



A resilient student market!



LIVERPOOL RESIDENTIAL  
UPDATE

QUARTER 4 2024

# City Residential



City Residential is Liverpool's award winning, premier residential agent specialising in city living in Liverpool. In addition to having one of the largest residential teams in Liverpool we are also recognised as one of the leading northwest residential specialists with our consultancy services respected throughout the industry. We have been operating for over 25 years from Liverpool's largest, most prominent, and modern showroom:

- **Sales**
- **New Build Sales/advice/consultancy**
- **Lettings/Management**
- **BTR (Build to Rent) advice/consultancy and management**
- **Bulk Deals & Investment Properties**
- **Land/Development sales and acquisitions**
- **Student sales, lettings, and consultancy advice**

For further information contact Alan Bevan on 0151 231 6100

[alan.bevan@cityresidential.co.uk](mailto:alan.bevan@cityresidential.co.uk)

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



# Headline Blog

## A resilient student market!

### **How is the student market performing**

The student market is hugely important for the success of Liverpool as a vibrant, successful and relevant city, and has performed strongly over the last 10 years. A combination of low rents (compared to other UK cities), affordable living costs and a lively social scene has cemented the city as one of the most popular places to study.

Over the last few years the market has had challenges such as Covid, a change in the VISA system and changing students' needs/requirements to deal with. This appeared to be starting to impact the market last spring as lower international student numbers and doubts over UK student numbers (more favouring apprenticeship learning) affected the take up numbers. Thankfully by September 2024 there was a sense of relief amongst the universities, landlords and agents as student numbers across the board recovered strongly.

Speaking to the universities, landlords and PBSA operators the market seems to be in a good place. Everyone appears to agree that Liverpool is outperforming nearly all of its competing cities where some of the structural challenges in the student market are beginning to have an effect on student numbers. As we've said before the attractiveness of the city as a place to study together with the flexibility and innovation shown by the city's universities should ensure continuation of this outperformance.

### **What is the latest on student rents/student demand etc?**

As the market has performed in line with expectations, and ahead of the national average, both the universities and student landlords have been able to raise rents at/or ahead of expectations. As Liverpool is seen as an affordable city to study, the lower end of the market continues to perform extremely well with a general consensus that if we had more stock in this market segment then it would let extremely well. That is not to say that the middle/upper end of the market is not performing well, it most certainly is.

It is interesting to note that in terms of student requirements there is a strong demand across the board with interest levels in cluster (both ensuite and non ensuite, studios and student housing) all performing well. In previous years concerns over certain student types of housing (such as studios a few years ago) soon dissipated as demand recovered, whether this due to a change of demographics, lack of new PBSA (building that type of product) or affordability in comparison to other cities

### **Hasn't there been issues with overseas student demand and visas?**

The decision by the last government to restrict students bringing family members with them from 1st January 2024 (on all but postgraduate research courses and courses with government-funded scholarships) has had quite an impact on the market. When this was announced in May 2023 the belief was that this would result in around 140,000 fewer people entering the UK and also deal with the "back door" route to work in the UK.

This ban also coincided with a dramatically reducing demand for student study in the UK from Chinese students. There are various reasons for this such as an encouragement for Chinese students to study in China, safety/integration concerns and competition from other countries. The latest Universities UK data reveals a 37% decrease in undergraduate applications from China for the 2024 entry cycle compared to the previous year, dropping from 31,400 to 19,680 applications.

The impact on both the UK and Liverpool student market has been substantial and we are not immune from this shift in demand. As all UK universities are heavily reliant on the substantially higher fees paid by overseas students this loss of income is creating challenges, although the Liverpool universities appear to be dealing with these issues well. Whilst some of this demand is being replaced by students from the likes of India, Pakistan, Middle East etc these students very often have different accommodation demands from Chinese students. For example Indian students are predominately focused on renting at the more affordable end of the market whereby the Chinese students were the opposite.

### **What's the latest on purpose built student accommodation (PBSA)**

There has been very little PBSA stock built in Liverpool over the last few years and the current pipeline continues to hover around all time lows. The main reason for this lack of new build is viability. With construction costs having increased sharply over the last few years and Liverpool's student rents still some of the cheapest in the UK there are very few land opportunities that make commercial sense. Whilst these are the same challenges faced in many UK cities Liverpool is probably one of the most difficult cities to get a new PBSA scheme funded and built.

That is not to say that there is no demand for investment in existing PBSA opportunities or for completing schemes that are stalled or can be reworked into student accommodation. Blacklight Capital Partners have been particularly active in the market and in Tom Mees (Development Director) own words "We couldn't be more positive about the city" Having acquired the 999 bed Aura scheme in Islington they followed this up with the purchase and completion of the 535 bed Limelight scheme on Norton Street which has recently been voted the no.1 PBSA property in the city. They have also just announced the purchase of the stalled YPG 164-flat Devon Street development in Liverpool.

