



“A tax tsunami incoming?”



LIVERPOOL RESIDENTIAL  
UPDATE

QUARTER 3 2025

# City Residential



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# Headline Blog

## “A tax tsunami incoming?”

### What do we mean by tax tsunami?

The 2025 Autumn Budget will be delivered on 26 November, and speculation is already mounting about what the Chancellor of the Exchequer, Rachel Reeves, will introduce. One of the main driving forces shaping any subsequent announcements by the chancellor will be influenced by the fiscal rules Reeves set out in 2024. She committed to ensuring debt falls as a share of GDP by the end of the Parliament, while also keeping day-to-day government spending under control. The Labour manifesto reinforced this by pledging not to raise taxes on working people, specifically ruling out increases to National Insurance, Income Tax rates or VAT.

Last year's Budget introduced £40 billion of tax rises, but Reeves has said she does not intend to repeat that scale of measures. Even so, with growth still subdued, public finances under strain, and the Spring spending review locking in higher commitments to defense and the NHS, pressure is mounting for the Chancellor to find new sources of revenue. And that could potentially mean a tax tsunami heading our way!

### What taxes are rumoured to be under consideration?

As the Labour manifesto pledges not to raise taxes on working people, specifically ruling out increases to National Insurance, Income Tax rates or VAT it is unlikely that Labour will break this pledge, although many commentators believe the potential deficit between spending and revenues should force Labour to rethink that pledge. For example a 1p rise in income tax would raise around £8.5billion!

In the absence of any rise in National Insurance, Income Tax rates or VAT on working people the “rumour mill” has been working overtime. Possible options being discussed include changes to inheritance tax (IHT), capital gains tax (CGT), property taxes, and the treatment of pensions.

From a property perspective the following potential changes are what we will focus on:

- *National insurance on rental income*

Although there is a pledge not to raise National Insurance (NI) on workers that commitment doesn't stop Labour introducing NI onto other income streams such as rental income. The “number crunchers” believe that this could raise around £2.3bn per annum

- *National property tax*

A rumoured proposal for a national property tax would see homeowners pay a tax based on their property's value, rather than the current system. Those buying properties over £500,000 would pay a percentage of the value on an annual basis, potentially including a higher rate on homes over £1 million. This would serve as a national property tax for properties over a certain threshold and might be combined with a local property tax to replace council tax.

- *Capital Gains Tax (CGT)*

As with most budgets CGT is a subject that always gets a strong mention as it is perceived as a tax that just affects the wealthy and not working people. Although there have been multiple changes to CGT rates over the years Reeves is said to be considering is CGT on expensive houses. Under current rules, CGT is only charged on the sale of second homes, but rumoured changes could bring first homes inside the CGT net too, if they are worth more than a certain threshold.

- *National insurance on dividend income*

Although not a direct property tax aligning dividend income with earned income by introducing national insurance on dividends would drag a lot of property owners into a new tax bracket.



## **Why is this happening?**

In basic terms to balance the books. Labour has pledged not to raise Income Tax, National Insurance or VAT, but weak growth and higher spending commitments may force the Chancellor to explore other revenue sources. Earlier this month, long-term UK borrowing costs hit their highest level since 1998, with 30-year gilt yields peaking at more than 5.7%. They have since fallen back slightly to around 5.5%. Public sector borrowing also ballooned in August, hitting the highest level for the month in five years

Back in the spring, Reeves had a £9.9 billion fiscal buffer, but several economists believe this has now morphed into a £20 billion shortfall, suggesting tax hikes or spending cuts will be needed to plug the gap. A £9.9 billion buffer was always going to be tight – the average over the past 15 years is almost three times as large as £26 billion, according to Bloomberg.

Previous attempts to cut health-related benefits and Winter Fuel Payments have largely been thwarted, making taxes the more likely target at the Budget. In a broadcast round ahead of her recent conference speech in Liverpool, Reeves strongly hinted that VAT would not go up but refused to rule out extending the freeze on income tax thresholds.

## **What is the likely effect on homeowners/sellers**

The two main rumoured taxes that would potentially hit homeowners and sellers would be a national property tax and any potential changes to CGT. Whilst we think we all agree that the whole stamp duty/council tax way of raising money from property needs reforming a new “catch all” national property tax needs to be properly planned and executed not a knee jerk reaction to raising money as the “coffers” are empty!

If the changes do result in higher taxes on more expensive houses, we may well see an increase in older people (asset rich, cash poor) struggling to pay this tax. Critics also fear that it may impact on the likely moving plans of homeowners who are affected by the tax. This would also apply to any introduction of CGT on more expensive houses over a certain level. Many older people living in homes say over £1.5m would be extremely reluctant to move if they were hit with a CGT bill of say £200,000!

## **What is the likely effect on landlords/investors**

The potential effect on landlords/investors could be much greater than that to homeowners/sellers, at a time when we should be actively encouraging landlords to stay in the market not to exit! An introduction of national insurance on rental income would come as a final straw to many landlords who have been constantly hit by increases in taxation and regulation over the last few years. What is not clear at present (as these are only rumours) is how this would affect those landlords who own their properties through companies, although they may well get caught by the alignment on dividend income to earned income that is also rumoured!

Whilst the proposed introduction of a national property tax would probably not hit landlords/investors that many changes to CGT may well do so. A further increase in the level of CGT (especially if planned for future tax years) may well encourage landlords to sell before such changes take effect. Some would say this is good releasing properties for sale to first time buyers. In Liverpool City Centre the majority of properties that would be released can't be sold to first time buyers due to ongoing issues with cladding/building safety!

Introducing any additional tax burden risks accelerating the exodus of landlords from the market, further reducing the supply of rental properties at a time when demand remains high. Many of the rumoured changes, if enacted, will have one obvious consequence – an increase in rents! Those landlords that do remain have to balance the books and an exodus of other landlords may well allow them to do just that at the expense of tenants through higher rents!

# RESIDENTIAL SALES

The sales market continues to be hugely impacted by the ongoing issues relating to the Building Safety Act which is causing distress and pain to many landlords, sellers and buyers. Although there is hope that the situation will improve this is going to take time and will require further intervention from an already stretched government, in addition to a huge dose of fairness and pragmatism from mortgage lenders over the coming months/years.

## Positives

- With prices having drifted lower over the last few months, the city centre continues to look attractive compared to those of the suburbs and other UK cities (to investors). With the rental market flourishing, and yields have risen to extremely attractive levels (not seen for some 15 years), prices appear to be good value.
- We are continuing to see an increasing interest from first-time buyers entering the market at the expense of investors (up 73% over last 10 years). Although mortgage rates are higher than a few years ago (making buying less affordable), the dramatic and sustained rise in rents across the city is beginning to force some tenants to consider buying instead of renting.
- There continues to be reasonably low levels of supply in the sales market, so we are not seeing a “glut” of unsold properties struggling to sell as in previous challenging conditions. This is beginning to change however as buildings impacted by the cladding issue/Building Safety Act begin to become saleable once again.

## Negatives

- Without wanting to sound like a “broken record” the issues surrounding cladding/Building Safety Act continue to massively impact the market. As we have reported during most of 2024/2025 around 70% of the properties in the city centre are currently impacted, resulting in vendors not being able to sell their apartments. There are some small signs of an improvement but it will take a substantial amount of time and effort to sort the issues out. This may be impacted further by the changing political landscape as we head into the Autumn of 2025 and beyond.
- Despite the improvements in the dire situation brought about by the cladding/Building Safety Act we are still seeing issues with regards to valuation/mortgageability, with many surveyors and lenders still being reluctant to lend. This is despite the fact that all of the issues (such as EWS1, first safety etc) have very often been sorted. We are also seeing many surveyors being extremely cautious on buildings where there is commercial/licence premises on the ground floor and schemes with high level of investor buys/tenants in situ etc.
- Whilst it had appeared that both inflation and interest (mortgage) rates had peaked for the foreseeable future issues with “sticky” inflation and doubts regarding the health of the UK (putting upward pressure on bond yields/wholesale funding) have resurfaced.

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# Apartment Price Index



## APARTMENT PRICE INDEX

SEPTEMBER 2025

LIVERPOOL CITY CENTRE (L1, L2, L3)

### SALES

Average value £157,587  
Monthly Change UP -0.06%  
Quarterly Change DOWN -0.15%  
Annual Change DOWN -2.65%

**Comments:**  
High mortgage rates, cladding and Building Safety Act issues continue to impact the market.

### LETTINGS

Average value £975  
Monthly Change UP -0.22%  
Quarterly Change UP +0.66%  
Annual Change UP +1.67%

**Comments:**  
Rents continue to rise as demand outstrips supply. Increases have slowed down but strong levels of activity in 3<sup>rd</sup> quarter.



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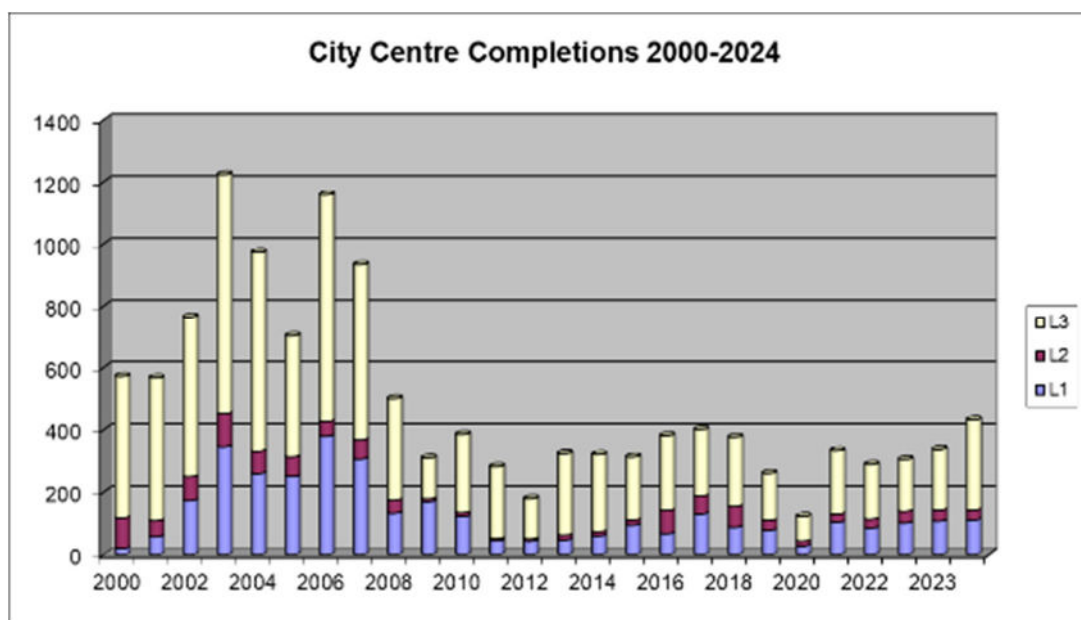
Based upon information taken from the main UK portals,  
Land Registry and City Residential's portfolio.

## Completions

### Prices/Completions from Zoopla/Rightmove/Land Registry

| L1          | Sales | Price Paid | Current Average Price         |
|-------------|-------|------------|-------------------------------|
| 3 months    | 6     | £177,607   | £157,412                      |
| 6 months    | 36    | £134,044   | Average Growth last 12 months |
| 12 months   | 121   | £134,720   | -2.47%                        |
| L2          | Sales | Price Paid | Current Average Price         |
| 3 months    | 2     | £165,000   | £146,985                      |
| 6 months    | 12    | £102,208   | Average Growth last 12 months |
| 12 months   | 27    | £100,826   | -2.96%                        |
| L3          | Sales | Price Paid | Current Average Price         |
| 3 months    | 21    | £199,495   | £173,423                      |
| 6 months    | 49    | £174,489   | Average Growth last 12 months |
| 12 months   | 183   | £178,786   | -2.50%                        |
| City Centre | Sales | Price Paid | Current Average Price         |
| 3 months    | 29    | £180,701   | £158,562                      |
| 6 months    | 97    | £136,914   | Average Growth last 12 months |
| 12 months   | 331   | £138,111   | -2.64%                        |

The data will be delayed by around 2-3 months when using Land Registry information



The information above is taken from Zoopla/Land Registry and whilst is accurately recorded may not actually represent all the properties that have been registered during the quarter. The **actual figure may be higher/lower** than that shown as some sales are not always shown on Land Registry. The average pricing achieved may also be affected by low transaction levels. The figures exclude new build completions.



