young Village, 1 Paul Street, Vauxhall – Young Properties**



Located in one of the most up and coming areas of the city this attractive new scheme will comprise a total of 50 rooms spread across 9 properties with commercial space to the ground floor fronting Vauxhall Road.

The accommodation includes 4 townhouses (containing six bedrooms each) together with a mix of apartments (single level, duplex and triplex) all containing 4 beds each. With rents starting from £95 per week the scheme has proved extremely popular with more than half already let for the start of the 2015/1016 term.

# STUDENT DEVELOPMENTS

## PROPOSED/POSSIBLE

### Islington Corridor, Liverpool – Islington Regeneration Company

The eagerly anticipated regeneration of the Islington Corridor area of Liverpool (between London Road and Islington) moved a step closer in May 2014 with the announcement of the first phase of a five stage plan from local developer The Islington Regeneration Company.

Plans submitted by main shareholder Downing promise to regenerate a large somewhat forgotten area of the city which was once home to Liverpool's rag trade businesses.



Planning approval for the first two phases was given in early October 2104. The first proposed scheme is a £25m project 10 storey tower at 1-10 Devon Street, with 340 beds and retail space at ground floor. The 2nd project is at Gildart Street valued at £35m and will feature 580 student beds in three blocks. In February 2015 planning was passed for the 3<sup>rd</sup> proposed scheme a 738 bed development spanning three blocks on the corner of Norton St/Islington.

### Baltic House, Baltic Triangle – Pinnacle Student Developments

In addition to their student scheme on site at the former Odeon, London Road and their site on Shaw Street this latest planning application from Pinnacle Student developments is for an 11 storey building comprising a total of 140 apartments. The building will also house a communal hub, games room, cycle hub and courtyard.

The scheme will comprise an interesting mix of 311 units in total including 32 x 1 bed, 96 x 3 bed clusters, and 12 x 3 bed duplex clusters.





## **Skelhorne St.Bolton St (Lime Street), Liverpool - Butler Company Ltd**



Located on a vacant plot adjoin the popular Grand Central Halls student Village (Unite Students) this recent application for 488 student bedrooms will hopefully kickstart a development site that has lain empty for some time

Originally owned by Irish based Chieftain (with proposal for a £50m residential tower/hotel) the site will now see two blocks of up to 20 storeys. In addition to the student bedrooms the scheme will also include a 192 bedroom aparthotel.

## **Lime Street Gateway – Regeneration Liverpool/Neptune**

The Lime Street Gateway area has been “crying out” for redevelopment for many years and finally proposals have been brought forward by Regeneration Liverpool/Neptune for the site.

The £35 million proposals include a mix of student, retail and hotel uses and will comprise predominately new build but with the retention of the Corwn/Vines pubs. The loss of the Futurist Building has caused concern from some locals.



## **Studio 200, 11 Fountenoy Street, Liverpool – Key Design LLP/Primus**



Located close to two of the main Liverpool LJMU campus (Byron Street and Avril Roberts/Tithebarn) this attractive new scheme will comprise a total of 200 studio apartments and has recently received planning permission.

The development promises to deliver a high level of accommodation including a “hotel inspired” reception with IT pods, large HD TV, study spaces, laundry and bike storage.



## **Knowledge Quarter, Mount Pleasant, Liverpool, Regeneration Liverpool/Neptune**



The proposals for the former Mount Pleasant St Car Park and adjoining 0151 club promise to transform this important, well located and highly visible site into an important educational, research and knowledge hub.

Located on the corner of Mount Pleasant and Brownlow Hill the site also benefits from the adjoining LJMU Copperas Hill scheme and once complete will no doubt help transform the whole area into one of the most important locations of the city.

## **3 Oldham Place, Liverpool – Oldham Place Ltd**

This small site is tucked away on Oldham Place just off Oldham Street and adjacent to the City Gate residential scheme.

The site was originally to be developed as a residential scheme but plans were shelved in 2008 and has lain empty since. The new proposals include the development of the site with a 6 storey building comprising a total of 117 studio apartments which will be aimed at the student market.



## **19-33 Leece Street, Liverpool – Millhouse Group**



Located opposite the bombed out St Luke's Church this site has lain empty for 20 years but now looks like it will be finally redeveloped.

The recent proposal for the site comprises the erection of a five story block comprising a total of 129 student apartments, communal student areas and ground floor retail space. The location of the scheme close to the main university campus and the retail/leisure core of the city will no doubt make it popular with students once built.

## **Former BCP Car Park, Oldham Street Liverpool – Unite Students**



An encouraging sign for the Liverpool Student market is the return of Unite Students developing a new site in the city.

Their proposals for the former BCP car park on Oldham Street included a £45 million 605 student bed building. Ambitious plans by Northern Ireland based Tara House Ltd to build a hotel and apartment block (based upon the famous New York Flat Iron building) on that land were abandoned in 2013 after the development was put into receivership.

