



“Full steam ahead!”

LIVERPOOL RESIDENTIAL UPDATE



**QUARTER 2
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:

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- **Lettings/Management**
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For further information contact Alan Bevan on 0151 231 6100 or 07970 498187

alan.bevan@cityresidential.co.uk

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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.

ONE house remaining in 1st Phase

Showhouse opening shortly

Prices from £495,000

A development by



Sole Selling Agent



All enquiries

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Market Summary

Sales

- Prices up 0.73% on quarter and 6.12% on year.
- The election slowed market in May but strong bounce back since early June.
- Supply continues to increase as demand booms resulting in increased transactions.

Lettings

- Prices up 0.26% on quarter and 5.06% on year.
- The election slowed market in May but strong bounce back since early June.
- Increased demand towards end of quarter suggesting typical strong Q3 lettings market.
- Landlord licensing scheme now in force.

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

- Slower quarter for completions, a little unexpected given strength of the sales market.
- Expected to increase dramatically over the next 12 months.

Student Market

- Continued stream of new developments being proposed/starting on site.
- Unite return to market with announcement of huge 790 bed scheme in Oldham Street.
- Empiric purchase of Urban Sleep Liverpool 502 bed portfolio for £41.6 million.
- Student task force to meet 14-16th July recommendations by September 2015.

Freehold/Ground Rents

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

Finance & Mortgage

- Normal and help to buy mortgages continue to see rates decline.
- Buy to let tracker mortgages now available below the 2% psychological barrier.

Auction Results

- Continued supply of affordable city apartments at realistic prices.
- Gross yields averaging around 9% with some “bargains” at over 10%.

Liverpool Development Update

- Five new schemes progressed into/through planning during the quarter.
- Predominately investment stock concentrating on studios/investment units.
- First signs of more mixed tenure (1, 2 and 3 bed) residential schemes appearing.

Private Rented Sector

- Glenbrook's/Moorfields conversion of former HMRC building (The Keel) progressing well and due to open in September 2015. Lettings now being taken.
- Parla Living's Baltic scheme now on site and progressing well
- Announcement of Moda Living's £1bn investment from Apache may well help progress Princes Dock scheme

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	£103,900	0.78%	9.10%
2 Bed	625	£128,200	0.94%	10.63%
2 Bed 2 Bath	725	£141,800	0.93%	7.75%
2 Bed Duplex	900	£162,850	0.34%	5.73%
2 Bed Penthouse	1200	£215,800	1.31%	5.92%
Average		£150,510	0.86%	7.82%
SALES Docklands				
Apartment Type	Size (Square ft)	Average Price	% Change 3 Months	% Change 12 Months
1 Bed	550	£116,800	0.86%	5.95%
2 Bed	625	£145,100	0.96%	4.34%
2 Bed 2 Bath	725	£160,700	0.31%	3.82%
2 Bed Duplex	900	£189,100	0.53%	4.21%
2 Bed Penthouse	1200	£260,500	0.39%	3.72%
Average		£174,440	0.61%	4.41%

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	0.00%	3.45%
2 Bed	625	£715	0.14%	5.15%
2 Bed 2 Bath	725	£760	0.26%	4.55%
2 Bed Duplex	900	£831	0.61%	6.44%
2 Bed Penthouse	1200	£1,106	0.91%	5.59%
Average		£802	0.38%	5.04%
LETTINGS Docklands				
Apartment Type	Size (Square ft)	Average Rental	% Change 3 Months	% Change 12 Months
1 Bed	550	£612	0.16%	3.91%
2 Bed	625	£686	0.29%	4.75%
2 Bed 2 Bath	725	£748	0.27%	5.67%
2 Bed Duplex	900	£807	0.00%	5.49%
2 Bed Penthouse	1200	£1,069	0.00%	5.63%
Average		£784	0.14%	5.09%

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	0.73%	6.12%
Lettings	0.26%	5.06%

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.