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## RESIDENTIAL DEVELOPMENTS FOR SALE/UNDER CONSTRUCTION

|                                                                                   |                                                                |               |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------|
|  | <b>The Vaults, St James Street, Baltic, L2 2HT</b>             |               |
|                                                                                   | <b>Developer</b>                                               | Torus         |
|                                                                                   | <b>Number of Apartments</b>                                    | 64 apartments |
|                                                                                   | <b>Apartment Types</b>                                         | 1 and 2 bed   |
|                                                                                   | <b>Type of Sale</b>                                            | Rent to Buy   |
|                                                                                   | <b>New Build/Conversion</b>                                    | New Build     |
|                                                                                   | <b>Build Complete</b>                                          | 2025          |
| <b>Comments/Updates</b>                                                           | Setback after Crossfield administration back on site for Torus |               |

|                                                                                    |                                                               |                        |
|------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------|
|  | <b>Grove Estate, Grove St, Liverpool, L7 7EN</b>              |                        |
|                                                                                    | <b>Developer</b>                                              | Regenda                |
|                                                                                    | <b>Number of Homes</b>                                        | 304                    |
|                                                                                    | <b>Property Types</b>                                         | Apartments and Housing |
|                                                                                    | <b>Type of Sale</b>                                           | To rent and buy        |
|                                                                                    | <b>New Build/Conversion</b>                                   | New Build              |
|                                                                                    | <b>Build Complete</b>                                         | 2026 onwards           |
| <b>Comments/Updates</b>                                                            | Redevelopment of former Grove Estate into mixed tenure scheme |                        |

|                                                                                     |                                                            |                       |
|-------------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------|
|  | <b>Stanley Dock, Regent Road, Liverpool, L3 0AN</b>        |                       |
|                                                                                     | <b>Developer</b>                                           | Harcourt Developments |
|                                                                                     | <b>Number of Apartments</b>                                | 538                   |
|                                                                                     | <b>Apartment Types</b>                                     | Studio, 1 and 2 bed   |
|                                                                                     | <b>Type of Sale</b>                                        | TBC                   |
|                                                                                     | <b>New Build/Conversion</b>                                | Conversion            |
|                                                                                     | <b>Build Complete</b>                                      | Ongoing               |
| <b>Comments/Updates</b>                                                             | Redevelopment of former Tobacco Warehouse at Stanley Dock. |                       |

|                                                                                     |                                                                    |             |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------|
|  | <b>Central Park, Brassey St, Liverpool, L8 5XP</b>                 |             |
|                                                                                     | <b>Developer</b>                                                   | RW Invest   |
|                                                                                     | <b>Number of Apartments</b>                                        | 190         |
|                                                                                     | <b>Apartment Types</b>                                             | 1 and 2 bed |
|                                                                                     | <b>Type of Sale</b>                                                | Investor    |
|                                                                                     | <b>New Build/Conversion</b>                                        | New Build   |
|                                                                                     | <b>Build Complete</b>                                              | 2025        |
| <b>Comments/Updates</b>                                                             | Site bought by RW from Caro. New scheme is now selling and onsite. |             |

## FOR SALE/UNDER CONSTRUCTION

|                                                                                   |                                                                                                |                          |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|
|  | <b>West Waterloo Place</b> , Liverpool Waters, L3 0AD                                          |                          |
|                                                                                   | <b>Developer</b>                                                                               | Romal Capital            |
|                                                                                   | <b>Number of Apartments</b>                                                                    | 330                      |
|                                                                                   | <b>Apartment Types</b>                                                                         | 1 and 2 bed              |
|                                                                                   | <b>Type of Sale</b>                                                                            | Investor/Owner Occupiers |
|                                                                                   | <b>New Build/Conversion</b>                                                                    | New Build                |
|                                                                                   | <b>Build Complete</b>                                                                          | 2025/2026                |
| <b>Comments/Updates</b>                                                           | Next phase Liverpool Waters. 1 <sup>st</sup> block complete 2 <sup>nd</sup> block progressing. |                          |

|                                                                                    |                                                                   |                           |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------|
|  | <b>Bastion Point</b> , Naylor Street, Pumpfields, L3 6DU          |                           |
|                                                                                    | <b>Developer</b>                                                  | Integritas Property Group |
|                                                                                    | <b>No of Apartments</b>                                           | 69                        |
|                                                                                    | <b>Apartment Types</b>                                            | 1 and 2 bed               |
|                                                                                    | <b>Type of Sale</b>                                               | Investor                  |
|                                                                                    | <b>New Build/Conversion</b>                                       | New Build                 |
|                                                                                    | <b>Build Complete</b>                                             | Phase 1 complete          |
| <b>Comments/Updates</b>                                                            | Small scheme in Pumpfields regeneration area/part of larger site. |                           |

|                                                                                     |                                                                  |                               |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------|
|  | <b>Westminster Park</b> , Scotland Road, L3 6JH                  |                               |
|                                                                                     | <b>Developer</b>                                                 | Integritas (formerly Sourced) |
|                                                                                     | <b>No of Apartments</b>                                          | 612                           |
|                                                                                     | <b>Apartment Types</b>                                           | 1 and 2 bed                   |
|                                                                                     | <b>Type of Sale</b>                                              | Investor                      |
|                                                                                     | <b>New Build/Conversion</b>                                      | New Build                     |
|                                                                                     | <b>Build Complete</b>                                            | 2027 onwards                  |
| <b>Comments/Updates</b>                                                             | First phase now complete. Site bought by Integritas from Sourced |                               |

|                                                                                     |                                                                        |                               |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------|
|  | <b>Hartley Locks</b> , Lightbody Street, Liverpool, L5 9UZ             |                               |
|                                                                                     | <b>Developer</b>                                                       | Torus Homes                   |
|                                                                                     | <b>Number of Apartments</b>                                            | 185 apartments, 10 townhouses |
|                                                                                     | <b>Apartment Types</b>                                                 | 1,2 and 3 bedroom             |
|                                                                                     | <b>Type of Sale</b>                                                    | Rent to HomeBuy               |
|                                                                                     | <b>New Build/Conversion</b>                                            | New Build                     |
|                                                                                     | <b>Build Complete</b>                                                  | 2025                          |
| <b>Comments/Updates</b>                                                             | Attractive new scheme close to Stanley Dock/Stanley Flight canal locks |                               |



## FOR SALE/UNDER CONSTRUCTION

|                                                                                   |                                                              |                        |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------|
|  | <b>Park Lane/Heaps Mill</b> , 1 Park Lane, Liverpool, L1 5EX |                        |
|                                                                                   | <b>Developer</b>                                             | Legacie/RW Invest      |
|                                                                                   | <b>Number of Apartments</b>                                  | 620 (amended scheme)   |
|                                                                                   | <b>Apartment Types</b>                                       | Studio, 1, 2 and 3 bed |
|                                                                                   | <b>Type of Sale</b>                                          | Investor               |
|                                                                                   | <b>New Build/Conversion</b>                                  | New Build & Conversion |
|                                                                                   | <b>Build Complete</b>                                        | 2025/2026              |
| <b>Comments/Updates</b>                                                           | Regeneration of Heaps Mill. First two phases now completed   |                        |

|                                                                                   |                                                     |                    |
|-----------------------------------------------------------------------------------|-----------------------------------------------------|--------------------|
|  | <b>The Gateway</b> , Leeds St, Liverpool, L3 2DJ    |                    |
|                                                                                   | <b>Developer</b>                                    | Legacie/RW Invest  |
|                                                                                   | <b>Number of Apartments</b>                         | 656                |
|                                                                                   | <b>Apartment Types</b>                              | Studio, 1, 2 3 bed |
|                                                                                   | <b>Type of Sale</b>                                 | Investor           |
|                                                                                   | <b>New Build/Conversion</b>                         | New Build          |
|                                                                                   | <b>Build Complete</b>                               | 2026/2027          |
| <b>Comments/Updates</b>                                                           | Large residential scheme in Pumpfields. Now on site |                    |

|                                                                                     |                                                                  |                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------|
|  | <b>Centrick House</b> , 15-33 Moorfields, Liverpool, L2 2BS      |                        |
|                                                                                     | <b>Developer</b>                                                 | Cert Property          |
|                                                                                     | <b>No of Apartments</b>                                          | 45 apartments          |
|                                                                                     | <b>Apartment Types</b>                                           | 1 and 2 bed apartments |
|                                                                                     | <b>Type of Sale</b>                                              | TBC                    |
|                                                                                     | <b>New Build/Conversion</b>                                      | Conversion             |
|                                                                                     | <b>Build Complete</b>                                            | 2025                   |
| <b>Comments/Updates</b>                                                             | Conversion of existing office scheme to residential. Now on site |                        |

|                                                                                     |                                                                |                     |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------|
|  | <b>Soapworks</b> , Gardeners Row, Liverpool, L3 6JH            |                     |
|                                                                                     | <b>Developer</b>                                               | Legacie/RW Invest   |
|                                                                                     | <b>Number of Apartments</b>                                    | 381                 |
|                                                                                     | <b>Apartment Types</b>                                         | Studio, 1 and 2 bed |
|                                                                                     | <b>Type of Sale</b>                                            | Investor            |
|                                                                                     | <b>New Build/Conversion</b>                                    | New Build           |
|                                                                                     | <b>Build Complete</b>                                          | TBC                 |
| <b>Comments/Updates</b>                                                             | Stalled site bought out of administration by Legacie/RW Invest |                     |

## RESIDENTIAL DEVELOPMENTS

### POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                          |                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------|----------------------|
|  | <b>Audley House</b> , 105 London Road, Liverpool, L3 8JA |                      |
|                                                                                   | <b>Developer</b>                                         | Anil Juneja          |
|                                                                                   | <b>No of Apartments</b>                                  | 266                  |
|                                                                                   | <b>Apartment Types</b>                                   | Studios, 1 and 2 bed |
|                                                                                   | <b>Type of Sale</b>                                      | Investor             |
|                                                                                   | <b>New Build/Conversion</b>                              | Conversion           |
| <b>Build Complete</b>                                                             |                                                          | TBC                  |
| <b>Comments/Updates</b>                                                           | Follow up scheme to approved Hughes House BTR scheme.    |                      |

|                                                                                   |                                                              |                        |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------|
|  | <b>Blackstock Street</b> , Pumpfields, Liverpool, L3 6ET     |                        |
|                                                                                   | <b>Developer</b>                                             | W F Doyle              |
|                                                                                   | <b>No of Apartments</b>                                      | 420                    |
|                                                                                   | <b>Apartment Types</b>                                       | 1 and 2 bed apartments |
|                                                                                   | <b>Type of Sale</b>                                          | TBC                    |
|                                                                                   | <b>New Build/Conversion</b>                                  | New Build              |
| <b>Build Complete</b>                                                             |                                                              | TBC                    |
| <b>Comments/Updates</b>                                                           | Reworking of a previously consented scheme/SITE NOW FOR SALE |                        |

|                                                                                     |                                                                      |                           |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------|
|  | <b>Greenland St, Baltic</b> , Liverpool, L1 0BS                      |                           |
|                                                                                     | <b>Developer</b>                                                     | Davos Property            |
|                                                                                     | <b>No of Apartments</b>                                              | 157                       |
|                                                                                     | <b>Apartment Types</b>                                               | 1, 2 and 3 bed apartments |
|                                                                                     | <b>Type of Sale</b>                                                  | TBC                       |
|                                                                                     | <b>New Build/Conversion</b>                                          | New Build                 |
| <b>Build Complete</b>                                                               |                                                                      | TBC                       |
| <b>Comments/Updates</b>                                                             | 0.5 acre site close to New Chinatown site. Bought by Davos Property. |                           |

|                                                                                     |                                                       |                        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------|
|  | <b>Bonded Tea Warehouse</b> , Great Howard St, L3 7DL |                        |
|                                                                                     | <b>Developer</b>                                      | Harcourt               |
|                                                                                     | <b>No of Apartments</b>                               | 216                    |
|                                                                                     | <b>Apartment Types</b>                                | 2 and 3 bed apartments |
|                                                                                     | <b>Type of Sale</b>                                   | TBC                    |
|                                                                                     | <b>New Build/Conversion</b>                           | Conversion             |
| <b>Build Complete</b>                                                               |                                                       | TBC                    |
| <b>Comments/Updates</b>                                                             | Harcourt bought the building off Mandale in July 2025 |                        |

## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                                |                     |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------|
|  | <b>Chung Ku Site, 2 Riverside Drive, Liverpool, L3 4DB</b>     |                     |
|                                                                                   | <b>Developer</b>                                               | TBC                 |
|                                                                                   | <b>Number of Apartments</b>                                    | 457                 |
|                                                                                   | <b>Apartment Types</b>                                         | Studio, 1 and 2 bed |
|                                                                                   | <b>Type of Sale</b>                                            | TBC                 |
|                                                                                   | <b>New Build/Conversion</b>                                    | New Build           |
|                                                                                   | <b>Build Complete</b>                                          | TBC                 |
| <b>Comments/Updates</b>                                                           | Large potential resi scheme on site of Chung Ku. SITE FOR SALE |                     |

|                                                                                   |                                                                      |                          |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------|
|  | <b>Kempston Street, Liverpool,</b>                                   |                          |
|                                                                                   | <b>Developer</b>                                                     | Duke Street Developments |
|                                                                                   | <b>No of Apartments</b>                                              | 70 apartments            |
|                                                                                   | <b>Apartment Types</b>                                               | 1 and 2 bed apartments   |
|                                                                                   | <b>Type of Sale</b>                                                  | TBC                      |
|                                                                                   | <b>New Build/Conversion</b>                                          | New Build                |
|                                                                                   | <b>Build Complete</b>                                                | TBC                      |
| <b>Comments/Updates</b>                                                           | Small scheme located in improving Fabric District. Planning approved |                          |

|                                                                                     |                                                                |                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------|
|  | <b>Marlborough Street, Liverpool, L1 5HA</b>                   |                      |
|                                                                                     | <b>Developer</b>                                               | SEP Construction Ltd |
|                                                                                     | <b>Number of Apartments</b>                                    | 45                   |
|                                                                                     | <b>Apartment Types</b>                                         | Studios              |
|                                                                                     | <b>Type of Sale</b>                                            | Investor             |
|                                                                                     | <b>New Build/Conversion</b>                                    | New Build            |
|                                                                                     | <b>Build Complete</b>                                          | TBC                  |
| <b>Comments/Updates</b>                                                             | Small 45-unit scheme located in the heart of Marybone/Vauxhall |                      |

|                                                                                     |                                                                      |                 |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------|
|  | <b>KIEI (1<sup>st</sup> phase), Waterloo Road, Liverpool, L3 7BA</b> |                 |
|                                                                                     | <b>Developer</b>                                                     | Davos Property  |
|                                                                                     | <b>Number of Apartments</b>                                          | 26 storey tower |
|                                                                                     | <b>Apartment Types</b>                                               | 1, 2 and 3 bed  |
|                                                                                     | <b>Type of Sale</b>                                                  | TBC             |
|                                                                                     | <b>New Build/Conversion</b>                                          | New Build       |
|                                                                                     | <b>Build Complete</b>                                                | TBC             |
| <b>Comments/Updates</b>                                                             | Bought by Davos Property with a new application pending.             |                 |



## POTENTIAL/FUTURE SCHEMES

|  | <b>New Bird Street, Baltic Triangle, L1 5HA</b>                  |                     |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------|
|                                                                                   | <b>Developer</b>                                                 | Ascot Luxury Living |
|                                                                                   | <b>Number of Apartments</b>                                      | 194                 |
|                                                                                   | <b>Apartment Types</b>                                           | 1, 2 and 3 bed      |
|                                                                                   | <b>Type of Sale</b>                                              | Investor            |
|                                                                                   | <b>New Build/Conversion</b>                                      | New Build           |
|                                                                                   | <b>Build Complete</b>                                            | TBC                 |
| <b>Comments/Updates</b>                                                           | Proposal for 194-unit scheme on site of refused co living scheme |                     |

|  | <b>Duke's Village, Bridgewater Street, L1 0AR</b>               |                |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------|
|                                                                                   | <b>Developer</b>                                                | Elliot Group   |
|                                                                                   | <b>Number of Apartments</b>                                     | 232            |
|                                                                                   | <b>Apartment Types</b>                                          | 1, 2 and 3 bed |
|                                                                                   | <b>Type of Sale</b>                                             | Investor       |
|                                                                                   | <b>New Build/Conversion</b>                                     | New Build      |
|                                                                                   | <b>Build Complete</b>                                           | TBC            |
| <b>Comments/Updates</b>                                                           | 14 Storey development adjacent to developer's Norfolk St scheme |                |

|  | <b>Azure Residences, off St Anne St, Liverpool, L3 3BN</b>       |                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------|
|                                                                                     | <b>Developer</b>                                                 | Legacie Developments |
|                                                                                     | <b>Number of Apartments</b>                                      | 127                  |
|                                                                                     | <b>Apartment Types</b>                                           | Studio, 1 and 2 bed  |
|                                                                                     | <b>Type of Sale</b>                                              | Investor             |
|                                                                                     | <b>New Build/Conversion</b>                                      | New Build            |
|                                                                                     | <b>Build Complete</b>                                            | TBC                  |
| <b>Comments/Updates</b>                                                             | New scheme off St Anne St in up and coming regeneration location |                      |

|  | <b>Rose Place, off St Anne St, Liverpool, L3 3BN</b>           |                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------|
|                                                                                     | <b>Developer</b>                                               | Legacie Developments |
|                                                                                     | <b>Number of Apartments</b>                                    | 126                  |
|                                                                                     | <b>Apartment Types</b>                                         | Studio, 1 and 2 bed  |
|                                                                                     | <b>Type of Sale</b>                                            | Investor             |
|                                                                                     | <b>New Build/Conversion</b>                                    | New Build            |
|                                                                                     | <b>Build Complete</b>                                          | TBC                  |
| <b>Comments/Updates</b>                                                             | New scheme off St Anne St follow up to Azure Residences scheme |                      |

## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                                  |                         |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------|
|  | <b>King Edward Estate</b> , Gibraltar Row, Liverpool, L3 7HJ     |                         |
|                                                                                   | <b>Developer</b>                                                 | KEIE (Davos/Hugh Frost) |
|                                                                                   | <b>Number of Apartments</b>                                      | TBC                     |
|                                                                                   | <b>Apartment Types</b>                                           | TBC                     |
|                                                                                   | <b>Type of Sale</b>                                              | TBC                     |
|                                                                                   | <b>New Build/Conversion</b>                                      | New Build               |
|                                                                                   | <b>Build Complete</b>                                            | TBC                     |
| <b>Comments/Updates</b>                                                           | Exciting proposals for the redevelopment of Kind Edward Triangle |                         |

|                                                                                   |                                                   |                     |
|-----------------------------------------------------------------------------------|---------------------------------------------------|---------------------|
|  | <b>Queens Dock</b> , Chaloner Street, L3 4BE      |                     |
|                                                                                   | <b>Developer</b>                                  | TBC                 |
|                                                                                   | <b>Number of Apartments</b>                       | 192                 |
|                                                                                   | <b>Apartment Types</b>                            | Studio, 1 and 2 bed |
|                                                                                   | <b>Type of Sale</b>                               | PRS or Investor     |
|                                                                                   | <b>New Build/Conversion</b>                       | New Build           |
|                                                                                   | <b>Build Complete</b>                             | TBC                 |
| <b>Comments/Updates</b>                                                           | Overlooking Queens Dock adjacent to Leo's Casino. |                     |

|                                                                                     |                                                                 |                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------|
|  | <b>Great Homer St/Virgil St</b> , Liverpool L5 5BY              |                     |
|                                                                                     | <b>Developer</b>                                                | The Soller Group    |
|                                                                                     | <b>Number of Apartments</b>                                     | 277                 |
|                                                                                     | <b>Apartment Types</b>                                          | Studio, 1 and 2 bed |
|                                                                                     | <b>Type of Sale</b>                                             | Investor            |
|                                                                                     | <b>New Build/Conversion</b>                                     | New Build           |
|                                                                                     | <b>Build Complete</b>                                           | TBC                 |
| <b>Comments/Updates</b>                                                             | Large residential scheme close to Project Jennifer regeneration |                     |

|                                                                                     |                                                  |                |
|-------------------------------------------------------------------------------------|--------------------------------------------------|----------------|
|  | <b>Norton's</b> , Flint Street, Baltic, L1 0DH   |                |
|                                                                                     | <b>Developer</b>                                 | Davos Property |
|                                                                                     | <b>Number of Apartments</b>                      | 638            |
|                                                                                     | <b>Apartment Types</b>                           | 1, 2 and 3 bed |
|                                                                                     | <b>Type of Sale</b>                              | TBC            |
|                                                                                     | <b>New Build/Conversion</b>                      | New Build      |
|                                                                                     | <b>Build Complete</b>                            | TBC            |
| <b>Comments/Updates</b>                                                             | Large prominent mixed-use scheme bought by Davos |                |

## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                           |                 |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------|
|  | <b>Brunswick Way, Docklands, L3 4BL</b>                   |                 |
|                                                                                   | <b>Developer</b>                                          | NWIA            |
|                                                                                   | <b>Number of Apartments</b>                               | 240 (poss 450+) |
|                                                                                   | <b>Apartment Types</b>                                    | 1 and 2 bed     |
|                                                                                   | <b>Type of Sale</b>                                       | Build to Rent   |
|                                                                                   | <b>New Build/Conversion</b>                               | New Build       |
|                                                                                   | <b>Build Complete</b>                                     | TBC             |
| <b>Comments/Updates</b>                                                           | New proposed scheme in docklands overlooking marina basin |                 |

|                                                                                   |                                                                         |                           |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------|
|  | <b>Riverside, Sefton Street, Liverpool, L8 6UD</b>                      |                           |
|                                                                                   | <b>Developer</b>                                                        | Integritas Property Group |
|                                                                                   | <b>Number of Apartments</b>                                             | 198                       |
|                                                                                   | <b>Apartment Types</b>                                                  | 1 and 2 bed               |
|                                                                                   | <b>Type of Sale</b>                                                     | Investor                  |
|                                                                                   | <b>New Build/Conversion</b>                                             | New Build                 |
|                                                                                   | <b>Build Complete</b>                                                   | TBC                       |
| <b>Comments/Updates</b>                                                           | Replacing former car garage on Sefton Street. Site bought by Integritas |                           |

|                                                                                     |                                                          |                           |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------|
|  | <b>The Refinery, Oriel St/Paul St, Liverpool, L3 6DU</b> |                           |
|                                                                                     | <b>Developer</b>                                         | Rosmara Development Group |
|                                                                                     | <b>No of Apartments</b>                                  |                           |
|                                                                                     | <b>Apartment Types</b>                                   | Studios, 1, 2 and 3 bed   |
|                                                                                     | <b>Type of Sale</b>                                      | Investor                  |
|                                                                                     | <b>New Build/Conversion</b>                              | New Build                 |
|                                                                                     | <b>Build Complete</b>                                    | TBC                       |
| <b>Comments/Updates</b>                                                             | Large mixed-use scheme proposed for Vauxhall/Pumpfields  |                           |

|                                                                                     |                                                         |             |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|-------------|
|  | <b>Highpoint, 24 Highfield St, L3 6AA</b>               |             |
|                                                                                     | <b>Developer</b>                                        | TBC         |
|                                                                                     | <b>Number of Apartments</b>                             | 150-200     |
|                                                                                     | <b>Apartment Types</b>                                  | 1 and 2 bed |
|                                                                                     | <b>Type of Sale</b>                                     | TBC         |
|                                                                                     | <b>New Build/Conversion</b>                             | New Build   |
|                                                                                     | <b>Build Complete</b>                                   | TBC         |
| <b>Comments/Updates</b>                                                             | New tower scheme on site of existing offices. SITE SOLD |             |



## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                               |                |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------|----------------|
|  | <b>Brunswick Quay</b> , Atlantic Way, Liverpool L3 4BE        |                |
|                                                                                   | <b>Developer</b>                                              | Maro           |
|                                                                                   | <b>No of Apartments</b>                                       | 552            |
|                                                                                   | <b>Apartment Types</b>                                        | 1, 2 and 3 bed |
|                                                                                   | <b>Type of Sale</b>                                           | TBC            |
|                                                                                   | <b>New Build/Conversion</b>                                   | New Build      |
| <b>Build Complete</b>                                                             |                                                               | TBC            |
| <b>Comments/Updates</b>                                                           | Large new build scheme on a prominent site in south docklands |                |

|                                                                                   |                                                                  |                 |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------|
|  | <b>Blundell Street</b> , Baltic Triangle, Liverpool, L1          |                 |
|                                                                                   | <b>Developer</b>                                                 | Davos Property  |
|                                                                                   | <b>Number of Apartments</b>                                      | 59 apartments   |
|                                                                                   | <b>Apartment Types</b>                                           | 1 and 2 bedroom |
|                                                                                   | <b>Type of Sale</b>                                              | TBC             |
|                                                                                   | <b>New Build/Conversion</b>                                      | New Build       |
| <b>Build Complete</b>                                                             |                                                                  | TBC             |
| <b>Comments/Updates</b>                                                           | New scheme in the heart of the Baltic Triangle. Bought by Davos. |                 |

|                                                                                     |                                                                    |                          |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------|
|  | <b>Parr Street Studios</b> Parr Street, Liverpool, L1              |                          |
|                                                                                     | <b>Developer</b>                                                   | PJ Percival Construction |
|                                                                                     | <b>Number of Apartments</b>                                        | 76 apartments            |
|                                                                                     | <b>Apartment Types</b>                                             | 1,2 and 3 bedroom        |
|                                                                                     | <b>Type of Sale</b>                                                | TBC                      |
|                                                                                     | <b>New Build/Conversion</b>                                        | New Build                |
| <b>Build Complete</b>                                                               |                                                                    | TBC                      |
| <b>Comments/Updates</b>                                                             | Contentious new build proposal for former Parr Street Studios site |                          |

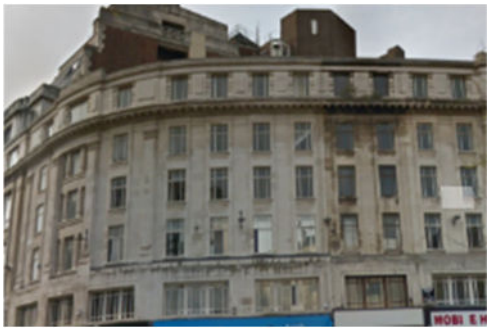
|                                                                                     |                                                                               |                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------|
|  | <b>Pall Mall/Chadwick St</b> , Liverpool, L3 7DE                              |                           |
|                                                                                     | <b>Developer</b>                                                              | Nextdom                   |
|                                                                                     | <b>No of Apartments</b>                                                       | 435                       |
|                                                                                     | <b>Apartment Types</b>                                                        | 1, 2 and 3 bed apartments |
|                                                                                     | <b>Type of Sale</b>                                                           | TBC                       |
|                                                                                     | <b>New Build/Conversion</b>                                                   | New Build                 |
| <b>Build Complete</b>                                                               |                                                                               | TBC                       |
| <b>Comments/Updates</b>                                                             | Car park site on Pall Mall to rear of Elliot's Infinity scheme. Site for sale |                           |

## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                                |                      |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------|
|  | <b>Duke Street</b> , 118/126 Duke Street, Liverpool, L1 4JR    |                      |
|                                                                                   | <b>Developer</b>                                               | Davos Property       |
|                                                                                   | <b>Number of Apartments</b>                                    | 83 apartments        |
|                                                                                   | <b>Apartment Types</b>                                         | 1,2 and 3 bedroom    |
|                                                                                   | <b>Type of Sale</b>                                            | TBC                  |
|                                                                                   | <b>New Build/Conversion</b>                                    | New Build/Conversion |
|                                                                                   | <b>Build Complete</b>                                          | 2025/2026            |
| <b>Comments/Updates</b>                                                           | New submissions for the former proposed hotel Henry Space site |                      |

|                                                                                   |                                                               |                |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------|----------------|
|  | <b>Norfolk St</b> , Baltic Triangle, Liverpool, L2 2HT        |                |
|                                                                                   | <b>Developer</b>                                              | Torus          |
|                                                                                   | <b>Number of Apartments</b>                                   | 93 apartments  |
|                                                                                   | <b>Apartment Types</b>                                        | 1, 2 and 3 bed |
|                                                                                   | <b>Type of Sale</b>                                           | Rent to Buy    |
|                                                                                   | <b>New Build/Conversion</b>                                   | New Build      |
|                                                                                   | <b>Build Complete</b>                                         | 2025           |
| <b>Comments/Updates</b>                                                           | Torus proposing residential on original Crossfield hotel site |                |

|                                                                                     |                                                             |                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------|
|  | <b>City Walk</b> , Love Lane/Pall Mall, Liverpool, L3 7DD   |                           |
|                                                                                     | <b>Developer</b>                                            | Habita Group              |
|                                                                                     | <b>Number of Apartments</b>                                 | 507 apartments            |
|                                                                                     | <b>Apartment Types</b>                                      | Studio, 1,2 and 3 bedroom |
|                                                                                     | <b>Type of Sale</b>                                         | Investor                  |
|                                                                                     | <b>New Build/Conversion</b>                                 | New Build                 |
|                                                                                     | <b>Build Complete</b>                                       | TBC                       |
| <b>Comments/Updates</b>                                                             | Redevelopment of former railway arches close to Ten Streets |                           |

|                                                                                     |                                                               |             |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------|
|  | <b>59-61 Church St/Parker St</b> , Liverpool, L1 1DR          |             |
|                                                                                     | <b>Developer</b>                                              | Hunter REIM |
|                                                                                     | <b>No of Apartments</b>                                       | 32          |
|                                                                                     | <b>Apartment Types</b>                                        | 1 and 2 bed |
|                                                                                     | <b>Type of Sale</b>                                           | TBC         |
|                                                                                     | <b>New Build/Conversion</b>                                   | Conversion  |
|                                                                                     | <b>Build Complete</b>                                         | TBC         |
| <b>Comments/Updates</b>                                                             | Conversion of redundant upper floors in centre of retail core |             |

## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                              |                     |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------|
|  | <b>The Metalworks, Pumpfields, L3 6DL</b>                    |                     |
|                                                                                   | <b>Developer</b>                                             | Jarron Investments  |
|                                                                                   | <b>Number of Apartments</b>                                  | 401                 |
|                                                                                   | <b>Apartment Types</b>                                       | Studio, 1 and 2 bed |
|                                                                                   | <b>Type of Sale</b>                                          | Investor Sale       |
|                                                                                   | <b>New Build/Conversion</b>                                  | New Build           |
|                                                                                   | <b>Build Complete</b>                                        | TBC                 |
| <b>Comments/Updates</b>                                                           | New application approved increasing units to 401. Await news |                     |

|                                                                                   |                                                            |             |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|-------------|
|  | <b>Gascoyne St, Pumpfields, L3 6DL</b>                     |             |
|                                                                                   | <b>Developer</b>                                           | 68k Finance |
|                                                                                   | <b>Number of Apartments</b>                                | 100         |
|                                                                                   | <b>Apartment Types</b>                                     | 1 and 2 bed |
|                                                                                   | <b>Type of Sale</b>                                        | TBC         |
|                                                                                   | <b>New Build/Conversion</b>                                | New Build   |
|                                                                                   | <b>Build Complete</b>                                      | TBC         |
| <b>Comments/Updates</b>                                                           | New application for 14 storey tower in Pumpfields district |             |

|                                                                                     |                                                    |             |
|-------------------------------------------------------------------------------------|----------------------------------------------------|-------------|
|  | <b>Richmond Row/Fox St, Liverpool, L3 3BL</b>      |             |
|                                                                                     | <b>Developer</b>                                   | SGL4        |
|                                                                                     | <b>Number of Apartments</b>                        | 30          |
|                                                                                     | <b>Apartment Types</b>                             | 1 and 2 bed |
|                                                                                     | <b>Type of Sale</b>                                | TBC         |
|                                                                                     | <b>New Build/Conversion</b>                        | New Build   |
|                                                                                     | <b>Build Complete</b>                              | TBC         |
| <b>Comments/Updates</b>                                                             | Small scheme on corner of Richmond Row/Fox Street. |             |

|                                                                                     |                                                                    |            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------|
|  | <b>Watson Pickard Bldg, 1 Union Court Liverpool, L2 4SJ</b>        |            |
|                                                                                     | <b>Developer</b>                                                   | Legacie    |
|                                                                                     | <b>No of Apartments</b>                                            | 47         |
|                                                                                     | <b>Apartment Types</b>                                             | 1 bed      |
|                                                                                     | <b>Type of Sale</b>                                                | Investor   |
|                                                                                     | <b>New Build/Conversion</b>                                        | Conversion |
|                                                                                     | <b>Build Complete</b>                                              | 2025       |
| <b>Comments/Updates</b>                                                             | Conversion of former office building originally planned as a hotel |            |



## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                               |                           |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
|  | <b>Former LJMU Bldg</b> , 24 Norton Street, Fabric District   |                           |
|                                                                                   | <b>Developer</b>                                              | Everbright Developments   |
|                                                                                   | <b>No of Apartments</b>                                       | 54                        |
|                                                                                   | <b>Apartment Types</b>                                        | 1, 2 and 3 bed apartments |
|                                                                                   | <b>Type of Sale</b>                                           | TBC                       |
|                                                                                   | <b>New Build/Conversion</b>                                   | Conversion                |
|                                                                                   | <b>Build Complete</b>                                         | TBC                       |
| <b>Comments/Updates</b>                                                           | Conversion of former LJMU building on edge of Fabric District |                           |

|                                                                                   |                                                               |                           |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
|  | <b>Great Richmond Street</b> , Liverpool, L3 3BF              |                           |
|                                                                                   | <b>Developer</b>                                              | Sinergy Group             |
|                                                                                   | <b>Number of Apartments</b>                                   | 117                       |
|                                                                                   | <b>Apartment Types</b>                                        | 1, 2 and 3 bed apartments |
|                                                                                   | <b>Type of Sale</b>                                           | Investor                  |
|                                                                                   | <b>New Build/Conversion</b>                                   | New Build                 |
|                                                                                   | <b>Build Complete</b>                                         | TBC                       |
| <b>Comments/Updates</b>                                                           | New proposals for brownfield site close to Fox Street Village |                           |

|                                                                                     |                                                                         |                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------|
|  | <b>Pumpfields Road</b> /Gascoyne St, Pumpfields, L3 6BS                 |                           |
|                                                                                     | <b>Developer</b>                                                        | Leo Pumpfields            |
|                                                                                     | <b>No of Apartments</b>                                                 | 134                       |
|                                                                                     | <b>Apartment Types</b>                                                  | 1, 2 and 3 bed apartments |
|                                                                                     | <b>Type of Sale</b>                                                     | TBC                       |
|                                                                                     | <b>New Build/Conversion</b>                                             | New Build                 |
|                                                                                     | <b>Build Complete</b>                                                   | TBC                       |
| <b>Comments/Updates</b>                                                             | Another Pumpfields application for site. Reduction in No. of apartments |                           |

|                                                                                     |                                                               |                           |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
|  | <b>Paul St/Oriel St</b> , Pumpfields, L3 6BS                  |                           |
|                                                                                     | <b>Developer</b>                                              | Brack Construction        |
|                                                                                     | <b>No of Apartments</b>                                       | 85                        |
|                                                                                     | <b>Apartment Types</b>                                        | 1, 2 and 3 bed apartments |
|                                                                                     | <b>Type of Sale</b>                                           | TBC                       |
|                                                                                     | <b>New Build/Conversion</b>                                   | New Build                 |
|                                                                                     | <b>Build Complete</b>                                         | TBC                       |
| <b>Comments/Updates</b>                                                             | Another Pumpfields application for site from local developer. |                           |

## STALLED/NOT PROGRESSING

|                                                                                   |                                                                    |                         |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------|
|  | <b>Infinity</b> , Lanyork Rd/Leeds Street, Liverpool, L3 6JB       |                         |
|                                                                                   | <b>Developer</b>                                                   | Elliot Group            |
|                                                                                   | <b>Number of Apartments</b>                                        | 1015                    |
|                                                                                   | <b>Apartment Types</b>                                             | Studio, 1, 2 and 3 bed  |
|                                                                                   | <b>Type of Sale</b>                                                | Investor/owner occupier |
|                                                                                   | <b>New Build/Conversion</b>                                        | New Build               |
|                                                                                   | <b>Build Complete</b>                                              | <b>STALLED</b>          |
| <b>Comments/Updates</b>                                                           | Former Elliot £250million GDV scheme bought by investors in Nov 22 |                         |

|                                                                                   |                                                       |                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------|---------------------|
|  | <b>Abbey Row</b> , Fabric District, Liverpool, L3 8HA |                     |
|                                                                                   | <b>Developer</b>                                      | Mellior Group       |
|                                                                                   | <b>No of Apartments</b>                               | 419                 |
|                                                                                   | <b>Apartment Types</b>                                | Studio, 1 and 2 bed |
|                                                                                   | <b>Type of Sale</b>                                   | Investor            |
|                                                                                   | <b>New Build/Conversion</b>                           | New Build           |
|                                                                                   | <b>Build Complete</b>                                 | TBC                 |
| <b>Comments/Updates</b>                                                           | Bought out of administration Nov 23 by Mellior Group  |                     |

|                                                                                     |                                                        |                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------|
|  | <b>New Chinatown</b> , Great George Street, L1 7AG     |                                |
|                                                                                     | <b>Developer</b>                                       | TBC                            |
|                                                                                     | <b>Number of Apartments</b>                            | 466 apartments & 37 townhouses |
|                                                                                     | <b>Apartment Types</b>                                 | Studio, 1,2 and 3 bedroom      |
|                                                                                     | <b>Type of Sale</b>                                    | Investor/Mixed Use             |
|                                                                                     | <b>New Build/Conversion</b>                            | New Build                      |
|                                                                                     | <b>Build Complete</b>                                  | <b>TBC</b>                     |
| <b>Comments/Updates</b>                                                             | Liverpool City Council have bought the site AWAIT NEWS |                                |

|                                                                                     |                                                                         |                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------|
|  | <b>60 Old Hall Street</b> , Liverpool, L3 9PP                           |                           |
|                                                                                     | <b>Developer</b>                                                        | Signature Living          |
|                                                                                     | <b>Number of Apartments</b>                                             | 115                       |
|                                                                                     | <b>Apartment Types</b>                                                  | 1 and 2 bed               |
|                                                                                     | <b>Type of Sale</b>                                                     | Investor                  |
|                                                                                     | <b>New Build/Conversion</b>                                             | Conversion                |
|                                                                                     | <b>Build Complete</b>                                                   | <b>STALLED/Await news</b> |
| <b>Comments/Updates</b>                                                             | Refurbishment of the “ugly duckling” into residential. <b>SITE SOLD</b> |                           |

## STALLED/NOT PROGRESSING

|                                                                                   |                                                                  |                                 |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------|
|  | <b>Norfolk House PH 3</b> , Norfolk St, Baltic, L1 0AR           |                                 |
|                                                                                   | <b>Developer</b>                                                 | Investors of Elliot Group sale  |
|                                                                                   | <b>Number of Apartments</b>                                      | 306 bed hotel and apartments    |
|                                                                                   | <b>Apartment Types</b>                                           | Hotel and apartments            |
|                                                                                   | <b>Type of Sale</b>                                              | Investor                        |
|                                                                                   | <b>New Build/Conversion</b>                                      | New Build                       |
|                                                                                   | <b>Build Complete</b>                                            | <b>STALLED/Investors bought</b> |
| <b>Comments/Updates</b>                                                           | Final phase of a 3-phase scheme in the heart of Baltic Triangle. |                                 |

|                                                                                   |                                                                        |                        |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------|
|  | <b>Herculaneum Quay</b> , Riverside Drive, L3 4ED                      |                        |
|                                                                                   | <b>Developer</b>                                                       | Primesite Developments |
|                                                                                   | <b>Number of Apartments</b>                                            | 123                    |
|                                                                                   | <b>Apartment Types</b>                                                 | 1,2 and 3 bed          |
|                                                                                   | <b>Type of Sale</b>                                                    | Predominately Investor |
|                                                                                   | <b>New Build/Conversion</b>                                            | New Build              |
|                                                                                   | <b>Build Complete</b>                                                  | TBC?                   |
| <b>Comments/Updates</b>                                                           | Investors have taken over scheme post administration <b>AWAIT NEWS</b> |                        |

|                                                                                     |                                                                 |                            |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------|
|  | <b>Kings Dock Mill Phase 2</b> , Hurst Street, Baltic, L1 8DN   |                            |
|                                                                                     | <b>Developer</b>                                                | YPG                        |
|                                                                                     | <b>Number of Apartments</b>                                     | 204                        |
|                                                                                     | <b>Apartment Types</b>                                          | 1,2 & 3 bed and townhouses |
|                                                                                     | <b>Type of Sale</b>                                             | Investor                   |
|                                                                                     | <b>New Build/Conversion</b>                                     | New Build                  |
|                                                                                     | <b>Build Complete</b>                                           | 2022                       |
| <b>Comments/Updates</b>                                                             | 2nd phase of Kings Dock Mill in Baltic Triangle. SCHEME STALLED |                            |

|                                                                                     |                                                             |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------|
|  | <b>ART Apartments</b> , Tabley St, Baltic L1 2HB            |                  |
|                                                                                     | <b>Developer</b>                                            | Baltic Cool/LAGP |
|                                                                                     | <b>Number of Apartments</b>                                 | 56               |
|                                                                                     | <b>Apartment Types</b>                                      | 1 and 2 bed      |
|                                                                                     | <b>Type of Sale</b>                                         | TBC              |
|                                                                                     | <b>New Build/Conversion</b>                                 | New Build        |
|                                                                                     | <b>Build Complete</b>                                       | 2025             |
| <b>Comments/Updates</b>                                                             | 11 Storey scheme at Kings Dock Mill phase 2. SCHEME STALLED |                  |



## STALLED/NOT PROGRESSING

|                                                                                   |                                                                    |                             |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------|
|  | <b>Fabric District Residences</b> , Liverpool, L3 8HA              |                             |
|                                                                                   | <b>Developer</b>                                                   | Blacklight Capital Partners |
|                                                                                   | <b>No of Apartments</b>                                            | 164                         |
|                                                                                   | <b>Apartment Types</b>                                             | Studio apartments           |
|                                                                                   | <b>Type of Sale</b>                                                | Investor                    |
|                                                                                   | <b>New Build/Conversion</b>                                        | New Build                   |
|                                                                                   | <b>Build Complete</b>                                              | TBC                         |
| <b>Comments/Updates</b>                                                           | Located on Devon Street. Site bought by BCP out of administration. |                             |

|                                                                                   |                                                                    |                          |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------|
|  | <b>Angel Gardens</b> , St Anne Street, Liverpool, L3 3DY           |                          |
|                                                                                   | <b>Developer</b>                                                   | ASBBJ Real Estate UK Ltd |
|                                                                                   | <b>Number of Apartments</b>                                        | 319                      |
|                                                                                   | <b>Apartment Types</b>                                             | 1, 2 and 3 bed           |
|                                                                                   | <b>Type of Sale</b>                                                | Investor                 |
|                                                                                   | <b>New Build/Conversion</b>                                        | New Build                |
|                                                                                   | <b>Build Complete</b>                                              | TBC                      |
| <b>Comments/Updates</b>                                                           | Adjacent to Fox Street Village. Application submitted by new owner |                          |

|                                                                                     |                                                                    |                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------|
|  | <b>Scholar's Court</b> , Blackstock St, Vauxhall, L3 6EE           |                  |
|                                                                                     | <b>Developer</b>                                                   | Sourced          |
|                                                                                     | <b>Number of Apartments</b>                                        | 310              |
|                                                                                     | <b>Apartment Types</b>                                             | 1 and 2 bed      |
|                                                                                     | <b>Type of Sale</b>                                                | TBC              |
|                                                                                     | <b>New Build/Conversion</b>                                        | New Build        |
|                                                                                     | <b>Build Complete</b>                                              | STALLED/IN ADMIN |
| <b>Comments/Updates</b>                                                             | Large resi scheme changed frequently to comply with new local plan |                  |

|                                                                                     |                                                                    |                 |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------|
|  | <b>Pall Mall</b> , 70-90 Pall Mall, Liverpool, L3 6AE              |                 |
|                                                                                     | <b>Developer</b>                                                   | Seth Properties |
|                                                                                     | <b>Number of Apartments</b>                                        | 650             |
|                                                                                     | <b>Apartment Types</b>                                             | 1, 2 and 3 bed  |
|                                                                                     | <b>Type of Sale</b>                                                | Investor        |
|                                                                                     | <b>New Build/Conversion</b>                                        | New Build       |
|                                                                                     | <b>Build Complete</b>                                              | STALLED         |
| <b>Comments/Updates</b>                                                             | Site purchased by Seth Properties from ELLIOT Group administration |                 |

# RESIDENTIAL LETTINGS

The residential lettings market in the city (as in all areas) has continued to perform extremely well over the last 3/6 months, as strong activity levels continues to favour landlords and a subsequent, continual increase in rents. After a somewhat quieter 2<sup>nd</sup> quarter, activity levels increased strongly during the 3<sup>rd</sup> quarter.

## Positives

- The 3rd quarter of 2025 saw really strong levels of activity with the number of applicants and activity was up on the comparable quarter in 2025. Whilst Q3 is always a strong quarter the last three months continues to show the underlying strength of the market.
- Many landlords are looking to increase rents on the expiry of fixed term tenancies to keep up with their own increased costs and in most cases, tenants are obliging although we have seen a slowdown the level of these rises.
- The continued strength of the rental market may well encourage many landlords to potentially keep hold of their investment property. This should ensure a decent, continued supply of property into the market.