Tom also notes some other reasons for investing heavily in the city such as "both LJMU and University of Liverpool climbed the rankings last year to further underpin their popularity amongst students" and "rents in Liverpool are affordable relative to many other UK cities, which just adds to Liverpool's ever-increasing popularity amongst students and their parents".

Some existing PBSA owners and operators looking to improve/repurpose existing student stock especially in some of those buildings that are due a refurbishment or struggling to compete with some of the more modern PBSA that has been built over the last 5-10 years. Whilst this would seem to make sense the universities are keen not to lose some of the more affordable stock which will naturally happen if the PBSA owner increases rents off the back of this investment/Capex.

### **What affect will the Renters Rights Bill have on the student market**

The Renters Rights Bill is due to come into effect around early summer and is probably the most fundamental change in the Private Rented Sector for over 20 years (see Q3 report 2024). The effect of this bill on the student sector could be substantial although it will probably only affect the more traditional style of student (HMO) style housing than it will PBSA and University accommodation.

Probably the most substantial impact on the sector will come from the proposed abolition of fixed term tenancies which are in effect essential for the sector ensuring that both students and landlords have security of a 12 month tenancy. If the bill as proposed is enacted it will in effect allow student tenants to leave their tenancies during this 12 month period, thereby massively affecting the security and income for the student landlords.

Whilst the new bill may allow tenants to leave midway through that 12 month period, we question whether this would actually happen in practice. The likelihood of a group of student tenants in a house (sometimes as many as 7 or 8 students) agreeing between themselves to

leave is highly unlikely unless there are some major issues with the house/landlord. Also where do they go to? How many other student houses will be available to them to move into?

The other potential issue has come about from Labour's decision to add a late amendment to the bill which proposes a ban from any tenant being asked for or accepting any more than one month's rent up front. As many students use their maintenance loan (paid in three installments) to pay the rent the consequences of agents not being able to accept a three/four month rent payment from a tenant could be really problematical. Whilst some tenants may be financial savvy and good with money, we all know that there are plenty who may well spend some of this rent money with potentially difficult consequences for the rest of the tenants in their student property.

Many commentators are suggesting that the potential effect of the proposed bill on the student sector may well be a hurried exit by student landlords. Just like the PRS market there is no doubt there may well be some smaller landlords who decide the changes will hugely increase the risks associated with letting to students. The consensus in the market appears to be that many of the larger student landlords will be keen to exploit a lack of confidence by the smaller landlords and will see this as an opportunity to add to their portfolios.

On a positive note demand for student housing appears to be really strong with most agents across the city having outperformed in comparison to 2024. This shows the continued attractiveness of Liverpool as a place to study.

# RESIDENTIAL SALES

As we have highlighted in previous issues the sales market has been hugely impacted by the rise in interest rates, the changes to stamp duty announced in the budget and the challenges of the cladding/Building Safety Act. During the last 3 months we have seen a noticeable drop off in demand from investors whilst at the same time interest from first time buyers has increased.

## Positives

- Prices in the city continue 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 good value.
- We are continuing to see an increasing interest from first-time buyers entering the market. 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 around 50/60% 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 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.

# ADVERTISEMENT



## FALCONER CHESTER HALL



We are an architectural practice that creates exemplary places with forward thinking design solutions that meet our clients' commercial imperatives.

We have built a reputation and a committed team to service our clients from our offices based in Liverpool, Manchester, and London. With an impressive track record, we excel in working collaboratively with local authorities, design teams and client bodies to maximise a development's potential.

Our work in the residential, hotel, and commercial sectors has earned us national awards and an outstanding reputation for design and delivery excellence.



Liverpool

T. +44 (0)151 243 5800

London

T. +44 (0)203 137 7393

Manchester

T. +44 (0)161 711 0960

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

# Apartment Price Index

Jan 2025



## APARTMENT PRICE INDEX

JANUARY 2025

LIVERPOOL CITY CENTRE (L1, L2, L3)

### SALES

Average value £160,598  
Monthly Change DOWN -0.96%  
Quarterly Change DOWN -0.92%  
Annual Change DOWN -2.03%

#### Comments:

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

### LETTINGS

Average value £962  
Monthly Change UP +0.33%  
Quarterly Change UP +0.32%  
Annual Change UP +4.87%

#### Comments:

Rents continue to rise as demand outstrips supply. Sign of slight activity slowdown/rental increases.



