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It’s NOT “Grim up North!”

LIVERPOOL RESIDENTIAL UPDATE

QUARTER 1 2025

City Residential

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Headline Blog

It’s NOT “Grim up North!”

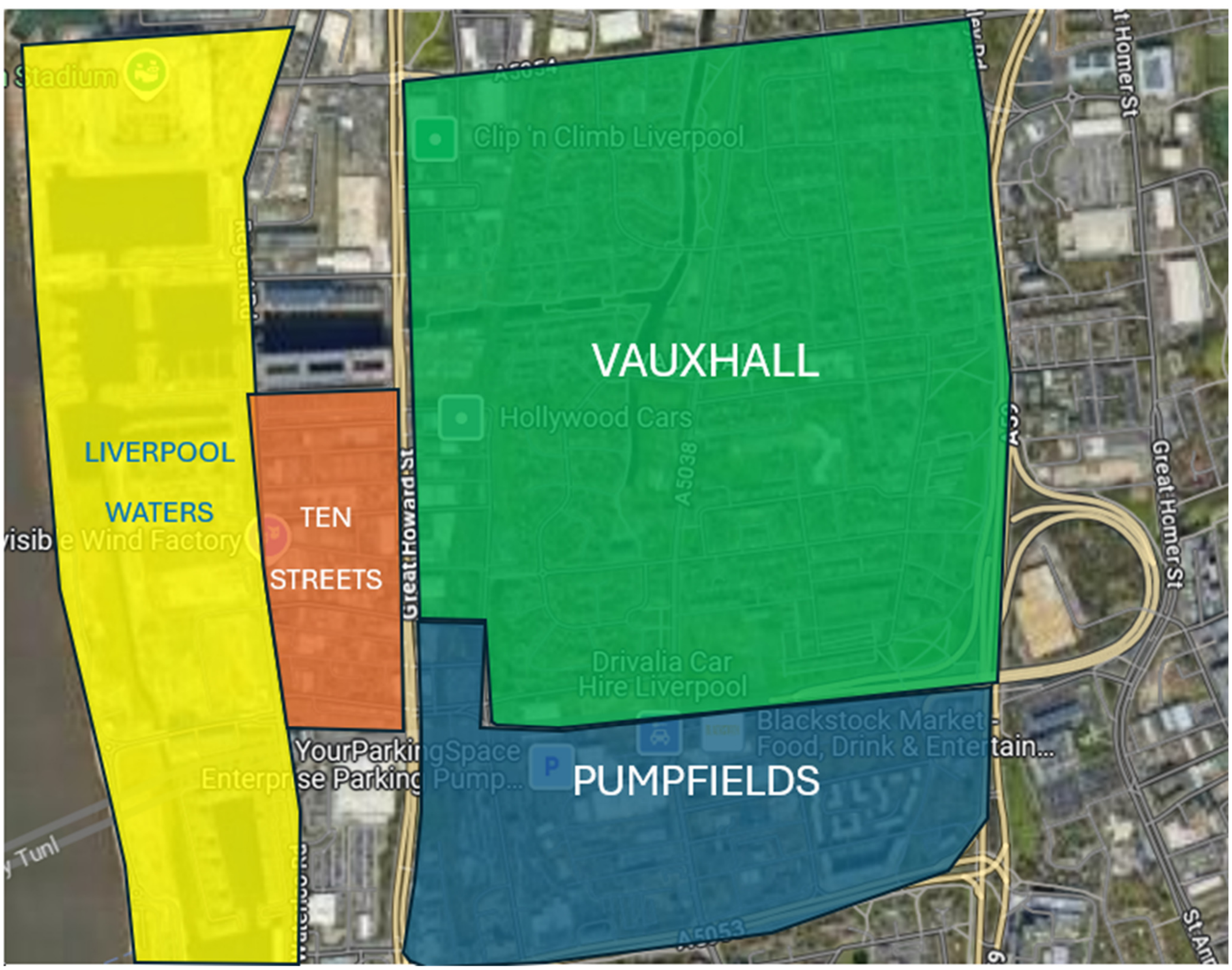
What’s happening “up North?”