## **Freeholds/Ground Rents NEW**

**We are delighted to introduce a new section to our report focusing on the burgeoning Freehold/Ground Rent market.**

### **What are Ground Rents?**

Ground rents, also known as freeholds, are the regular annual payments paid by the leaseholder of a property to the owner of the freehold. They are viewed as relatively safe investments given that they are backed by the underlying asset of the land and buildings. The leases tend to run for long periods between 125 to 999 years thereby offering a long-term secure income for investors.

### **Why is the market booming?**

With interest rates at all-time lows and other sources of income generating assets (bonds etc) close to 0% the interest in ground rent investments has grown dramatically. This has been further enhanced by the drop in inflation (CPI) to 0% and the ongoing threat of deflation. With a growing number of these investments offering inflation proofing (RPI increases at regular reviews) the attractiveness of an index linked investment paying 3-4% is obvious! The low risk element of the investment is also encouraging longer term money (pension funds etc) to enter the market safe in the knowledge that should any leaseholders fail to pay their ground rents then a default could eventually allow the freeholder the right to repossess the property

### **How can I tap into this growing demand?**

If you are a developer/landowner or already own freeholds you will be able to take advantage of this increasing demand. As a landowner or developer you will be able to create a freehold investment based upon the future development of your site/scheme. It is imperative that this is done at the earliest point to ensure that you maximize the freehold value of your asset. As a freehold owner it is almost guaranteed that you could sell your existing investments for substantially more than you have bought for/consider their true value

### **How can City Residential help?**

City Residential are one of the leading agents specializing in Freehold/Ground rent sales. Acting predominately for the seller we are recognized as being one of the market leaders in the sector focusing on enhancing value for our clients through the following processes:

- Lease set up/maximising freehold value and lease terms
- Value enhancement incorporating above preferred lease terms
- Whole of market sale route
- Freehold sale/progression
- Freehold appraisal/valuation

### **For further information**

**Alan Bevan**

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**In the next issue we will look at various investment examples**



# Finance & Mortgage

(As at 10<sup>th</sup> April 2015)

In association with



0800 862 0868

Just when we think that rates can't fall any further they do precisely that. Despite some substantial falls over the last 12 months we are now seeing rates hit levels that were unheard of only 6 months ago. As you can see from some of the best buy tables below we now have five year fixed rates below 2.5% and 10 year fixed rates below 3%

This "collapse" in rates has been caused by the UK inflation numbers hitting 0% (CPI) and talk of deflation in the short term. The cost of some of the mid/long term funding streams has continued to reduce allowing lenders to offer these extremely attractive rates to those borrowers who are looking for the security of a mid/long term fixed rate mortgage.

## Normal Mortgages

(Buying and remortgaging)

Type	Rate	Period	Fee	Max LTV	Lender
Variable	1.89%	Term	£300	65%	Coventry
Fixed	1.64%	2 Year	£345	65%	N & P
Fixed	1.99%	3 Year	£475	65%	N & P
Fixed	2.39%	5 Year	£999	65%	Coventry
Fixed	2.89%	10 Year	£950	65%	First Direct

## Help to Buy/95% Mortgages

Type	Rate	Period	Fee	Max LTV	Help to Buy	Lender
Fixed	4.29%	2 Year	£0	95%	YES	Post Office
Fixed	4.49%	2 Year	£0	95%	YES	Natwest
Fixed	4.99%	3 Year	£99	95%	YES	Virgin
Fixed	4.89%	5 Year	£0	95%	YES	Post Office

## Buy to Let Mortgages

Type	Rate	Period	Fee	Max LTV	Lender
Variable	2.59%	Tracker/2year	£1094	70%	Virgin
Variable	2.89%	Tracker/3year	£1094	75%	Virgin
Fixed	2.44%	2 Year	£995	60%	Post Office
Fixed	2.89%	3 Year	£995	60%	Post Office
Fixed	3.65%	5 Year	£995	60%	Post Office

*The list of available mortgage offers detailed below is purely intended as a guide and is sourced from Moneyfacts. It is not intended to be a "best buy" table or offer advice it simply highlights some of the mortgage deals that were available on the date shown above which have been recommended by a team of independent experts as their best buys.*

**Source: Moneyfacts ([www.moneyfacts.co.uk](http://www.moneyfacts.co.uk))**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Written quotations are available from individual lenders. Loans are subject to status and valuation and are not available to persons under the age of 18. All rates are subject to change without notice. Please check all rates and terms with your lender or financial adviser before undertaking any borrowing.