0151 231 6100



LIVERPOOL@CITYRESIDENTIAL.CO.UK

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

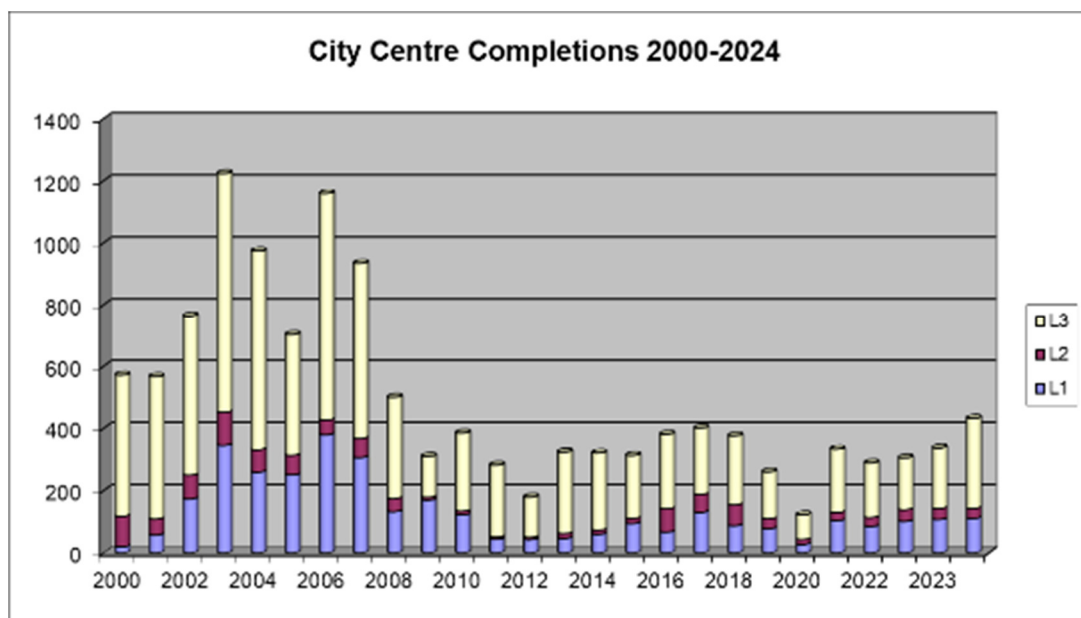


## Completions/Values

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

L1	Sales	Price Paid	Current Average Price
3 months	14	£147,710	£160,421
6 months	39	£136,300	Average Growth last 12 months
12 months	87	£133,760	-1.96%
L2	Sales	Price Paid	Current Average Price
3 months	2	£136,250	£149,568
6 months	6	£127,166	Average Growth last 12 months
12 months	25	£125,680	-2.01%
L3	Sales	Price Paid	Current Average Price
3 months	16	£134,906	£175,968
6 months	66	£174,049	Average Growth last 12 months
12 months	178	£166,168	-2.11%
City Centre	Sales	Price Paid	Current Average Price
3 months	32	£139,622	£160,598
6 months	111	£145,838	Average Growth last 12 months
12 months	290	£141,869	-2.03%

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.

# **ADVERTISE YOUR BUSINESS HERE**

**This report is read by up to  
10,000 people every quarter**

**Distributed to:**

**Investors, landlords, tenants, buyers, sellers, estate agents, letting agents, planners, landowners, developers, commercial agents, facility managers, surveyors, architects, bankers, quantity surveyors, project managers, retailers, serviced apartment operators, financial advisors, wealth managers, finance companies, solicitors, accountants, developers, housebuilders, housing associations, private equity, fund managers, investment houses, insurers, politicians, councilors, managing directors, chief executives, advertising companies, PR companies, journalists, media companies, web designers and many more**


**For more information on advertising or sponsorship  
Contact**

**Alan Bevan**


**[alan.bevan@cityresidential.co.uk](mailto:alan.bevan@cityresidential.co.uk)**


**0151 231 6100**

# RESIDENTIAL DEVELOPMENTS FOR SALE/UNDER CONSTRUCTION


	<b>The Vaults</b> , St James Street, Baltic, L2 2HT	
	<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</b> , Grove St, Liverpool, L7 7EN	
	<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>	2025 onwards
<b>Comments/Updates</b>	Redevelopment of former Grove Estate into mixed tenure scheme	

	<b>Stanley Dock</b> , Regent Road, Liverpool, L3 0AN	
	<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</b> , Liverpool, L8 5XP	
	<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 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
<b>Comments/Updates</b>	Next phase Liverpool Waters. Now on site and progressing well.	