The old saying “its grim up North” is often rolled out to highlight the substantial economic and social differentials between the south and north of England. In Liverpool it highlights a similar if slightly smaller version of the national picture mirroring the same differential between the north and the south of the city. Whilst the south of the city as seen a substantial amount of regeneration over the last 15/20 years (Echo arena, convention centre, Baltic etc) the north has stumbled and disappointed.

After all of the issues the city has suffered over the last 5/10 years it is perhaps symbolic that we are now seeing both the improvement in the governance and performance of the council at the same time the north of the city is at long last regenerating as quickly as its southern counterpart! Let’s not underestimate the challenge ahead as the area to the north of the city will take perhaps 20-30 years to properly fully regenerate, but at least the wheels are well in motion.

What areas are we talking about

The main areas we are focusing on are Liverpool Waters, Ten Streets, Pumpfields and Vauxhall as detailed on the map below:



What are the main developments in each area?

Liverpool Waters

The proposals for Liverpool Waters have been around for over 10 years and, whilst there have been positive news on new development, it is only in the last 3-4 years that we are finally beginning to see the proposals come to fruition.

The early 2020's saw the completion of the first two residential blocks, Park and Quay Central at the southern end of Liverpool Waters with the developer Romal now on with their third development West Waterloo Place. Adjoining West Waterloo Place is the recently completed £71m Isle of Man ferry terminal.

Probably the most important and decisive development to the north of Liverpool Waters was the recently completed £500m Everton Stadium. The stadium has in effect "bookended" the masterplan allowing Peel and Liverpool City Council to focus on the remainder of the site. The prospects for this was hugely improved in summer 2024 with the announcement of a £55m funding boost from Homes England allowing Peel to push on with the infrastructure of the site and the creation of the 1.9 hectare Central Park.

Pumpfields

Pumpfields is the area immediately to the north of the city centre and lies in close proximity to the business district. It is disappointing to see such a well located area struggle to progress over the last 20 years, where the redevelopment of Baltic Triangle probably took away some of its own potential. The collapse of Elliot's Infinity Towers scheme (pictured) still leaves a lasting legacy to this day of the failed progress that the area has made.

Over the last few years, however, Pumpfields has probably become the most active and talked about area of the city, from a development perspective. New developments have sprung up including the Sourced Westminster Park scheme (stalled but recently bought by another developer) and Integritas scheme Bastion Point (second phase on with). Perhaps the most important, and certainly most visible, is Legacy's The Gateway Scheme (see cover photo) that is delivering over 650 apartments across four towers. With plenty of live approved planning applications and strong demand from buyers expect to see more developments springing up over the coming years.

It's not just about residential, however, as operators and investors look to take advantage of the strategically well placed location that the area offers. Perhaps the most important and high profile of these was the opening of the £7m Blackstock Market (pictured) in early 2024 which has become one of the most successful entertainment venues in the city. The 60,000sq ft development offers a comedy club, music venue and food market and is the brainchild of Toxteth-raised brothers Paul and Binty Blair, who ran the Hot Water Comedy Club on Hardman Street.

Vauxhall

Vauxhall dominates the area of the city moving northwards and has struggled to receive the levels of investment and regeneration that has been seen elsewhere. The area still has its challenges both economically and socially but is also beginning to regenerate at a decent speed.

Torus, one of the largest providers of affordable homes in the region, bought a vacant industrial site in Vauxhall close to The Titanic Hotel/Tobacco Warehouse and are in the final stages of delivering a £55m scheme of 185 apartments and townhouses (together with some commercial space) all of which will help kickstart regeneration in the area. The development (pictured) is named Hartley Locks and sits adjacent to the historical Stanley Flights lock system. The scheme will offer a range of tenures including rent to buy and social rent.