CHANCERY HOUSE

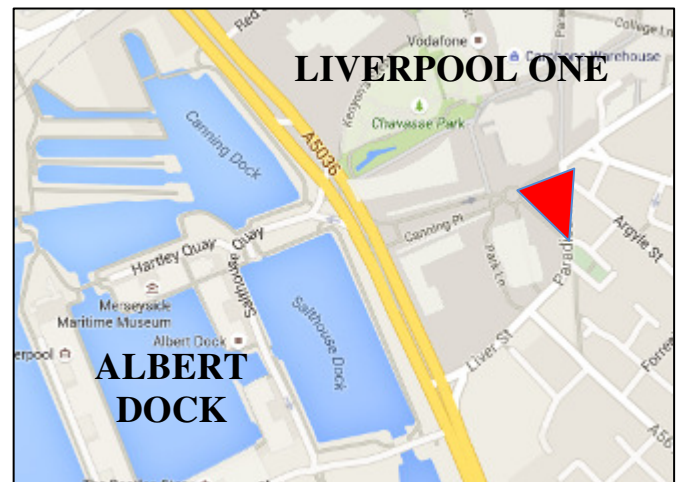
Chancery House, Paradise Street, Liverpool, L1 3HE



A stunning new residential development comprising the conversion of the former Gordon Smith Institute seaman's refuge together with a striking new build addition.

- Range of 1, 2 and 3 bed apartments
- Grade 2 listed building built in 1899
- Adjoining Liverpool One
- Short walk to Albert Dock/Echo Arena
- Prices from only £125,000
- Launching Summer 2015

Enquires to
0151 231 6100
sales@cityresidential.co.uk



Residential Sales

The strength we have seen in the residential market has continued through into the second quarter of the year with the city seeing an overall quarterly price rise of 0.73%, bringing the annual increase to 6.12%. The official figures from Halifax (3.6%) and Nationwide (1.4%) would seem to suggest growth accelerated in the Liverpool/Northwest market but both these indexes are based upon completions rather than current sales.

Although the market continued to perform well we did see a noticeable drop off in activity as we approached the end of April as potential buyers worried about the outcome of the general election on May 7th. As it turned out the unexpected majority result for the Tories was not what most potential purchasers had expected with talk of coalitions and deals resulting from a minority decision. There is no doubt that the Tory victory was warmly received by the market not just due to their perceived enthusiasm for the market but the relief that the political uncertainty had disappeared.

One of the benefits of this stronger market is the decent increase in stock we are experiencing. Many landlords and investors have wanted to sell for the last 3- 5 years but have been unable to get a suitable price or indeed attract buyers even at reduced prices. As the interest in the market has blossomed these sellers have been able to release their apartments for sale and have been surprised at how quickly they have sold. As the majority of these properties are tenanted they will often have a 3-5 year track record of strong and growing rents, exactly the sort of apartment investors are looking to buy.

As we have highlighted in the last two quarters there is a huge and growing demand for decent quality apartments in the city and docklands. Whilst the development pipeline continues to build there are very few schemes being targeted towards the owner occupier. There are the obvious reasons for this (strong overseas investment market, increasing tenant demand etc) but the potential rewards for any developer that takes the risk of delivering larger, more spacious, better quality accommodation could be substantial. This may well be magnified by the fact that some of the existing stock (such as The Albany) has been sold down strongly over the last 6/12 months.

Returning to the political arena we managed to get the first “true blue” budget for 20 years before we went to press. Whilst we did not expect to see the usual tax giveaways seen in the last budget, the chancellor has certainly looked to “level the playing field for homebuyers and investors”. Although there was a growing expectation that Mr Osborne would look to tighten up the buy to let market his decision to restrict relief on mortgage interest payments to basic rate tax (currently 20%) was a surprise, as was his proposed changes to wear and tear allowances.

Obviously it is far too early to estimate the likely affect this will have on the market but there is no doubt that it will have some influence when it comes into force from April 2017. Some commentators are already speculating that “landlords will leave the rental sector”, “rents will rise” and “buy to let is doomed”. Realistically none of the above scenarios are highly likely especially given that the new rules will be phased in over a 4 year period.