	<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>	Sourced Developments Ltd
	<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>	2026 onwards/STALLED?	
<b>Comments/Updates</b>	First phase now complete. No signs of progress on future phases.	


	<b>Hartley Locks</b> , Lightbody Street, Liverpool, L5 9UZ	
	<b>Developer</b>	Torus Homes
	<b>Number of Apartments</b>	200 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>	Legacie taken on this former Elliot scheme at Park Lane/Heaps Mill	


	<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>	STALLED	
<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 site/scheme in Pumpfields	


	<b>Greenland St, Baltic</b> , Liverpool, L1 0BS	
	<b>Developer</b>	St James Liverpool
	<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/SITE FOR SALE	
<b>Comments/Updates</b>	0.5 acre site close to New Chinatown site. SITE FOR SALE	


	<b>Bonded Tea Warehouse</b> , Great Howard St, L3 7DL	
	<b>Developer</b>	Mandale Homes
	<b>No of Apartments</b>	216
	<b>Apartment Types</b>	2 and 3 bed apartments
	<b>Type of Sale</b>	Investor
	<b>New Build/Conversion</b>	Conversion
<b>Build Complete</b>	TBC	
<b>Comments/Updates</b>	Mandale's second proposed scheme after the PDR of Regian House	

## 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>Voyager, 120 Waterloo Road, Liverpool, L3 7BA</b>	
	<b>Developer</b>	TBC/SITE FOR SALE
	<b>Number of Apartments</b>	135
	<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>	SITE FOR SALE
<b>Comments/Updates</b>	14 Storey scheme adjacent to Ten Streets district. In administration.	

## POTENTIAL/FUTURE SCHEMES

	<b>New Bird Street</b> , Baltic Triangle, L1 5HA	
	<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</b> , Bridgewater Street, L1 0AR	
	<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</b> , off St Anne St, Liverpool, L3 3BN	
	<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</b> , off St Anne St, Liverpool, L3 3BN	
	<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>	Chaloner St Developments
	<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/SITE FOR SALE	
<b>Comments/Updates</b>	Large prominent mixed-use scheme in Baltic Triangle/SITE FOR SALE	

## POTENTIAL/FUTURE SCHEMES


	<b>35 Bridgewater Street, Baltic, L1 0AJ</b>	
	<b>Developer</b>	Eloquent Global/For sale
	<b>Number of Apartments</b>	43
	<b>Apartment Types</b>	1, 2 and 3 bed apartments
	<b>Type of Sale</b>	Private Sale
	<b>New Build/Conversion</b>	Conversion & New Build
	<b>Build Complete</b>	TBC
<b>Comments/Updates</b>	Nice conversion in heart of Baltic Triangle. SITE FOR SALE	


	<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
	<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 bough by Integritas	


	<b>The Refinery, Oriel St/Paul St, Liverpool, L3 6DU</b>	
	<b>Developer</b>	Integritas Group
	<b>No of Apartments</b>	240
	<b>Apartment Types</b>	Studios, 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 mixed-use scheme proposed for Vauxhall. Site bought in Jan 22	

## POTENTIAL/FUTURE SCHEMES


	<b>Pall Mall, 70-90 Pall Mall, Liverpool, L3 6AE</b>	
	<b>Developer</b>	Elliot Group
	<b>Number of Apartments</b>	800
	<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 ELLIOT Group after NPG administration	


	<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	


	<b>Brunswick Quay, Atlantic Way, Liverpool L3 4BE</b>	
	<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, Baltic Triangle, Liverpool, L1</b>	
	<b>Developer</b>	Taylor Highdale
	<b>Number of Apartments</b>	86 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>	Potential new scheme in the heart of the Baltic Triangle	

## POTENTIAL/FUTURE SCHEMES


	<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>	Proposals for car park site on Pall Mall to rear of Elliot's Infinity scheme	


	<b>Duke Street,</b> 118/126 Duke Street, Liverpool, L1 4JR	
	<b>Developer</b>	Davos Property Developments
	<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	

## POTENTIAL/FUTURE SCHEMES


	<b>Love Lane/Pall Mall, Liverpool, L3 7DD</b>	
	<b>Developer</b>	Sourced/Network Rail
	<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, Liverpool, L1 1DR</b>	
	<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	


	<b>The Metalworks, Pumpfields, L3 6DL</b>	
	<b>Developer</b>	Jarron Investments
	<b>Number of Apartments</b>	312
	<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>	Site sold out of admin to Jarron – new application submitted Jan 2024	


	<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	

## POTENTIAL/FUTURE SCHEMES

	<b>Richmond Row/Fox St</b> , Liverpool, L3 3BL	
	<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>Norfolk St/Brick St</b> , Baltic, Liverpool, L3 8LB	
	<b>Developer</b>	Tours
	<b>No of Rooms</b>	93
	<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>	TBC
<b>Comments/Updates</b>	Adjoining their ongoing Baltic scheme off Norfolk Street.	