Many of the developments that have been brought forward over the last 5/10 years have been poor quality and/or stalled. A good example of this was the failed 74 apartment Vauxhall Wharf site located between Vauxhall Road and the Leeds Liverpool canal (pictured). Caro developments have purchased site from previous developer and are still awaiting a decision from Liverpool council regarding legal commencement of the development. It is exactly the type of development that will provide homes to people living and working in the immediate area.

Whilst other areas of Vauxhall are still awaiting redevelopment, many proposals are afoot including Integritas Cavendish Waters canal side scheme together with other schemes along the Vauxhall Road corridor and around Eldonian Village.

Ten Streets

When the proposed redevelopment of the Ten Streets area was first mooted nearly 10 years ago many commentators highlighted the similarities with the Baltic Triangle in the early 2000's – loads of potential, lots of land and a strategically important location. Unfortunately like many other areas to the north of the city, redevelopment has been slow. Despite multiple proposals, frameworks and consultations, the area has still not fully found its place in the whole North Liverpool regeneration.

Plenty of planning applications have been approved for both residential and hotel developments and a few smaller schemes are making progress but we can't help but feel that the area needs substantial investment to fully kickstart the regeneration. Maybe this will come from the potential redevelopment of the adjoining Pall Mall/Love Lane area but viability is still difficult. Whilst the area has not progressed as quickly as others, the adjoining redevelopment of Pumpfields, Vauxhall and Liverpool Waters will continue to highlight the attractiveness of the area as one of Liverpool's exciting regeneration possibilities.

Any negative news/issues to discuss?

As with any large regenerating area there are always some issues that "bubble to the surface" as a consequence of the changes ongoing. The North Liverpool area is no different and although the region is rapidly improving, we are seeing some real challenges arise. Perhaps the main concern is the lack of affordable and owner occupier housing that is being delivered, especially given that the area is built upon this type of housing tenure. The majority of development that is taking place is geared towards off plan sales to investors, many of whom are attracted by the regeneration story. The downside to this is obvious, especially as there is a strong and growing demand to live in these areas. The ongoing saga of the sad demise of the former Grade 2 listed tenement at Eldon Grove (pictured) shows the challenges facing developers' viability challenges.

Some other issues that have become apparent is typified by the furor over the new emergency parking restrictions that were brought in as a consequence of match day parking for the new Everton stadium. Whilst LCC have backed down a little over recent weeks the impact on business and local residents over the affects of regeneration can be substantial and highlights the importance of the public and private sector working closely together moving forward.

Summary

There is no doubt that the whole "North Liverpool" story is finally making the progress that the city has been waiting for. Liverpool City Council's proposed 10,000 home new town encompassing the entire area up to Bootle also hopes to bring together the various locations in one overall masterplan that will help improve the area to the north of the city. Whilst we logically are focusing on the area close to the city the redevelopment of North Liverpool is essential in bringing some hope and prosperity to residents in the area. Although there is still a lot do, the progress that has been made over the last 3/5 years is highly encouraging and will hopefully encourage developers, investors and stakeholders to continue the good work that we have seen.

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 and a huge dose of fairness and pragmatism from mortgage lenders over the coming months/years.

Positives

- With prices have drifted lower over the last few months 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. 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 Safet Act continue to massively impact the market. As we have reported during most of 2024 around 60/70% 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 summer 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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The Gateway