## Negatives

- Although demand was strong during the quarter we saw a rise in supply as off plan developments were completed, something that caused a spike in the number of apartments available to let in the city. At preset the market appears capable of absorbing this increase in stock.
- The challenge of the Building Safety Act has resulted in many landlords having no choice but to rent their apartments instead of trying to sell them. As many of these schemes emerge from the issues relating to building safety there may well be an increase in apartments for sale and a decrease in apartments to rent. This may well put upward pressure on rent (that can be seen as negative or positive!). We do not want/need to see a reduction in Private Rented Sector (PRS) stock, especially in the lower/middle end of the market.
- Some tenants are beginning to question the sense in paying ever increasing levels of rent and are starting to consider buying as an alternative option even with current higher mortgage rates. We are seeing a lot more first-time buyers considering buying instead of renting. This may reduce the number of potential tenants in the market over time.
- The pending arrival of the Renters Rights Bill (early next year) is beginning to have an effect on the market, landlords and tenants. There has been an increase in Landlords wanting to sell although (as noted above) many are unable to do so. We are also having to educate landlords and tenants of the potential consequences of the proposed legislation which is causing some uncertainty relating to length of tenancies, renewals, rental increase etc.

# RESIDENTIAL SCHEMES to LET



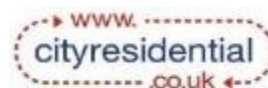
## LEIGH STREET

*No of Apartments:* 65  
*Type:* Studio and one bed  
*Address:* 4 Leigh Street, L1 1NT  
*Prices From/To:*  
Studio: £700  
1 bed: £800  
*Furnished/Unfurnished:* Furnished  
*Car Parking:* No



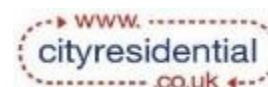
## ALLSIX HOUSE

*No of Apartments:* 142  
*Type:* 1 and 2 bed  
*Address:* Derby Square,  
*Prices From/To:*  
1 bed: £950  
2 bed: £1350  
*Furnished/Unfurnished:* Option for furnished/unfurnished  
*Car Parking:* Yes



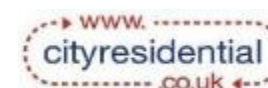
## PRINCES BUILDING

*No of Apartments:* 20  
*Type:* 1 and 2 bed  
*Address:* Dale St, Liverpool L2 2HT  
*Prices From/To:*  
1 bed: £825  
2 bed: £950  
*Furnished/Unfurnished:* Furnished  
*Car Parking:* No



## PARK/QUAY CENTRAL

*No of Apartments:* 100  
*Type:* 1 and 2 bed  
*Address:* Jesse Hartley Way  
*Prices From/To:*  
1 bed: £850  
2 bed: £1000  
*Furnished/Unfurnished:* Furnished  
*Car Parking:* Yes some are available





# BUILD TO RENT (BTR)

## UNDER CONSTRUCTION

|                                                                                   |                                                              |                      |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------|
|  | <b>Lighthouse</b> , Princes Dock, Liverpool, L3 1DZ          |                      |
|                                                                                   | <b>Developer</b>                                             | X1/Vermont/Starlight |
|                                                                                   | <b>Number of Apartments</b>                                  | 278                  |
|                                                                                   | <b>Fund</b>                                                  | TBC                  |
|                                                                                   | <b>Apartment Types</b>                                       | 1, 2 and 3 bed       |
|                                                                                   | <b>New Build/Conversion</b>                                  | New Build            |
|                                                                                   | <b>Build Complete</b>                                        | Late 2025            |
| <b>Comments/Updates</b>                                                           | X1/Vermont agreed to resurrect the scheme with Peel. On site |                      |

|                                                                                   |                                                                       |                                |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------|
|  | <b>Simpson House</b> , 35 Bridgewater Street, Baltic, L1 0AJ          |                                |
|                                                                                   | <b>Developer</b>                                                      | Davos Property                 |
|                                                                                   | <b>Number of Apartments</b>                                           | 30                             |
|                                                                                   | <b>Apartment Types</b>                                                | Studio, 1 and 2 bed apartments |
|                                                                                   | <b>Type of Sale</b>                                                   | BTR                            |
|                                                                                   | <b>New Build/Conversion</b>                                           | Conversion & New Build         |
|                                                                                   | <b>Build Complete</b>                                                 | Late 2025                      |
| <b>Comments/Updates</b>                                                           | Nice conversion in heart of Baltic Triangle. Bought by Davos Property |                                |

## POTENTIAL/FUTURE SCHEMES

|                                                                                     |                                                                   |                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------|
|  | <b>Old Hall Place</b> , Old Hall Street/Leeds St                  |                          |
|                                                                                     | <b>Developer</b>                                                  | Packaged Living/Affinius |
|                                                                                     | <b>Number of Apartments</b>                                       | 434                      |
|                                                                                     | <b>Apartment Types</b>                                            | 1, 2 and 3 bed           |
|                                                                                     | <b>Type of Sale</b>                                               | BTR                      |
|                                                                                     | <b>New Build/Conversion</b>                                       | New Build                |
|                                                                                     | <b>Build Complete</b>                                             | TBC                      |
| <b>Comments/Updates</b>                                                             | Former Prospect Capital scheme bought by Packaged Living/Affinius |                          |

|                                                                                     |                                                                               |                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------|
|  | <b>The Keel</b> (PHASE 2), Queens Dock, Liverpool, L3 4GE                     |                     |
|                                                                                     | <b>Developer</b>                                                              | Glenbrook           |
|                                                                                     | <b>Number of Apartments</b>                                                   | 257                 |
|                                                                                     | <b>Fund</b>                                                                   | Barings Real Estate |
|                                                                                     | <b>Apartment Types</b>                                                        | 1, 2 and 3 bed      |
|                                                                                     | <b>New Build/Conversion</b>                                                   | New Build           |
|                                                                                     | <b>Build Complete</b>                                                         | TBC                 |
| <b>Comments/Updates</b>                                                             | 2 <sup>nd</sup> phase of The Keel await news as to whether it is progressing? |                     |

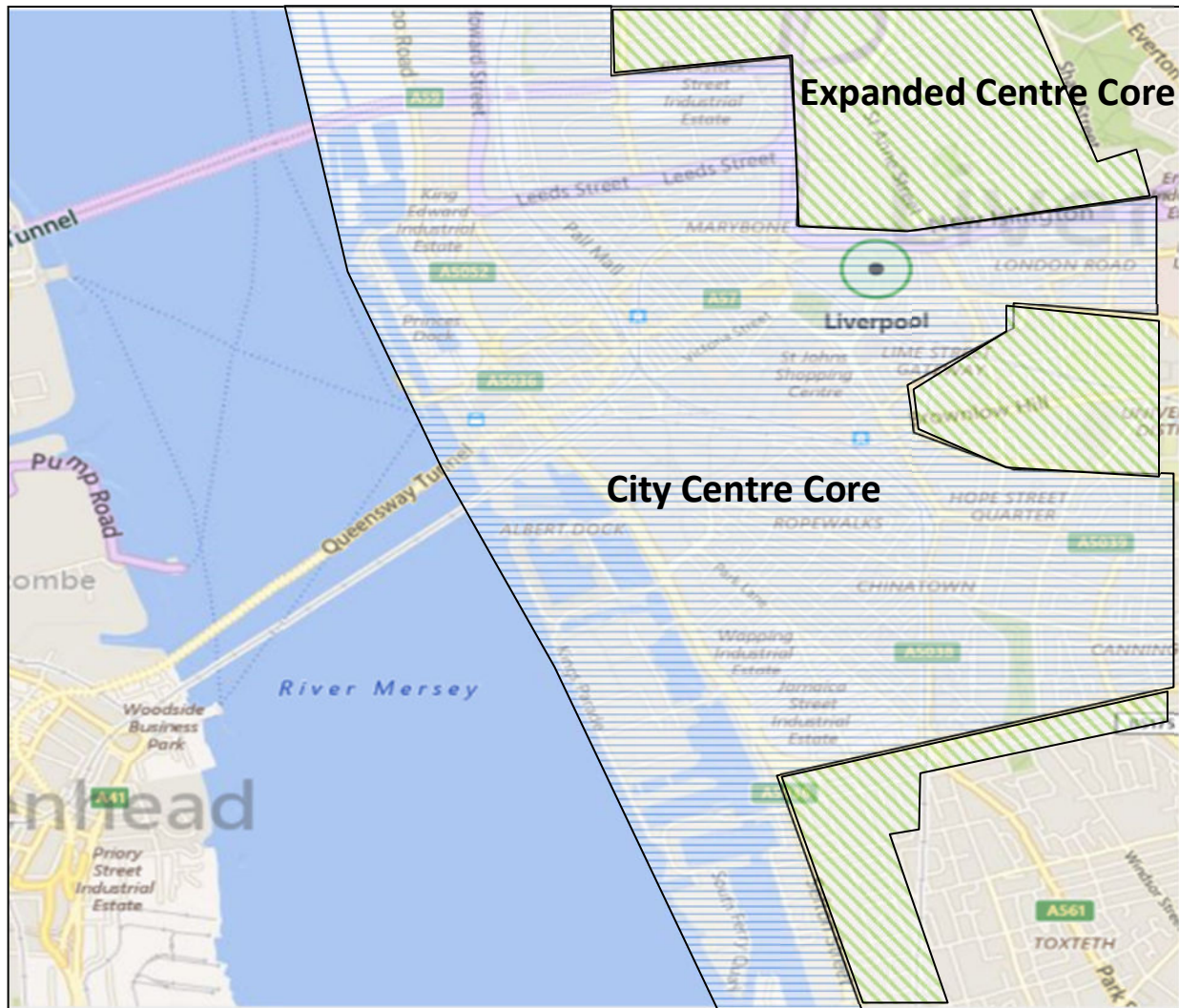
## POTENTIAL/FUTURE SCHEMES

|                                                                                   |                                                              |                           |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------|
|  | <b>No 1 Kings Dock St, Baltic, Liverpool, L1 8JS</b>         |                           |
|                                                                                   | <b>Developer</b>                                             | Carpenter Investments     |
|                                                                                   | <b>No of Apartments</b>                                      | 297                       |
|                                                                                   | <b>Apartment Types</b>                                       | 1, 2 and 3 bed apartments |
|                                                                                   | <b>Type of Sale</b>                                          | BTR                       |
|                                                                                   | <b>New Build/Conversion</b>                                  | New Build                 |
|                                                                                   | <b>Build Complete</b>                                        | TBC                       |
| <b>Comments/Updates</b>                                                           | Planning approved increasing the number of apartments to 297 |                           |

# POPULATION

## Residential

| CITY CENTRE CORE                                    |        |
|-----------------------------------------------------|--------|
| Number of built PROPERTIES (city centre core)       | 19,224 |
| Number of OWNER OCCUPIED properties                 | 4,759  |
| Number of TENANTED properties                       | 12,524 |
| Number of VACANT/AirBNB Properties                  | 1,529  |
| VACANCY/AirBNB Rate                                 | 7%     |
| Number STUDENTS (living in non PURPOSE BUILT units) | 5,071  |
| Number STUDENTS (living in PURPOSE BUILT units)     | 26,524 |
| Number of Units let to SERVICED APARTMENT operators | 413    |
| Total Number of City Centre Residents               | 58,645 |



| EXPANDED CITY CORE                                     |        |
|--------------------------------------------------------|--------|
| Number of Properties Built (all areas)                 | 22,457 |
| Number of OWNER OCCUPIED Properties                    | 6,145  |
| Number of TENANTED Properties                          | 14,040 |
| Number of VACANT/AirBNB Properties                     | 1,859  |
| VACANCY/AirBNB Rate                                    | 5%     |
| Number of STUDENTS (living in non PURPOSE BUILT units) | 5,923  |
| Number of STUDENTS (living in PURPOSE BUILT units)     | 27,664 |
| Number of Units let to SERVICED APARTMENT operators    | 413    |
| Total Number of City Centre Residents                  | 63,753 |