**Auction Results**  
**Sponsored by**  
**Auction House Liverpool**  
**NEXT AUCTION: 20<sup>th</sup> May 2015 2pm Liverpool Town Hall**  
**0151 734 7530**  
[www.auctionhouse.uk.net/liverpool](http://www.auctionhouse.uk.net/liverpool)



Listed below are the auction results for properties (apartments) sold in the quarter in the main city centre postcodes (L1, L2 and L3) or close periphery – city centre side of (L5, L6, L7 and L8)

Address	Auctioneer	Date	GUIDE £	SOLD £	FLOOR	Beds	Baths	Parking	Ant Rental*	Yield
Apt 5, The Reach, 39 Leeds St, Liverpool, L3 2DA	Allsop	26/03/2015	£75/80,000	£92,000	1 <sup>st</sup>	2	1	No	£575	7.50%
Apt 6, The Reach, 39 Leeds St, Liverpool, L3 2DA	Allsop	26/03/2015	£75/80,000	£91,000	1 <sup>st</sup>	2	1	No	£600	7.91%
Apt 7, The Reach, 39 Leeds St, Liverpool, L3 2DA	Allsop	26/03/2015	£75/80,000	£93,000	1 <sup>st</sup>	2	1	No	£600	7.74%



**The Reach, Liverpool**

If you wish to buy properties at this level of pricing City Residential Ltd offer a buying service which will enable you to purchase at levels normally only available to seasoned investors and landlords – ring us for more details.

# Summary

It seems like yesterday we began 2015 and yet here we are in mid-April with almost one third of the year behind us!! Whilst the first quarter of the year is never normally ground breaking the market continues to move ahead at most levels with a growing belief that the city has a strong, prosperous and hopefully profitable future.

It's been an active quarter for us here at City Residential with the huge amount of early stage development activity hitting the sort of levels we last saw in 2006. Whilst this may be of a concern to some the heartwarming breadth of interest across all sectors from all types of buyers/investors/funds/operators gives us comfort that this "boom" in activity is both here to stay and more importantly required.

Challenges are never far away and are headed at present by the political risk of the general election in May and the recent introduction of the landlord licensing scheme in the city. Whilst both may well yet affect investment in the city and how the residential market continues its recovery they are not issues that should take away the huge opportunity Liverpool has over the next 5/10 years to establish itself as one of the leading city living locations in the UK.

**Alan Bevan**  
**Managing Director**  
**City Residential**  
**April 2015**

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**NEXT ISSUE: July 2015**

You can now also download all [back copies](#) of our Liverpool City Centre reports from our website



## Our charitable efforts



City Residential, Liverpool's leading city centre residential agent have reinforced their long term support for Claire House Children's Hospice by agreeing to a once a year donation based upon their annual operating profit. Their commitment, which will last indefinitely, will see the firm donate 1% of their pre-tax profits to the Wirral based charity every year. Their first donation saw them presenting a cheque in early 2015 for £3,812.50 to Helen Carlson at Claire House (pictured from left Kerry Rogerson-Bevan, Alan Bevan & Helen Carlson of Claire House)

The ongoing donation from City Residential comes at a time when Claire House are preparing to launch a business club to encourage more businesses to agree to a regular, long term commitment to the charity. City Residential have offered to help recruit supporting companies as part of their support for the Charity. They have also agreed that their sister company Rogerson Bevan Consultancy Ltd will support the charity.

"We have supported Claire House for over 10 years and this long term commitment is the least that we can offer a charity that does such wonderful work in looking after children from all areas of The Northwest" commented Kerry Rogerson-Bevan director of City Residential "Although there are other children's hospice's across the UK Claire House is our local children's hospice and their passion and long term commitment in providing care to children with life limiting life threatening illnesses is second to none and deserves all of our support.

For companies interested in joining us in supporting Claire House either donating 1% of their profits or joining the business club get in touch with:

Helen Carlson on [helenf@claire-house.org.uk](mailto:helenf@claire-house.org.uk)



## THE NORTHWEST'S LEADING RESIDENTIAL SPECIALIST



**Do you or a client(s) have a block of apartments in the Northwest?**  
**Do you need someone to manage the lettings/sales/management process?**  
**Would you like to look at unique funding solutions to extract value from the scheme?**  
**Do you understand the value of the freehold and would you like to maximize its value?**  
**Do you require a bulk/investment sale?**

City Residential are one of the **leading residential specialists** in the Northwest. If you can answer yes to any of the above questions we will almost certainly be able to provide a better solution to your scheme than you currently have.

### **RESIDENTIAL CONSULTANCY**

Our MD Alan Bevan is widely recognized as being one of the leading residential experts in the Northwest of England. With a large, rapidly growing team all of whom specialize in residential we are able to offer the complete package of residential services to all types of clients – landowners, developers, financiers, developers, institutions and investors.

### **ASSET MANAGEMENT/PRIVATE RENTED SECTOR**

We currently asset manage hundreds of apartments across the Northwest region for developers, banks, administrators, receivers etc. Whether it be individual lettings, management, bulk sales, individual sales or financing we will have the solution for your scheme.

### **GROUND RENT FREEHOLD DISPOSALS/ADVICE**

We are market leaders in the acquisition/disposal of ground rents and freeholds. Acting for some of the most active funds in the UK we can offer an array of solutions that can maximize the value of a freehold and release cash to aid a distressed development. We have some unique models/solutions that can be applied to a residential scheme irrespective to the build stage.

### **BULK/FUND SALES**

We act for and deal with many of the UK's leading and most active residential funds. These funds are genuine buyers and unlike many of the so called "funds" you may have come across who inevitably fail to perform.