Apartment Price Index
Apr 2025

Completions/Values

Prices/Completions from Zoopla/Rightmove/Land Registry

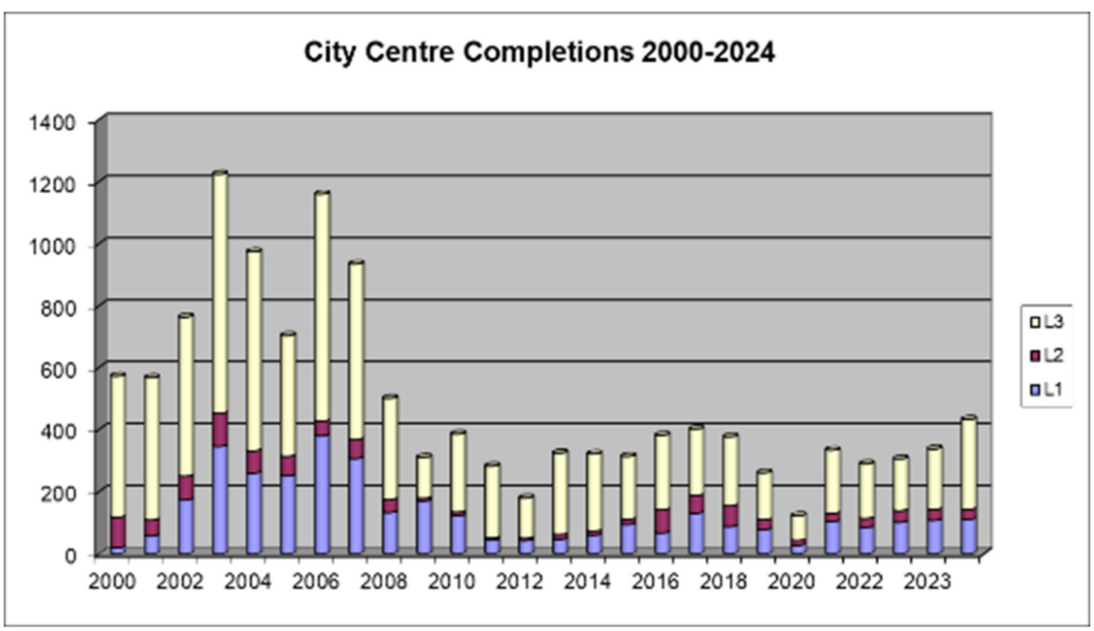
L1	Sales	Price Paid	Current Average Price
3 months	**12**	**£98,999**	**£158,965**
6 months	**44**	**£139,146**	Average Growth last 12 months
12 months	**114**	**£132,995**	**-3.32%**

L2	Sales	Price Paid	Current Average Price
3 months	**3**	**£111,666**	**£148,124**
6 months	**11**	**£102,455**	Average Growth last 12 months
12 months	**29**	**£124,206**	**-3.45%**

L3	Sales	Price Paid	Current Average Price
3 months	**17**	**£164,558**	**£173,568**
6 months	**67**	**£162,128**	Average Growth last 12 months
12 months	**187**	**£176,637**	**-2.11%**

City Centre	Sales	Price Paid	Current Average Price
3 months	**32**	**£125,074**	**£158,562**
6 months	**122**	**£134,576**	Average Growth last 12 months
12 months	**330**	**£144,613**	**-2.96%**

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.

RESIDENTIAL DEVELOPMENTS

FOR SALE/UNDER CONSTRUCTION

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

Grove Estate, Grove St, Liverpool, L7 7EN	
Developer	Regenda
Number of Homes	304
Property Types	Apartments and Housing
Type of Sale	To rent and buy
New Build/Conversion	New Build
Build Complete	2025 onwards
Comments/Updates	Redevelopment of former Grove Estate into mixed tenure scheme

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

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

FOR SALE/UNDER CONSTRUCTION

West Waterloo Place, Liverpool Waters, L3 0AD	
Developer	Romal Capital
Number of Apartments	330
Apartment Types	1 and 2 bed
Type of Sale	Investor/Owner Occupiers
New Build/Conversion	New Build
Build Complete	2025
Comments/Updates	Next phase Liverpool Waters. Now on site and progressing well.