# Student

| STUDENT POPULATION 2023/2024                |               |               |               |              |               |               |               |
|---------------------------------------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|
| 2023/24                                     | Postgrad      | Undergrad     | Full-time     | Part-time    | UK            | EU            | Total         |
| The University of Liverpool                 | 7,805         | 22,925        | 27,260        | 3,475        | 22,445        | 8,285         | 30,730        |
| Liverpool John Moores University            | 5,820         | 21,355        | 22,160        | 5,010        | 24,905        | 2,265         | 27,175        |
| Liverpool Hope University                   | 860           | 4,195         | 4,660         | 390          | 4,665         | 390           | 5,055         |
| The Liverpool Institute for Performing Arts | 65            | 1,000         | 1,065         | 0            | 810           | 255           | 1,065         |
| Liverpool School of Tropical Medicine       | 245           | 0             | 120           | 125          | 170           | 80            | 245           |
| <b>TOTAL STUDENTS</b>                       | <b>14,795</b> | <b>49,475</b> | <b>55,265</b> | <b>9,000</b> | <b>52,995</b> | <b>11,275</b> | <b>64,270</b> |

| STUDENT POPULATION 2012/2024                |               |               |               |               |               |               |               |               |               |               |               |               |
|---------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| UNIVERSITY/YEAR                             | 2012-13       | 2013-14       | 2014-15       | 2015-16       | 2016-17       | 2017-18       | 2018-19       | 2019-20       | 2020-21       | 2021-22       | 2022-23       | 2023-24       |
| The University of Liverpool                 | 20,875        | 21,345        | 22,715        | 24,775        | 27,070        | 28,795        | 29,695        | 29,600        | 29,185        | 28,680        | 29,955        | 30,730        |
| Liverpool John Moores University            | 22,585        | 21,315        | 20,635        | 21,880        | 22,445        | 23,225        | 24,030        | 25,050        | 27,200        | 28,105        | 28,420        | 27,175        |
| Liverpool Hope University                   | 6,540         | 6,240         | 5,550         | 4,940         | 5,240         | 5,200         | 5,100         | 4,985         | 5,685         | 5,640         | 5,520         | 5,055         |
| The Liverpool Institute for Performing Arts | 730           | 720           | 715           | 720           | 745           | 795           | 820           | 880           | 955           | 990           | 975           | 1,065         |
| Liverpool School of Tropical Medicine       |               |               |               | 425           | 430           | 435           | 420           | 345           | 270           | 270           | 260           | 80            |
| <b>TOTAL STUDENTS</b>                       | <b>50,730</b> | <b>49,620</b> | <b>49,615</b> | <b>52,740</b> | <b>55,930</b> | <b>58,450</b> | <b>60,065</b> | <b>60,860</b> | <b>63,295</b> | <b>63,685</b> | <b>65,130</b> | <b>64,270</b> |

## STUDENT LETTINGS/DEVELOPMENT NEWS

**Limelight**, the originally stalled PBSA scheme that was bought by **Blacklight Capital Partners** has been put up for sale with Savills having been appointed to sell the 535 bed space development. Offers in excess of £61m are invited – a deal at that price would reflect a net initial yield of 5.75%.

**Pembroke Studios** a 61 unit student scheme on Lower Gill St is set to be transformed into emergency housing after the city council approved a charity's plans for the building. Built 10 years ago the conversion of the scheme highlights the slowdown of international students coming to the city and may be the first of many smaller, less well-located schemes to be forced into a change of use.

**Mulberry Court** University of Liverpool/Kexgill announce their intention to redevelop the former Mulberry Court student scheme on the corner of Mount Pleasant/Oxford Street into 238 student rooms. This is part of a concerted effort by UoL to increase their number of available beds in the city in anticipation of an extra 3,000 student by 2031

## STUDENT DEVELOPMENTS

### UNDER CONSTRUCTION/PROGRESSING

|  | <b>Fusion Liverpool</b> , Upper Duke St, L1 9DU                 |                 |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------|
|                                                                                   | <b>Developer</b>                                                | Fusion Students |
|                                                                                   | <b>No of Rooms</b>                                              | 420             |
|                                                                                   | <b>Studios or Cluster</b>                                       | Cluster/Studios |
|                                                                                   | <b>Type of Sale</b>                                             | TBC             |
|                                                                                   | <b>New Build/Conversion</b>                                     | New Build       |
|                                                                                   | <b>Build Complete</b>                                           | 2025            |
| <b>Comments/Updates</b>                                                           | Fully funded scheme on the site of the former Hondo supermarket |                 |

|  | <b>3 Oldham Place</b> , Liverpool, L1 2TD                         |                        |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------|
|                                                                                   | <b>Developer</b>                                                  | P Jackson              |
|                                                                                   | <b>No of Rooms</b>                                                | 262                    |
|                                                                                   | <b>Studios or Cluster</b>                                         | 218 Studios/10 cluster |
|                                                                                   | <b>Type of Sale</b>                                               | TBC                    |
|                                                                                   | <b>New Build/Conversion</b>                                       | New Build              |
|                                                                                   | <b>Build Complete</b>                                             | TBC                    |
| <b>Comments/Updates</b>                                                           | Small site tucked away on Oldham Place adjoining Bowline. On site |                        |

### PROPOSED/POSSIBLE

|  | <b>Mulberry Street</b> , Canning, Liverpool, L7 7EE               |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------|
|                                                                                     | <b>Developer</b>                                                  | McLaren Property |
|                                                                                     | <b>No of Rooms</b>                                                | 242              |
|                                                                                     | <b>Studios or Cluster</b>                                         | Studios/Cluster  |
|                                                                                     | <b>Type of Sale</b>                                               | TBC              |
|                                                                                     | <b>New Build/Conversion</b>                                       | New Build        |
|                                                                                     | <b>Build Complete</b>                                             | TBC              |
| <b>Comments/Updates</b>                                                             | Controversial scheme heavily objected to due to conservation area |                  |

|  | <b>Crown Street/Falkner St</b> , Liverpool, L8 7SX                 |                           |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------|
|                                                                                     | <b>Developer</b>                                                   | Elliot Group              |
|                                                                                     | <b>No of Rooms</b>                                                 | 106 keyworker/182 student |
|                                                                                     | <b>Studios or Cluster</b>                                          | Mixed student/key worker  |
|                                                                                     | <b>Type of Sale</b>                                                | TBC                       |
|                                                                                     | <b>New Build/Conversion</b>                                        | New Build                 |
|                                                                                     | <b>Build Complete</b>                                              | TBC                       |
| <b>Comments/Updates</b>                                                             | Nice scheme close to Women's hospital. Planning refused & appealed |                           |

## PROPOSED/POSSIBLE

|                                                                                   |                                                                        |                    |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------|
|  | <b>Gildart Street</b> , Gildart Street, Liverpool, L3 8AG              |                    |
|                                                                                   | <b>Developer</b>                                                       | Gildart Street Ltd |
|                                                                                   | <b>No of Rooms</b>                                                     | 53                 |
|                                                                                   | <b>Studios or Cluster</b>                                              | Cluster/Studios    |
|                                                                                   | <b>Type of Sale</b>                                                    | TBC                |
|                                                                                   | <b>New Build/Conversion</b>                                            | New Build          |
|                                                                                   | <b>Build Complete</b>                                                  | TBC                |
| <b>Comments/Updates</b>                                                           | Small scheme located in up and coming Fabric District area of the city |                    |

|                                                                                   |                                                                      |                       |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------|
|  | <b>4-10 Gildart St</b> , Fabric Dst, Liverpool, L3 8ET               |                       |
|                                                                                   | <b>Developer</b>                                                     | Molyneux Developments |
|                                                                                   | <b>No of Rooms</b>                                                   | 75                    |
|                                                                                   | <b>Studios or Cluster</b>                                            | Studios and cluster   |
|                                                                                   | <b>Type of Sale</b>                                                  | TBC                   |
|                                                                                   | <b>New Build/Conversion</b>                                          | New Build             |
|                                                                                   | <b>Build Complete</b>                                                | TBC                   |
| <b>Comments/Updates</b>                                                           | New scheme located in up and coming Fabric District area of the city |                       |

|                                                                                     |                                                            |                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------|
|  | <b>Audley St/Ilford St</b> , Fabric Dst, Liverpool, L3 8LB |                        |
|                                                                                     | <b>Developer</b>                                           | Home Bargains/Caro     |
|                                                                                     | <b>No of Rooms</b>                                         | 242 (reduced from 250) |
|                                                                                     | <b>Studios or Cluster</b>                                  | Studios/Cluster        |
|                                                                                     | <b>Type of Sale</b>                                        | TBC                    |
|                                                                                     | <b>New Build/Conversion</b>                                | New Build              |
|                                                                                     | <b>Build Complete</b>                                      | TBC                    |
| <b>Comments/Updates</b>                                                             | Scheme on former Home Bargains building. Planning approved |                        |

|                                                                                     |                                                                    |                     |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------|
|  | <b>Mulberry Court</b> Mount Pleasant, Liverpool, L3 5TR            |                     |
|                                                                                     | <b>Developer</b>                                                   | UOL/Kexgill         |
|                                                                                     | <b>No of Rooms</b>                                                 | 238                 |
|                                                                                     | <b>Studios or Cluster</b>                                          | Studios and cluster |
|                                                                                     | <b>Type of Sale</b>                                                | TBC                 |
|                                                                                     | <b>New Build/Conversion</b>                                        | New Build           |
|                                                                                     | <b>Build Complete</b>                                              | TBC                 |
| <b>Comments/Updates</b>                                                             | Redevelopment of Mulberry Couty by University of Liverpool/Kexgill |                     |



# PIPELINES

Listed below are the current pipelines for the relevant asset class in the city centre and our estimated delivery dates/numbers based upon our market knowledge, schemes, funding etc.

## Residential

| RESIDENTIAL PIPELINE            |                                           |                                |
|---------------------------------|-------------------------------------------|--------------------------------|
| LIVERPOOL CITY CENTRE           |                                           |                                |
| Stage                           | PIPELINE                                  |                                |
| Under Construction (ex stalled) | 2,265                                     |                                |
| Stalled                         | 3,664                                     |                                |
| Planning Approved               | 6,851                                     |                                |
| Proposed/Awaiting planning      | 1,621                                     |                                |
| Total Pipeline                  | 14,401                                    |                                |
| DELIVERY                        |                                           |                                |
| Delivery Dates                  | Guaranteed/Likely<br>(Under Construction) | Anticipated<br>(City Res view) |
| Delivery for 2025               | 1,181                                     | 1,181                          |
| Delivery for 2026               | 887                                       | 1,137                          |
| Delivery for 2027               | 0                                         | 1,875                          |
| Total Delivery                  | 2,068                                     | 2,318                          |