	<b>Watson Pickard Bldg</b> , 1 Union Court Liverpool, L2 4SJ	
	<b>Developer</b>	Legacie
	<b>No of Apartments</b>	55
	<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	


	<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	

## POTENTIAL/FUTURE SCHEMES

	<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	


## 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>Islington Quarter</b> , Fabric District, Liverpool, L3 8HA	
	<b>Developer</b>	Mellior Group
	<b>No of Apartments</b>	367
	<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>	<b>STALLED/New owners</b>	
<b>Comments/Updates</b>	Bought out of administration Nov 23.Start on site imminent?	


	<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>STALLED/New owners</b>	
<b>Comments/Updates</b>	Liverpool City Council have bought the site AWAIT NEWS	

## STALLED/NOT PROGRESSING

	<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 FOR SALE</b>	


	<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	




## STALLED/NOT PROGRESSING

	<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	

	<b>Fabric District Residences</b> , Liverpool, L3 8HA	
	<b>Developer</b>	YPG
	<b>No of Apartments</b>	208
	<b>Apartment Types</b>	Studio apartments
	<b>Type of Sale</b>	Investor
	<b>New Build/Conversion</b>	New Build
	<b>Build Complete</b>	2023/STALLED?
<b>Comments/Updates</b>	Located on Devon Street and spread over 9 floors. Site for sale	

	<b>St Anne's Garden's</b> , St Anne Street, Liverpool, L3 3DY	
	<b>Developer</b>	Elatus Development Group
	<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/SITE FOR SALE
<b>Comments/Updates</b>	Large scheme adjacent to Fox Street Village. Site in administration.	

	<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	

# 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 and low levels of stock continues to favour landlords and a subsequent, continual increase in rents.

## Positives

- The 4th quarter of 2024 saw a continuation of strong activity from the 3<sup>rd</sup> quarter with levels of activity stronger than in previous years.
- There has been a continuation of the trend from mid/late 2024 where tenants are “staying put” rather than moving due to lack of availability on the rental market although we have seen a slight reversal of this trend in the last few weeks.
- Many landlords are looking to increase rents on the expiry of fixed term tenancies, often in the region of 5% dependent on the original term. In most cases tenants are obliging again due to lack of availability and higher prices for similar properties on the market.
- After a booming 3<sup>rd</sup> quarter there has been a slight slowdown in the pace of rental inflation as supply increases slightly and affordability begins to affect some tenants.
- Rents continue to rise especially at the lower/middle end of the market. The higher end of the market has been slightly less “punchy” caused potentially by a slight slowdown in the return of overseas students. One bed apartments are particularly in demand.
- 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

- The challenges relating to the cost of living and high utility costs don't seem to have hit the market and we have discussed this in previous issues. With the continual upward rise in rents there is a danger that at some point we will start to see a rise in arrears/reluctance to pay the higher rents.
- The challenge of the cladding/EWS1 scandal 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 EWS1's there may well be an increase in apartments for sale and a decrease in apartments to rent. Whilst this may well put upward pressure on rents (that can be seen as a negative or positive!). We do not want/need to see a reduction in Private Rented Sector (PRS) stock.
- 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 starting to see some first-time buyers considering buying instead of renting. This may over time reduce the number of potential tenants in the market.

# RESIDENTIAL SCHEMES to LET



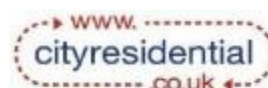
## LEIGH STREET

*No of Apartments:* 65  
*Type:* Studio and one bed  
*Address:* 4 Leigh Street, L1 1NT  
*Prices From/To:*  
Studio: £675  
1 bed: £800  
*Furnished/Unfurnished:* Furnished  
*Car Parking:* No



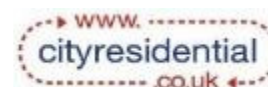
## ALLSIX HOUSE

*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



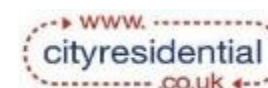
## PRINCES BUILDING

*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: £995  
*Furnished/Unfurnished:* Furnished  
*Car Parking:* Yes some are available





# BUILD TO RENT (BTR)


## UNDER CONSTRUCTION

	<b>Patagonia Place</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>	2025
<b>Comments/Updates</b>	X1/Vermont agree deal to resurrect the scheme with Peel. On site	