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

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

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

FOR SALE/UNDER CONSTRUCTION

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

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

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

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

RESIDENTIAL DEVELOPMENTS
POTENTIAL/FUTURE SCHEMES

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

Blackstock Street, Pumpfields, Liverpool, L3 6ET	
Developer	W F Doyle
No of Apartments	420
Apartment Types	1 and 2 bed apartments
Type of Sale	TBC
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	Reworking of a previously consented site/scheme in Pumpfields

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

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

POTENTIAL/FUTURE SCHEMES

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

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

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

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

POTENTIAL/FUTURE SCHEMES

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

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

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

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

POTENTIAL/FUTURE SCHEMES

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

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

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

Norton's, Flint Street, Baltic, L1 0DH	
Developer	Chaloner St Developments
Number of Apartments	638
Apartment Types	1, 2 and 3 bed
Type of Sale	TBC
New Build/Conversion	New Build
Build Complete	TBC/SITE FOR SALE
Comments/Updates	Large prominent mixed-use scheme in Baltic Triangle/SITE FOR SALE

POTENTIAL/FUTURE SCHEMES

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

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

The Refinery, Oriel St/Paul St, Liverpool, L3 6DU	
Developer	Integritas Property Group
No of Apartments	240
Apartment Types	Studios, 1 and 2 bed
Type of Sale	Investor
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	Large mixed-use scheme proposed for Vauxhall. Site bought in Jan 22

Pall Mall, 70-90 Pall Mall, Liverpool, L3 6AE	
Developer	Elliot Group
Number of Apartments	800
Apartment Types	1, 2 and 3 bed
Type of Sale	Investor
New Build/Conversion	New Build
Build Complete	STALLED
Comments/Updates	Site purchased by ELLIOT Group after NPG administration

POTENTIAL/FUTURE SCHEMES

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

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

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

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

POTENTIAL/FUTURE SCHEMES

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

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

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

Love Lane/Pall Mall, Liverpool, L3 7DD	
Developer	Sourced/Network Rail
Number of Apartments	507 apartments
Apartment Types	Studio, 1,2 and 3 bedroom
Type of Sale	Investor
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	Redevelopment of former railway arches close to Ten Streets

POTENTIAL/FUTURE SCHEMES

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

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

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

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

POTENTIAL/FUTURE SCHEMES

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

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

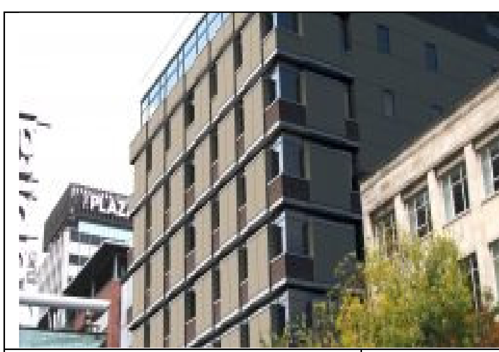
Great Richmond Street, Liverpool, L3 3BF	
Developer	Sinergy Group
Number of Apartments	117
Apartment Types	1, 2 and 3 bed apartments
Type of Sale	Investor
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	New proposals for brownfield site close to Fox Street Village

STALLED/NOT PROGRESSING

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

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

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



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

STALLED/NOT PROGRESSING

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

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

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

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

STALLED/NOT PROGRESSING

Fabric District Residences, Liverpool, L3 8HA	
Developer	Blacklight Capital Partners
No of Apartments	164
Apartment Types	Studio apartments
Type of Sale	Investor
New Build/Conversion	New Build
Build Complete	2023/STALLED?
Comments/Updates	Located on Devon Street. Site bought by BCP out of administration.

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

Scholar's Court, Blackstock St, Vauxhall, L3 6EE	
Developer	Sourced
Number of Apartments	310
Apartment Types	1 and 2 bed
Type of Sale	TBC
New Build/Conversion	New Build
Build Complete	STALLED/IN ADMIN
Comments/Updates	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 1st quarter of 2025 saw a continuation of strong activity from the 4th quarter 2024 with levels of activity stronger than in previous years although there has been a noticeable decrease in activity levels in the last few weeks.