The only other notable point during the quarter was the surprising drop in quarterly completions given the strength of the market. For once this has us “stumped” but we suggest that it may well be down to getting some of the first quarter sales through to completion which is notoriously difficult with leasehold sales. Given that fact that our sales pipeline is more than 150% higher than this time last year we would expect this situation to change dramatically over the coming 6-9 months.

RESIDENTIAL SCHEMES for SALE

0151 231 6100



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

JUST ONE LEFT IN FIRST PHASE

Showhome: Opening Late Summer 2015

www.
cityresidential
.co.uk



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

ONLY 2 APARTMENTS REMAINING

Showhome/apartment: Yes – 0151 231 6100

www.
cityresidential
.co.uk



CHANCERY HOUSE

No of Apartments/houses: 37 apartments

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

Address: Paradise Street, Liverpool, L1 3HE

Prices From/To: £125,000 plus

REGISTER NOW FOR FIRST RELEASE

Showhome/apartment: To be announced shortly

www.
cityresidential
.co.uk



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

REGISTER NOW FOR FIRST RELEASE

Showhome/apartment: To be announced shortly

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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.



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 summer 2015.

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.

Although the site was then sold and off plan sales taken in the building (with an anticipated completion date in 2016) there appears to have been little progress on the development over the last 12 months.

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 and offered to let onto the open market. Build is progressing well on site.

Princes Suites, Princes Building, Dale Street, Liverpool – Goodman Wells

Situated in an improving area of the city the proposed conversion of the former Princes Building into 35 luxury apartments promises to continue the regeneration of this end of Dale Street. Whilst the building had become well known for its music studio a redevelopment was always likely as the building was under-utilised.

The proposed apartments are now being sold and will include a variety of studios, one and two bed layouts with a café/restaurant to the ground floor.



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



As the market expands so does the geographical spread of the city and the proposals from 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.

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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.



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 is 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.

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 100 studio, 1 and 2 bed apartments. The scheme will be the first development in Liverpool for the Birmingham based group after several succesful 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 July this year with an anticipated completion of the scheme in August/September 2016.



Fruit and Produce Exchange, Victoria Street, Liverpool – Foster Marlon



Victoria Street, like Dale Street, is beginning to see a large increase in residential development, something that will be further enhanced by Foster Marlon's proposed conversion of the former Fruit and Produce Exchange into 54 apartments

The stunning building, which has lain empty for many years, will contain a selection of studio and 1, 2 and 3 bed apartments starting from £85,000 all with a generous specification complementing some of the historic features retained in the building. The scheme will also see two new restaurants at ground floor level.

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.



Wolstenholme Square – The Elliot Group



Located on the site of the infamous Cream and Kazimier clubs this exciting £40 million redevelopment plan from The Elliot Group promises to transform one of the last underdeveloped areas of The Ropewalks.

The proposals which include a new home for super club Cream include a total of 447 apartments, shops restaurants and cafes. The project designed by Falconer Chester Hall will see an improvement in the under-utilised area with a range of buildings rising to 10 storeys at the highest point.

New Chinatown (formerly Tribeca), Great George Street, Liverpool – North Point Global



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 Urban Splash mixed use scheme.

After numerous further plans and proposals an announcement was made in July 2015 that North Point Global had bought out Urban Splash's interest in the scheme and are proposing a £200 million redevelopment to include 800 homes, 200,000 sqft shops with a Chinese theme aimed at reestablishing the Chinese population in Liverpool

Parliament Place, Upper Parliament Street, Liverpool – The Elliot Group

Located on the corner of Upper Parliament Street and Kingsley Road this proposed four and five storey development has received planning for 116 studio apartments aimed at keyworker tenants. The existing empty plot benefits from being opposite the Liverpool Women's hospital.

The studios apartments will benefit from a generous specification and feature a minimum space per studio of 25m². The development will also include a reception area, courtyard and bike storage.