## 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	

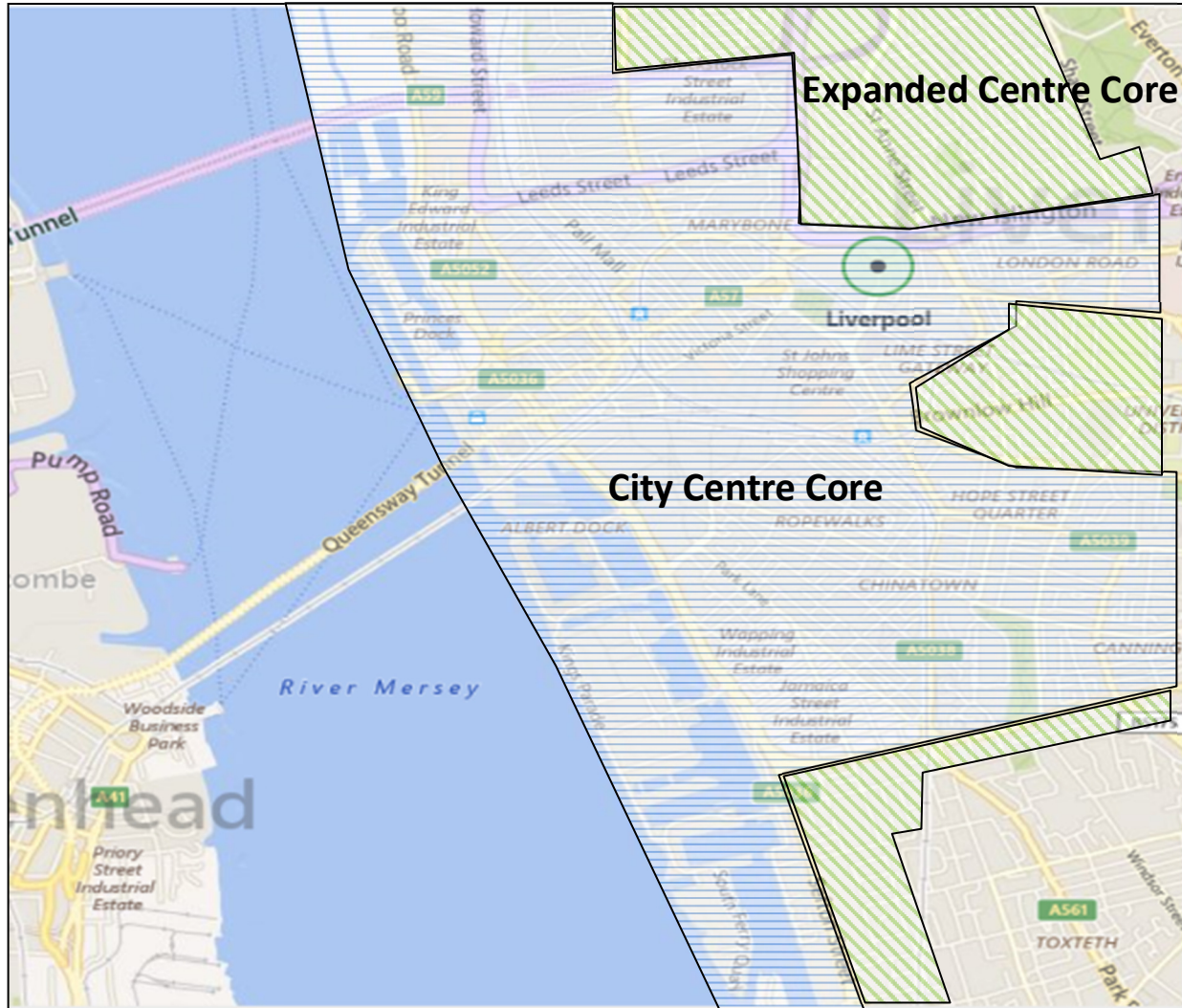
	<b>The Keel (PHASE 2)</b> , Queens Dock, Liverpool, L3 4GE	
	<b>Developer</b>	Glenbrook
	<b>Number of Apartments</b>	257
	<b>Fund</b>	Barings Real Estate
	<b>Apartment Types</b>	1, 2 and 3 bed
	<b>New Build/Conversion</b>	New Build
	<b>Build Complete</b>	TBC
<b>Comments/Updates</b>	2 <sup>nd</sup> phase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

	<b>No 1 Kings Dock St</b> , Baltic, Liverpool, L1 8JS	
	<b>Developer</b>	Carpenter Investments
	<b>No of Apartments</b>	257
	<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 despite initially being refused.	