- 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

- After a decent 4th quarter there has been a slight slowdown in the pace of rental inflation as supply increases slightly and affordability begins to affect some tenants.

- 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

- With the continual upward rise in rents there was a danger that at some point we will start to see a rise in vacating tenancies and a reluctance to pay the higher rents and over the last few weeks that appears to be the case.

- 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. Whilst 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.

- 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 (see next page) is beginning to have an affect on the market, landlords and tenants. There has been an increase in Landlords wanting to sell although (as noted above) many are unable to. 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

www.cityresidential.co.uk

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

www.cityresidential.co.uk

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/unfurnsihed
Car Parking: Yes

PRINCES BUILDING

www.cityresidential.co.uk

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

www.cityresidential.co.uk

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

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

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

POTENTIAL/FUTURE SCHEMES

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

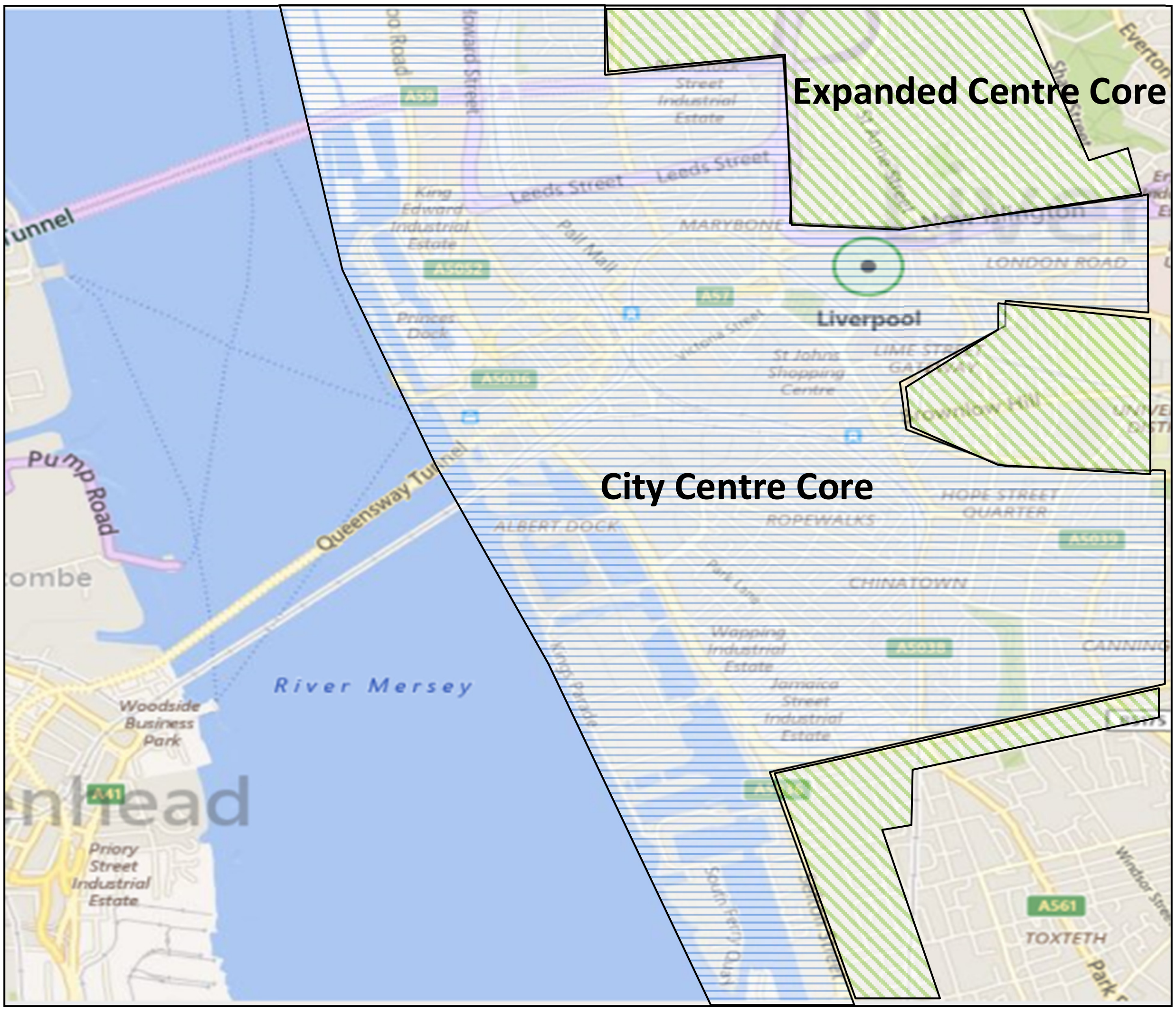
The Keel (PHASE 2), Queens Dock, Liverpool, L3 4GE	
Developer	Glenbrook
Number of Apartments	257
Fund	Barings Real Estate
Apartment Types	1, 2 and 3 bed
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	2nd phase of The Keel await news as to whether it is progressing?