Baltic House, Baltic Triangle, Liverpool – PHD1



The latest proposal for the Baltic House site includes an additional development but this time aimed at the residential market which is in addition to the previously consented student accommodation on the adjoining plot.

The new proposals include the construction of a total of 125 apartments comprising a mix of studios and one bed apartments. This is in addition to phase 1 of 311 student beds and the opposite student phase 3 which comprises 71 student bedrooms.

ALEXANDRA TOWER

Princes Dock, Liverpool, L3 1BF



Alexandra Tower is one of Liverpool's best residential buildings literally "perched" on the River Mersey at Princes Dock. The apartments in the scheme benefit from stunning views, either across the river towards the Welsh Hills or back towards the famous Liverpool City skyline.

The development has recently been bought by Gulf based Mersey Investments Ltd who are proposing a multi-million pound improvement package including refurbished reception areas, upgrade of the integral car parking facility and improved communal areas. This substantial investment coupled with unrivalled views and flexible choice of apartments will help cement Alexandra Tower's position as one of the best residential addresses in the city. These rents are likely to increase strongly over the next 12/18 months as the investment is completed.

Prices from only
1 beds £600, 2 beds £775 3 beds £1100
Unfurnished and furnished apartments available

0151 231 6100
lettings@cityresidential.co.uk

Residential Lettings

The lettings market in the 2nd quarter of the year is always the most challenging as May/June sees the end of the academic year with many students returning home or off on their travels. As noted over the last few quarters we have seen a dramatic increase in the number of tenants renewing their AST agreements rather than run the risk of not finding an apartment in the mad late summer/early autumn rush. Despite this positive news there were still a high proportion of tenants leaving during the quarter.

There has been some progress in average rents for the quarter and year on year. Whilst part of this can be attributed to tenants remaining in situ in apartments as detailed above (very often agreeing a rental deal at the same level as they are currently paying) there appears to be a steady and growing demand for city centre apartments. There is a strong seasonality to this supply and demand as we all know but overall throughout the year tenant demand is continuing to increase across all price ranges and apartment types.

As we have seen in the sales market there was an uncertain period during late April/early May when we experienced a definite slowdown in general lettings activity pending the outcome of the General election on May 7th. With Labour proposing some major changes to the private rented market (should they have been elected or as part of a coalition) this slowdown was to be expected. Many tenants were right in waiting to assess the outcome of the election before committing as if Labour had been voted in they promised such proposals as rent controls, abolition of tenant fees etc.

Whilst we have talked at length over the last 2 years about PRS we are now close to seeing the first specially constructed, single owned rental development become a reality with the completion of the Keel development at Queens Dock. We have also seen the acquisition of Alexandra Tower by Middle East based Mersey Investments Ltd which will see a substantial investment into the communal areas of the building positioning the building in its rightful place as one of the best residential developments in the city. Both these schemes should hopefully highlight the improvements/level of service that can be brought about with having a large single landlord controlling all/the majority of a scheme.

In respect of landlord licensing there is not much to report post the initial introduction of the scheme on 1st April 2015. Whilst there continues to be a strong under current of dissatisfaction from various landlords take up appears to have gone reasonably well with 7,500 landlords having registered approximately 35,000 properties at the end of June

With the risk of Labour's shake up of the rental sector now removed for at least 5 years it is actually the Tories who have actually began to look at the buy to let/rental sector in more detail. Although they have categorically ruled out items such as rent controls and capping of fees their announcement in the budget on 7th July that they are looking to restrict tax relief for landlords at the basic rate and also limit depreciation relief to where a cost is actually incurred was unexpected. As we pointed out in the sales section it is too early to anticipate the likely affect this will have on the market especially as they are phased in from April 2017. At the moment many are predicting that rents will rise to allow landlords to "claw back" some of their "lost" revenue but at this point in time we could not make a call with any certainty.