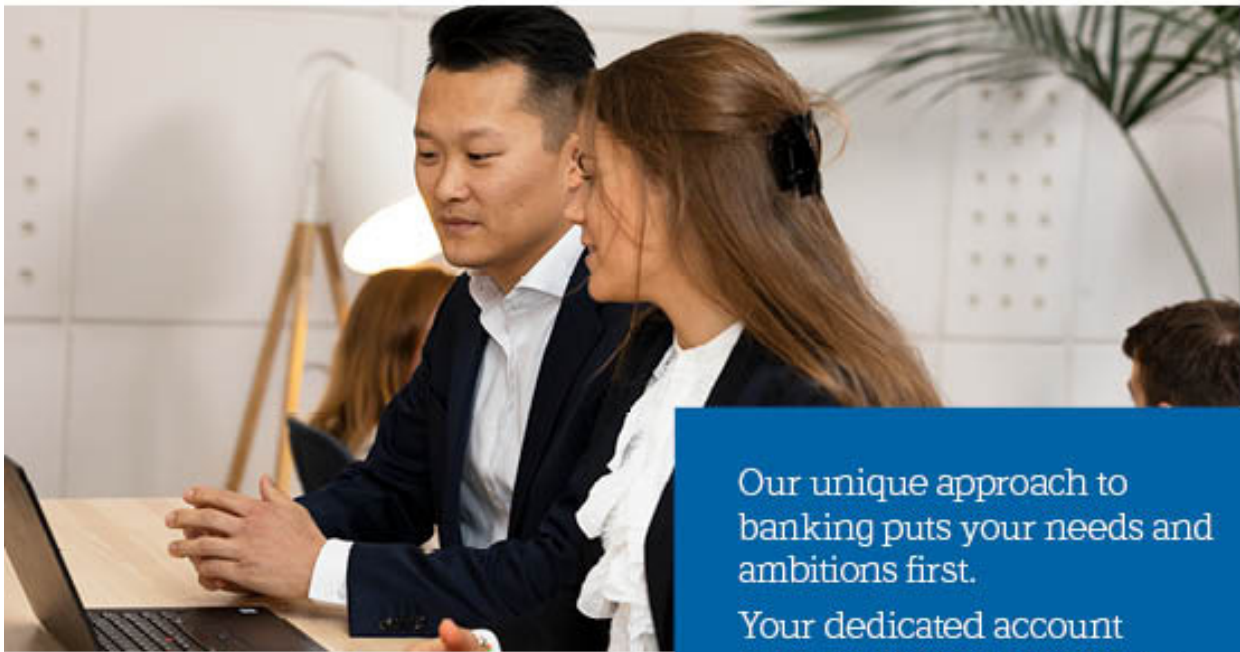
## BTR (Build to Rent)

| BTR PIPELINE               |                                           |                                |
|----------------------------|-------------------------------------------|--------------------------------|
| LIVERPOOL CITY CENTRE      |                                           |                                |
| Stage                      | NUMBER                                    | GDV                            |
| Built                      | 2577                                      | £572,500,000                   |
| Under Construction         | 308                                       | £65,000,000                    |
| Planning Approved          | 691                                       | £167,500,000                   |
| Proposed/Awaiting planning | 507                                       | £125,000,000                   |
| Total Pipeline             | 4,083                                     | £930,000,000                   |
| DELIVERY                   |                                           |                                |
| Delivery Dates             | Guaranteed/Likely<br>(Under Construction) | Anticipated<br>(City Res view) |
| Delivered for 2019         | 661                                       | 661                            |
| Delivered for 2020         | 315                                       | 315                            |
| Delivered for 2021         | 1,007                                     | 1,007                          |
| Delivery for 2022          | 0                                         | 0                              |
| Delivery for 2023          | 0                                         | 0                              |
| Delivery for 2024          | 594                                       | 594                            |
| Delivery for 2025          | 308                                       | 308                            |
| Delivery for 2026          | 0                                         | 0                              |
| Totals                     | 2,885                                     | 2,885                          |

## Student

| STUDENT PIPELINE                |                                           |                                |
|---------------------------------|-------------------------------------------|--------------------------------|
| LIVERPOOL CITY CENTRE           |                                           |                                |
| Stage                           | PIPELINE                                  |                                |
| Under Construction (ex stalled) | 638                                       |                                |
| Stalled                         | 0                                         |                                |
| Planning Approved               | 619                                       |                                |
| Proposed/Awaiting planning      | 786                                       |                                |
| Total Pipeline                  | 2,043                                     |                                |
| DELIVERY                        |                                           |                                |
| Delivery Dates                  | Guaranteed/Likely<br>(Under Construction) | Anticipated<br>(City Res view) |
| Delivery for 2025               | 638                                       | 638                            |
| Delivery for 2026               | 0                                         | 0                              |
| Delivery for 2027               | 0                                         | 577                            |
| Total Delivery                  | 638                                       | 1,215                          |

# Local relationship banking



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HB25 | 0094 - 2033 | 00.233 | 05.2024

# Finance & Mortgage

(As at 11<sup>th</sup> October 2025)

Sponsored by



Contact [info@indigomortgages.co.uk](mailto:info@indigomortgages.co.uk) for further information.

- Further interest rates reductions despite slight increases in inflation
- 0% Deposit options now available with multiple lenders for First Time Buyers
- Reduction in fees on many Buy to Let deals, especially for 5 Year Fixed Term

## Residential Mortgages

| Type  | Period  | Rate  | Fee   | Deposit |
|-------|---------|-------|-------|---------|
| Fixed | 2 Years | 3.84% | £999  | 40%     |
| Fixed | 2 Years | 3.95% | £999  | 25%     |
| Fixed | 2 Years | 4.05% | £1099 | 15%     |
| Fixed | 2 Years | 4.30% | £1099 | 10%     |

## Buy to Let Mortgages

| Type                | Period  | Rate  | Fee    | Deposit |
|---------------------|---------|-------|--------|---------|
| Fixed               | 2 Years | 3.05% | £4,600 | 25%     |
| Fixed               | 5 Years | 4.15% | £1,535 | 25%     |
| Tracker             | 2 Years | 4.53% | £1,599 | 25%     |
| Discounted Variable | 2 Years | 4.58% | £999   | 25%     |

\*\* Deals have been sourced by lowest interest rate. No fee mortgages are also available. The total to pay is the most accurate way of comparing the true cost of a mortgage deal. Please enquire with [info@indigomortgages.co.uk](mailto:info@indigomortgages.co.uk) for further information.





# AUCTION RESULTS

**Sponsored by Venmore Auctions**  
**0151 236 6746**  
**Next Auction: 15<sup>th</sup> October 2025**



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 | Rent*  | Yield  |
|-------------------------------------------------------|---------------|------------|----------|----------|--------|------|-------|---------|--------|--------|
| 18A Tower Building, 22 Water St, L3 1BA               | Sutton Kersh  | 24/07/2025 | £125,000 | £140,000 | 2nd    | 2    | 2     | No      | £1,350 | 11.57% |
| 2, 26 Exchange St East, Liverpool, L2 3PH             | Sutton Kersh  | 24/07/2025 | £100,000 | £100,000 | 1st    | 2    | 1     | No      | £1,100 | 13.20% |
| 7, 21 Cumberland St, Liverpool, L1 6BU                | Venmore       | 03/09/2025 | £60,000  | £60,000  | 2nd    | 1    | 1     | No      | £850   | 17.00% |
| 48, 6 Rumford Street, Liverpool, L2 8RA               | Venmore       | 03/09/2025 | £60,000  | £65,000  | 3rd    | 1    | 1     | No      | £775   | 14.31% |
| 6 Halifax House, Fenwick Street, Liverpool, L2 0NZ    | Venmore       | 03/09/2025 | £80,000  | £80,000  | 2nd    | 2    | 1     | No      | £950   | 14.25% |
| Apt 3, 26 Pall Mall, Liverpool, L3 6AE                | Venmore       | 09/07/2025 | £80,000  | £80,000  | Ground | 2    | 1     | No      | £1,000 | 15.00% |
| 503 The Summit, 12 Parliament Street, L8 5QX          | Savills       | 23/07/2025 | £110,000 | £120,000 | 5th    | 2    | 2     | No      | £1,050 | 10.50% |
| 1205 Beetham Tower, Old Hall St, Liverpool, L3 9BE    | Landwood      | 06/08/2025 | £70,000  | £78,500  | 12th   | 1    | 1     | No      | £850   | 12.99% |
| 33 Malmaison Apartments, 8 William Jessop Way, L3 1EJ | Auction House | 17/09/2025 | £125,000 | £148,000 | 5th    | 1    | 1     | No      | £900   | 7.30%  |
| 44 Liberty Place, 10 Madison Square, L1 5FD           | Allsop        | 18/09/2025 | £90,000  | £92,500  | 3rd    | 2    | 1     | No      | £1,000 | 12.97% |

The rent shown is either the actual current rent where the property is rented or the anticipated rent if let in the market.

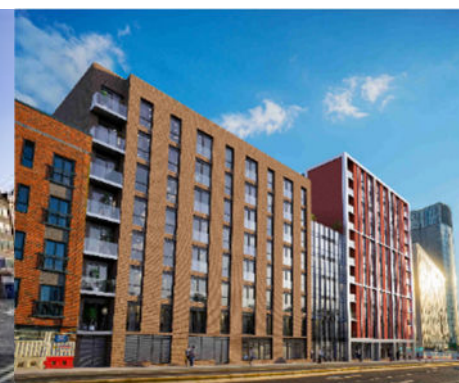
**Tower Building**

**26 Exchange St East**

**Halifax House**

**26 Pall Mall**

**The Summit**



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

Although our headline blog highlights some of the challenges ahead, and what could be a somewhat tough end to 2025, the 3<sup>rd</sup> quarter of 2025 was actually fairly uneventful. The Renters Rights Bill didn't make it into law before the summer recess and now looks like it is getting Royal Ascent in the next 4/6 weeks, with an anticipated implementation/start date in Mar/Apr 2026. Both the sales and letting markets performed well and were on budget/target. Mortgage/interest rates have remained fairly stable and look like they will continue to do so for the foreseeable future.

So as our attention turns to the final quarter of 2025, we have highlighted the potentially huge financial implications the proposed budget on 26<sup>th</sup> November may have on the property market. Even if some of the proposals being leaked/rumored aren't announced/introduced it will still have a noticeable and potentially damaging affect on the property market. We must also consider, however, the effect it will have on consumers, workers and pensioners. Although we tend to focus just the property market, a particularly tough budget could have a huge negative affect on consumer confidence, which is not what the country needs during these tough times!

On a much more positive note Liverpool city centre has enjoyed a fantastic summer. Great weather, events galore, wonderful visitor numbers and a different cruise ship docked every day (well nearly) reminds us as to why this city is just so special. It is no surprise that there is a continual increase in people who want to live here, shop here and choose Liverpool as their ideal vacation location. Whilst we approach the proposed budget in November with some trepidation, we hope that the great city of Liverpool can overcome whatever challenges Rachel Reeves throws in our direction!

**Alan Bevan**  
**Managing Director**  
**City Residential**

**October 2025**  
0151 231 6100  
[alan.bevan@cityresidential.co.uk](mailto:alan.bevan@cityresidential.co.uk)  
[www.cityresidential.co.uk](http://www.cityresidential.co.uk)  
**NEXT ISSUE: January 2026**

## OUR CHOSEN CHARITY



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, sees the firm donate 1% of their pre-tax profits to the Wirral based charity every year. So far we have donated over £12,000 since the start of our commitment.

The ongoing donation from City Residential comes at an important time for Claire House with them having just launched a Liverpool base at a former monastery on Honey's Green Lane in West Deby. Whilst initially the site – a former will offer day-care services, counselling, and complementary therapies, as well as hosting the mums, tots, and babies' groups.



The new hospice is in addition to the current Claire House Children's Hospice adjacent to Clatterbridge Hospital, which is already at capacity and difficult to reach for many parents. More than half of the children who use it come from the Liverpool side of the Mersey.

"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"



In November 2019, we were part of a team that scaled the mighty Kilimanjaro for Clare House. Together with trekkers from Bruntwood, Box Clever, Urban Splash, K2 architects and BAE Systems we raised well nearly £30,000 by taking the Lemosho route to the peak which stands at nearly 6,000m. The trek was organised by 360 Expeditions one of the UK's market leaders in trekking and mountaineering trips around the globe. The trip was headed up by Keith White of 360 on his 2<sup>nd</sup> trip to climb Africa's highest mountain and the highest freestanding mountain in the world. We were blessed with good weather throughout the trip, but it was still an extremely difficult challenge which we were all glad to have conquered.