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

POPULATION

Residential

CITY CENTRE CORE	
Number of built PROPERTIES (city centre core)	18,999
Number of OWNER OCCUPIED properties	4,701
Number of TENANTED properties	12,219
Number of VACANT/AirBNB Properties	1,666
VACANCY/AIrBNB Rate	7%
Number STUDENTS (living in non PURPOSE BUILT units)	4,955
Number STUDENTS (living in PURPOSE BUILT units)	26,524
Number of Units let to SERVICED APARTMENT operators	413
Total Number of City Centre Residents	57,352



EXPANDED CITY CORE	
Number of Properties Built (all areas)	22,232
Number of OWNER OCCUPIED Properties	6,087
Number of TENANTED Properties	13,736
Number of VACANT/AirBNB Properties	1,996
VACANCY/AirBNB Rate	5%
Number of STUDENTS (living in non PURPOSE BUILT units)	5,799
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	62,353

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**
TOTAL STUDENTS	**15,035**	**50,095**	**55,830**	**9,295**	**53,530**	**1,355**	**10,245**	**65,130**

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%**
TOTAL STUDENTS	**50,730**	**49,620**	**49,615**	**52,740**	**55,930**	**58,450**	**60,065**	**60,860**	**63,295**	**63,685**	**65,130**	**2.27%**

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.

Caro/Davos have made minor amendments to their proposed student scheme on Audley St/Ilford St which will see the number of units drop from 250 to 242. The rationale behind the change is to avoid potential delays brought about by the Gateway 2 process of the Building Safety Regulator which

STUDENT DEVELOPMENTS

UNDER CONSTRUCTION/PROGRESSING

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

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

PROPOSED/POSSIBLE

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

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

PROPOSED/POSSIBLE

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

4-10 Gildart St, Fabric Dst, Liverpool, L3 8ET	
Developer	Molyneux Developments
No of Rooms	99
Studios or Cluster	Studios and cluster
Type of Sale	TBC
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	New scheme located in up and coming Fabric District area of the city

Audley St/Ilford St, Fabric Dst, Liverpool, L3 8LB	
Developer	Home Bargains/Caro
No of Rooms	242 (reduced from 250)
Studios or Cluster	Studios/Cluster
Type of Sale	TBC
New Build/Conversion	New Build
Build Complete	TBC
Comments/Updates	Scheme on former Home Bargains 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)	2,265	
Stalled	3,664	
Planning Approved	6,851	
Proposed/Awaiting planning	1,402	
Total Pipeline	14,182	
DELIVERY		
Delivery Dates	Guaranteed/Likely (Under Construction)	Anticipated (City Res view)
Delivery for 2025	1,137	1,429
Delivery for 2026	861	1,511
Delivery for 2027	0	1,875
Total Delivery	1,998	2,940