RESIDENTIAL SCHEMES to LET



0151 231 6100

ALEXANDRA TOWER



No of Apartments: 140 apartments

Type: 1 and 2 bed apartments

Address: Princes Dock, Liverpool, L3 1BD

Rents from:

1 bed: £600

2 bed: £750

3 bed: £1,100

Furnished/Unfurnished: Both

Car Parking: Available with selected apartments from Jan 1st 2016

SHAFTESBURY APARTMENTS



No of Apartments/Rooms: 39 Apartments

Type: 1 and 2 bed apartments

Address: Mount Pleasant, Liverpool, L3 5SA

Rents from:

1 bed: £575

2 bed: £700

Furnished/unfurnished: Furnished

Car Parking: £80 per month

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.

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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

Given the location of the former HMRC building with its wonderful views, it is of little surprise that it will become one of the first of the PRS schemes in the city.

The proposals will create a development of around 250 apartments with a mix of 1, 2 and 3 bedrooms. The developers Glenbrook together with investor Moorfield Real Estate (Pochins as contractor) are now on site with the scheme due to be finished in September. Lettings reservations are now being taken.



Princes Reach, Liverpool Waters, Liverpool - Moda Living



Moda Living has proposals for a 40 storey tower comprising a total of 325 apartments at Princes Dock/Liverpool Waters. The scheme forms part of a growing portfolio for Moda across the UK which is now being backed by gulf based Apache as part of a £1 billion investment.

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.

ADVERTISEMENT **THE KEEL**

Queens Dock, Kings Parade, Liverpool, L3 4GE



The Keel comprises a collection of stunning waterside studios, 1, 2 and 3 bed apartments to rent. The 240 outstanding apartments benefit from a close proximity to Albert Dock with the city centre a few minute's walk away. Surrounding a central quay and overlooking the River Mersey the apartments enjoy an abundance of natural light, with waterside views, providing a luxury lifestyle in the city's most inspirational location.

As Liverpool's first true PRS scheme all of the apartments benefit from a dedicated on site management team, 24 hour call line, residents only gym, secure living (fob access and CCTV), parking (at extra cost) and virgin broadband.

Prices from only

Studios £500, 1 beds £565, 2 beds £775 3 beds £1200

0845 266 0025

www.thekeel-liverpool.co.uk

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.

CITY CENTRE CORE	
Number of built PROPERTIES (city centre core)	11,628
Number of OWNER OCCUPIED properties	3,943
Number of TENANTED properties	6,315
Number of VACANT Properties	998
VACANCY Rate	9%
Number of Properties UNDER CONSTRUCTION	533
Number STUDENTS (living in non PURPOSE BUILT units)	2,623
Number STUDENTS (living in PURPOSE BUILT units)	12,976
Number of Units let to SERVICED APARTMENT operators	373
Total Number of City Centre Residents	33,814

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).

ALL AREAS	
Number of Properties Built (all areas)	14,203
Number of OWNER OCCUPIED Properties	5,229
Number of TENANTED Properties	7,356
Number of VACANT Properties	1,246
VACANCY Rate	9%
Number of Properties UNDER CONSTRUCTION	533
Number of STUDENTS (living in non PURPOSE BUILT units)	3,204
Number of STUDENTS (living in PURPOSE BUILT units)	15,322
Number of Units let to SERVICED APARTMENT operators	373
Total Number of City Centre Residents	40,610

Sales and Completions Analysis

(Information to 22nd May 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	15 properties
L2	3 properties
L3	37 properties

Last 12 months

Postcode	No of Completions
L1	110 properties
L2	21 properties
L3	233 properties

Last 3 Months

Postcodes	Completions	Total Stock	As % of stock
L1, L2, L3	55 (-40)	11,628	0.47%

(Compared to last quarter)

Last 12 months

Postcodes	Completions	Total Stock	As % of stock
L1, L2, L3	364	11,628	3.13%

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
TOTAL STUDENTS	9,800	40,930	42,820	7,910	50,730

Student bed numbers:

Number of Student Beds (Large schemes)	
Student Beds Built	15,715
Core City Centre	13,309
Non Core City Centre	2,406
Under Construction	5,245
Planning Approved	3,095
Proposed/Awaiting planning	2,480
Total Proposed	10,820
DELIVERED FOR 2014	2,049
NEW FOR SEPTEMBER 2015	3,577
NEW FOR SEPTEMBER 2016	2,003

General Market

The student investment/development market continues to move strongly ahead with a substantial amount of activity during the quarter. The development pipeline continues to grow with the total proposed now exceeding 10,000 beds for the first time. With Watkin Jones onsite with their development opposite LJMU Byron St campus and the announcement of a 790 bed application from Unite it is interesting to see some of these more established players still confident of the student market in Liverpool.

Perhaps just as interesting was the announcement that Empiric Student Property has acquired the freeholds of six student accommodation assets in Liverpool from Urban Sleep as part of a portfolio of 502 beds for cash and debt of £41.6m. The seven-asset portfolio was acquired for £22.8m and assumed debt of £18.8m which has been retained post completion, resulting in a total acquisition value of £41.6m. Again this acquisition shows the appetite for built and operating student investment deals in Liverpool.

The long awaited Liverpool City Council review of the student development market in the city (by way of setting up a task force to consider the questions raised) will now sit during the middle of July with recommendations expected to be considered by the council in early September. We will report on their findings in the next report.

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: £575 per month (15/16)

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



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



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

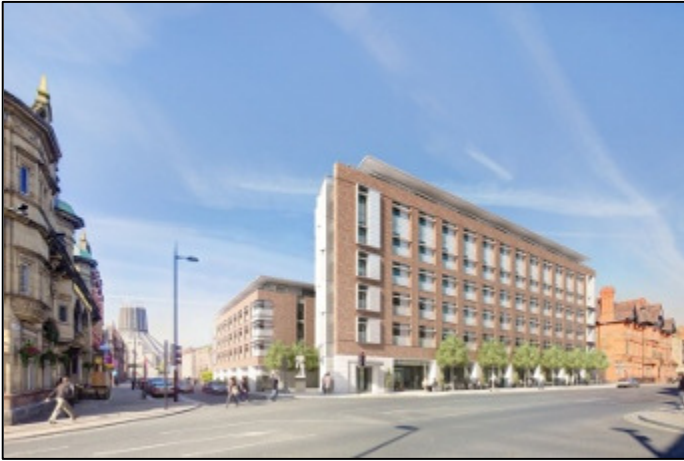
Rents from: £95 per week (15/16)

www.cityresidential.co.uk

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 striking 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 2015.

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 2015/2016 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 3rd proposed scheme a 738 bed development spanning three blocks on the corner of Norton St/Islington.

Baltic House, Baltic Triangle – PHD1

The first phase of this scheme from PHD1 is for an 11 storey building comprising a total of 311 units in total including 32 x 1 bed, 96 x 3 bed clusters, and 12 x 3 bed duplex cluster apartments. The building will also house a communal hub, games room, cycle hub and courtyard.

They have now also added two further phases with a residential section (see residential sites) together with a further student building which will contain a further 71 bedrooms.



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 original £35 million proposals included a mix of student, retail and hotel uses comprising predominately new build but with the retention of the infamous Crown and Vines pubs. After some “discontentment” from various stakeholders a more “attractive” development proposal has now been released/proposed as can be seen from the adjoining visual.



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 – Liverpool City Council



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 and opposite the large Unite 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 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 £55 million 790 student bed building.

The original 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 was abandoned in 2013 after the development was put into receivership.

Freeholds/Ground Rents

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

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Finance & Mortgage

(As at 1st July 2015)

In association with



0800 862 0868

Another quarter of extremely low base rates has now passed with both buyers and banks continuing to assume that this is the “new norm”! Rates continue to decrease from already historically low levels with a 2 year fixed now falling to an incredibly low 1.29%. Longer term rates have nudged up however with the best buy 10 year fixed up slightly in the quarter, although from very low levels. Buy to let mortgage rates continue to fall with a 2 year tracker falling below the psychological 2% level for the first time.