# POPULATION

## Residential

CITY CENTRE CORE	
Number of built PROPERTIES (city centre core)	18,804
Number of OWNER OCCUPIED properties	4,654
Number of TENANTED properties	12,176
Number of VACANT/AirBNB Properties	1,561
VACANCY/AirBNB Rate	7%
Number STUDENTS (living in non PURPOSE BUILT units)	4,931
Number STUDENTS (living in PURPOSE BUILT units)	26,524
Number of Units let to SERVICED APARTMENT operators	413
<b>Total Number of City Centre Residents</b>	<b>56,773</b>



EXPANDED CITY CORE	
Number of Properties Built (all areas)	22,037
Number of OWNER OCCUPIED Properties	6,040
Number of TENANTED Properties	13,693
Number of VACANT/AirBNB Properties	1,891
VACANCY/AirBNB Rate	5%
Number of STUDENTS (living in non PURPOSE BUILT units)	5,779
Number of STUDENTS (living in PURPOSE BUILT units)	27,664
Number of Units let to SERVICED APARTMENT operators	413
<b>Total Number of City Centre Residents</b>	<b>61,775</b>

# Student

STUDENT POPULATION 2022/2023								
2022/23	Postgrad	Undergrad	Full-time	Part-time	UK	EU	Non EU	Total
The University of Liverpool	7,670	22,285	26,515	3,440	21,605	710	7,645	29,955
Liverpool John Moores University	5,995	22,425	23,185	5,230	25,950	385	2,080	28,420
Liverpool Hope University	1,070	4,450	5,050	470	5,055	180	285	5,520
The Liverpool Institute for Performing Arts	40	935	975	0	735	60	180	975
Liverpool School of Tropical Medicine	260	0	105	155	185	20	55	260
<b>TOTAL STUDENTS</b>	<b>15,035</b>	<b>50,095</b>	<b>55,830</b>	<b>9,295</b>	<b>53,530</b>	<b>1,355</b>	<b>10,245</b>	<b>65,130</b>

STUDENT POPULATION 2012/2023												
UNIVERSITY/YEAR	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Inc/Dec %
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	4.45%
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	1.12%
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	-2.13%
The Liverpool Institute for Performing Arts	730	720	715	720	745	795	820	880	955	990	975	-1.52%
Liverpool School of Tropical Medicine				425	430	435	420	345	270	270	260	-3.70%
<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>2.27%</b>

## STUDENT LETTINGS/DEVELOPMENT NEWS


**Blacklight Capital Partners** has bought the site of YPG's 164-flat **Devon Street** development in Liverpool. The investor has bought YPG's half-built development having already snapped up and completed projects started by Elliot Group (AURA) and Mount Property Group (LIMELIGHT)


**DL Hospitality Trusts**, a Singapore-based asset management firm, has purchased the 404-bed **Benson Yard** student accommodation block. The building off Benson Street completed in February 2023 and provides 47 studios and 357 en-suite bedrooms arranged in clusters of five, seven, and eight.

Other student news is covered by this quarter's headline blog


# 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>	TBC
<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>	99
	<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>	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 focused on former HomeBargains building. Planning approved	



## 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)	2,275	
Stalled	3,729	
Planning Approved	6,576	
Proposed/Awaiting planning	1,402	
Total Pipeline	13,982	
DELIVERY		
Delivery Dates	Guaranteed/Likely (Under Construction)	Anticipated (City Res view)
Delivery for 2025	1,234	1,651
Delivery for 2026	1,306	1,806
Delivery for 2027	0	1,875
Total Delivery	2,540	3,457

### BTR (Build to Rent)

BTR PIPELINE		
LIVERPOOL CITY CENTRE		
Stage	NUMBER	GDV
Built	2577	£572,500,000
Under Construction	3,661	£776,000,000
Planning Approved	691	£167,500,000
Proposed/Awaiting planning	507	£125,000,000
Total Pipeline	7,436	£1,641,000,000
DELIVERY		
Delivery Dates	Guaranteed/Likely (Under Construction)	Anticipated (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	278	278
Delivery for 2026	0	691
Totals	2,855	3,546

### Student

STUDENT PIPELINE		
LIVERPOOL CITY CENTRE		
Stage	PIPELINE	
Under Construction (ex stalled)	682	
Stalled	0	
Planning Approved	619	
Proposed/Awaiting planning	548	
Total Pipeline	1,849	
DELIVERY		
Delivery Dates	Guaranteed/Likely (Under Construction)	Anticipated (City Res view)
Delivery for 2024	0	0
Delivery for 2025	682	718
Delivery for 2026	0	583
Total Delivery	682	1,301

# Finance & Mortgage

(As at 9<sup>th</sup> January 2025)