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 (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	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	548	
Total Pipeline	1,805	
DELIVERY		
Delivery Dates	Guaranteed/Likely (Under Construction)	Anticipated (City Res view)
Delivery for 2025	638	638
Delivery for 2026	0	0
Delivery for 2027	0	339
Total Delivery	638	977

Finance & Mortgage

(As at 14th April 2025)
Sponsored by

- Small reductions in interest rates across the board.
- Base rate is predicted to continue to fall over the next 2/3 years providing inflation remains under control.
- Buy to Let rates have come under control however many deals are still coming with large fees especially in the Ltd Co space.

Residential Mortgages

Type	Period	Rate	Fee	Deposit
Fixed	2 Years	3.89%	£999	40%
Fixed	2 Years	4.04%	£999	25%
Fixed	2 Years	4.34%	£995	15%
Fixed	2 Years	4.57%	£999	10%

Buy to Let Mortgages

Type	Period	Rate	Fee	Deposit
Fixed	2 Years	3.29%	£4,600	25%
Fixed	5 Years	3.83%	£4,600	25%
Tracker	2 Years	5.03%	£1,599	25%
Discounted Variable	2 Years	4.79%	£4,131	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 for further information.

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
Apt 72, 26 Pall Mall, Liverpool, L3 6AG	Venmore	05/02/2025	£80,000	£84,000	4th	2	1	No	£950	**13.57%**
Apt 426, 2 Moorfields, Liverpool, L2 2BT	Sutton Kersh	03/04/2025	£35,000	£35,000	4th	Studio	1	No	£700	**24.00%**
Apt 1, Quay House, Hurst St, Liverpool, L1 8DN	Barnard Marcus	03/02/2025	£100,000	£110,000	3rd	2	2	Yes	£1,150	**12.55%**
Apt 36 Unity Building, 3 Rumford Place, Liverpool, L3 9BZ	Auction House	12/02/2025	£60,000	£60,000	4th	1	1	No	£650	**13.00%**
Apt 17, 12 Madison Square, Liverpool, L1 5BF	Auction House	12/02/2025	£85,000	£85,000	2nd	2	1	No	£950	**13.41%**
Apt 2, 94-96 Wood Street, Liverpool, L1 4DQ	Allsop	28/01/2025	£55,000	£55,000	1st	1	1	No	£660	**14.40%**

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

26 Pall Mall

2 Moorfields

Quay House

Unity Building

Madison Sq

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

The challenges facing the general residential sector is at the moment are substantial and are unlikely to get better any tie soon. Whether its issues with viability (higher finance costs), delays with the Building Safety Regulator (see student news), ongoing issues with cladding/Building Safety Act or the arrival of the Renters Rights Bill, the industry is finding it tough. The last thing we needed was the crazy, egotistical and fist pumping boss of America presenting his “trumps tariffs” and crashing the markets worldwide!!

In all seriousness the potential affects of these tariffs (that’s assuming they ever get implemented!) are unknown but what they have created, and will continue to do so, is a huge amount of uncertainty. The markets hate uncertainty more than anything but so does business in general and the danger is that we stop investing and talk ourselves into a recession. With sluggish growth at best the last thing the UK economy needs is months/years of negative growth, even if there may be an upside to all the carnage in the way of lower interest rates.

The general housing market continues to perform reasonably strongly even if the city centre market is struggling with the ongoing issues of building safety/cladding. With April seeing the arrival of higher costs for both consumer (energy, council tax etc) and business (NI contributions, minimum wage etc) we can’t help but feel however that any further progress in the market in 2025 may be a little harder to come by.

Alan Bevan
Managing Director
City Residential

April 2025
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NEXT ISSUE: July 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 Debry. 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 2nd 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.