Normal Mortgages

(Buying and remortgaging)

Type	Rate	Period	Fee	Max LTV	Lender
Variable	1.79%	Term	£999	75%	Coventry
Fixed	1.29%	2 Year	£975	75%	Yorkshire
Fixed	1.64%	3 Year	£975	65%	Yorkshire
Fixed	2.19%	5 Year	£950	65%	First Direct
Fixed	2.99%	10 Year	£950	65%	Barclays

Help to Buy/95% Mortgages

Type	Rate	Period	Fee	Max LTV	Help to Buy	Lender
Fixed	4.15%	2 Year	£0	95%	YES	Post Office
Fixed	4.25%	2 Year	£0	95%	YES	Barclays
Fixed	4.59%	3 Year	£99	95%	YES	Virgin
Fixed	4.89%	5 Year	£0	95%	YES	Virgin

Buy to Let Mortgages

Type	Rate	Period	Fee	Max LTV	Lender
Variable	1.95%	Tracker/2year	£1995	60%	Natwest
Variable	3.89%	Tracker/term	£1895	75%	Virgin
Fixed	2.24%	2 Year	£1995	60%	Natwest
Fixed	2.89%	3 Year	£1495	60%	Post Office
Fixed	3.49%	5 Year	£1495	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)

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: 9th September 2015 2pm Liverpool Town Hall
0151 734 7530



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
37 Focus Building, 17 Standish St, L3 2BD	Sutton Kersh	03/06/2015	£80/85000	£85,000	3rd	2	1	No	£675	9.53%
38 Focus Building, 17 Standish St, L3 2BD	Sutton Kersh	04/06/2015	£80/85000	£91,000	3rd	2	2	Yes	£750	9.89%
41 Focus Building, 17 Standish St, L3 2BD	Sutton Kersh	05/06/2015	£80/85000	£94,000	3rd	2	2	Yes	£795	10.15%
42 Focus Building, 17 Standish St, L3 2BD	Sutton Kersh	06/06/2015	£80/85000	£92,000	3rd	2	2	Yes	£795	10.37%
53 Royal Quay, Kings Dock, L3 4EU	Sutton Kersh	03/06/2015	£70,000	£73,000	Gnd	1	1	Yes	£550	9.04%
Apt 27, 1 Marlborough St, Liverpool, L3 2BB	Harman Healy	04/06/2015	£75,000	£80,500	3rd	1	1	No	£575	8.57%
Apt 8, The Reach, 39 Leeds St, L3 2DA	Allsop	28/05/2015	£75/80,000	£91,000	1st	2	1	No	£550	7.25%
Apt 39, The Reach, 39 Leeds St, L3 2DA	Allsop	28/05/2015	£75/80,000	£92,000	1st	2	1	No	£600	7.83%
Apt 40, The Reach, 39 Leeds St, L3 2DA	Allsop	28/05/2015	£75/80,000	£87,000	1st	2	1	No	£600	8.28%



Focus Building



The Reach



Royal Quay

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

Our headline this quarter is “full steam ahead!” and reiterates our view that the residential market in Liverpool continues to perform extremely well, especially in comparison to some of the other large northern city centres.

The first “true blue” budget on July 7th has thrown a couple of “curve balls” in the direction of the residential market (particularly relating to buy to let) but at this stage we do not see it unravelling any of the progress the city has made over the last 2-3 years.

On a slightly different tangent many commentators appear concerned as to the lack of progress made in relation to the Northern Powerhouse discussions we continue to reiterate our thoughts that Liverpool needs to continue to focus on its own talents/assets and not get distracted by any of the “bigger picture” issues. Yes of course we want the city to be part of these discussions (and would love to see an elected metro mayor/devolution) but let’s not forget our future will be driven by what we do on our own as a city just as much as what we do as part of a Northern Powerhouse.

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City Residential
July 2015

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NEXT ISSUE: October 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, that will last indefinitely, sees 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:

TONY LANGAN - tony.langan@clairehouse.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.