**0151 548 4448**

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

- Whilst both inflation and mortgage rates have fallen sharply over the last two years the last 3 months have seen a reversal in that trend probably highlighting that current rates are the “new normal” after a decade or more of artificially low rates.
- While fixed mortgage rates had fallen in early 2024, then plateaued a little during late summer, recent increases in bond yields, inflation expectations and concerns over the UK economy have seen rates increase sharply since November 24.
- In the first few days of 2025 the yields on government bonds have risen dramatically as concerns over the effects of the budget (and potentially substantially higher government spending) on the UK economy. This has led to serious upward pressure on mortgage rates in the UK.
- The majority of best mortgage rates appear to have settled in the 4/4.5% range with the two and three year rates having seen the greatest increases over the last quarter

## Normal Mortgages

(Buying and remortgaging)

Type	Rate	Period	Fee	Max LTV	Lender
Variable/Tracker	4.24%	2 Year	£999	75%	Progressive
Fixed	4.16%	2 Year	£1499	65%	Leeds
Fixed	4.09%	3 Year	£999	60%	Halifax
Fixed	4.04%	5 Year	£0	60%	AIB
Fixed	4.44%	10 Year	£999	60%	Santander

## Buy to Let Mortgages

Type	Rate	Period	Fee	Max LTV	Lender
Variable/Tracker	5.02%	2 Year	£1999	60%	HSBC
Fixed	3.39%	2 Year	£3000	65%	Mortgage Works
Fixed	4.44%	3 Year	£3495	60%	Accord
Fixed	3.94%	5 Year	£3000	65%	Mortgage Works

*The list of available mortgage offers detailed below is purely intended as a guide and is sourced from Moneyfacts and GoDirect. It is not intended to be a “best buy” table or offer advice it simply highlights some of the mortgage deals that were available on the date shown above which have been recommended by a team of independent experts as their best buys. Some of the lowest rates may be excluded if they come with substantially higher arrangement fees than the majority of the other leading market rates*

**Source:** Moneyfacts ([www.moneyfacts.co.uk](http://www.moneyfacts.co.uk)) and GoDirect (<http://www.godirect.co.uk>)

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



**AUCTION RESULTS**  
**Sponsored by Venmore Auctions**  
**0151 236 6746**  
**Next Auction:**



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
<b>Apt 21, 31 Cornhill, Liverpool, L1 8DL</b>	Savills	29/10/2024	£65,000	£70,000	4th	1	1	No	£775	<b>13.29%</b>
<b>Studio 5.01, 10-12 Pall Mall, Liverpool, L3 6AL</b>	Pugh	16/10/2024	£15,000	£18,000	5th	Studio	1	No	£625	<b>41.67%</b>
<b>Apt 5, 1 Bold Place, Liverpool, L1 1DN</b>	Harman Healy	14/12/2024	£40,000	£55,000	2nd	1	1	No	£675	<b>14.73%</b>
<b>Apt 49, 2 Jamaica Street, Liverpool, L1</b>	Edward Mellor	04/12/2024	£75,000	£95,000	3rd	2	1	Yes	£950	<b>12.00%</b>
<b>Apt 8, 25 Cumberland St, Liverpool, L1 6BU</b>	Auction House	11/12/2024	£60,000	£60,000	2nd	1	1	No	£695	<b>13.90%</b>

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



**31 Cornhill**



**10/12 Pall Mall,**



**1 Bold Place**



**2 Jamaica St**



**25 Cumberland St**

**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

Normally January brings optimism, renewed vigor and hope that this year will be better than last, but we can't help feel that such new year cheer is somewhat absent in many people's views so far in 2025!! There is much talk of a "Broken Britain" as employers fret over increased costs (many associated with the October budget) while the public grapples with issues such as the costs of living, a challenged NHS and a struggling government. Let's hope that some better weather, longer days and better economic news brings some late winter/early spring cheer!

We would love to say that the property market is immune to such "glass half empty" thoughts but it too is struggling to shake off the wider issues affecting the country. In the sales market, sticky inflation, higher mortgage rates and higher sales prices are providing problematic. The city centre market is also extremely challenged by the issues of cladding/building safety.

The rental market continue to perform extremely well albeit with a slightly slower level of rent increases and demand over the last few weeks of the year. The clouds on the horizon, in the form of the Renters Rights Bill, are overshadowing the good news however, and is only likely to get worse as the bill makes its way through the Houses of Commons/Lords. If the bill wasn't challenging enough the proposed additional clause banning taking more than one month's rent in advance may well impact those in need who may struggle to show their ability to pay the rent in a timely manner (those with poor credit histories, overseas students etc).

Whilst writing we wish you all a positive and successful 2025 and we are sure we will look back on the year in 12 months' time with fond memories!

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

**January 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: April 2025**

## 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.

