



Renters Rights Bill

What does it mean for the market?



LIVERPOOL RESIDENTIAL
UPDATE

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Headline Blog

Renters Rights Bill

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What is the Renters Rights Bill?

The Renters Rights Bill is a piece of legislature which is a follow on the previously proposed Renters Reform Bill that was proposed by the Tories but failed to make it into law and was abandoned in the run up to the prorogation of parliament on 24 May 2024.

The aim of the bill is to improve standards and protection to tenants whilst making the Private Rented Sector a fairer and safer place. The Government have stated that Renters' Rights Bill delivers their manifesto commitment to transform the experience of private renting, including ending Section 21 'no fault' evictions. They anticipate the bill will improve the current system for both the 11 million private renters and 2.3 million landlords in England. They also expect that it will give renters much greater security and stability so they can stay in their homes for longer, build lives in their communities, and avoid the risk of homelessness.

What are the main points of the bill?

The summary of the bill as brought forward and summarised by the government is as follows:

- **Section 21 evictions** to be abolished and move to a simpler tenancy structure where all assured tenancies are periodic – providing more security for tenants and empowering them to challenge poor practice and unfair rent increases without fear of eviction. This will apply to both existing and new tenancies.
- **Ensure possession grounds** are fair to both parties, giving tenants more security, while ensuring landlords can recover their property when reasonable. The bill introduces new safeguards for tenants, giving them more time to find a home if landlords evict to move in or sell, and ensuring unscrupulous landlords cannot misuse grounds.
- **“Backdoor evictions”** provide stronger protections against backdoor eviction by ensuring tenants are able to appeal excessive above-market rents which are purely designed to force them out. As now, landlords will still be able to increase rents to market price for their properties and an independent tribunal will make a judgement on this, if needed.
- **Private Rented Sector Landlord Ombudsman** that will provide quick, fair, impartial and binding resolution for tenants' complaints about their landlord. This will bring tenant-landlord complaint resolution on par with established redress practices for tenants in social housing and consumers of property agent services.
- **Private Rented Sector Database** to help landlords understand their legal obligations and demonstrate compliance (giving good landlords confidence in their position), alongside providing better information to tenants to make informed decisions when entering into a tenancy agreement. It will also support local councils – helping them target enforcement activity where it is needed most. Landlords will need to be registered on the database in order to use certain possession grounds.
- **Pet in property** - give tenants strengthened rights to request a pet in the property, which the landlord must consider and cannot unreasonably refuse. To support this, landlords will be able to require pet insurance to cover any damage to their property.
- **Decent Homes Standard** to be applied to the private rented sector to give renters safer, better value homes and remove the blight of poor-quality homes in local communities.
- **'Awaab's Law'** to be applied to the sector, setting clear legal expectations about the timeframes within which landlords in the private rented sector must take action to make homes safe where they contain serious hazards.

- **Discrimination of tenants** - Make it illegal for landlords and agents to discriminate against prospective tenants in receipt of benefits or with children – helping to ensure everyone is treated fairly when looking for a place to live.
- **Rental Bidding** - End the practice of rental bidding by prohibiting landlords and agents from asking for or accepting offers above the advertised rent. Landlords and agents will be required to publish an asking rent for their property and it will be illegal to accept offers made above this rate.
- **Local authority enforcement** - Strengthen local authority enforcement by expanding civil penalties, introducing a package of investigatory powers and bringing in a new requirement for local authorities to report on enforcement activity.
- **Rent payment orders** - Strengthen rent repayment orders by extending them to superior landlords, doubling the maximum penalty and ensuring repeat offenders have to repay the maximum amount.

What are the likely timescales for the bill to become law?

The bill has now been introduced on 11th September 2024 with its initial reading and will follow the course of all new bills coming through parliament with subsequent readings, committees through both houses (Commons and Parliament) before making it through the final stages and onto Royal Assent (when the bill becomes law).

Obviously given Labour's substantial majority and enthusiasm to progress the bill we would expect it become law sometime in the summer 2025. Labour are hoping to get the bill into law in the first half of the year and the current estimates from the majority of stakeholders would suggest that this will be between July-August 2025.

Are there likely to be any further amendments/additions – and what might these be?

Although many believe that the proposed bill will lead to an exodus of landlords from the sector there are numerous stakeholders and groups who believe that the bill does not go far enough in terms of offering protection to tenants. The likes of Shelter, Generation Rent, Renters Reform Coalition and even some unions are demanding the likes of rent controls, two year protection from any eviction and reduced payments up front.

Whilst there will no doubt be continual pressure to further enhance certain elements of the bill in favour of tenants, we do not expect the government to tighten the regulations any more through fear of further reducing supply as landlords exit the sector. Many of the proposed amendments, such as rent controls, have been proven in many countries around the world to not work, and even backfire, as supply plummeted causing rents to spiral higher than they would have done without the newly introduced legislation. Indeed in Scotland in the year to March 2024 rents increased by over 10% whilst rent controls were in place, spiraling higher than the increase in rents seen in England.

Are there any positives for Landlords from the bill?

Whilst the introduction of the bill will have a major impact on how the Private Rented Sector operates, and will no doubt encourage some landlords to sell up, there is a growing feeling that those who stay in the sector may benefit from a more stable rental sector (albeit more highly regulated) and a steady, continual increase in rents (due to reducing supply).

What is important to note is the majority of landlords are decent landlords who are more than happy to ensure that their tenants are living in decent, well maintained and fully compliant properties. They also already conform to the likes of licensing. They realise that by being a good landlord they are more than likely to have a good tenant so much of the newly introduced regulation is likely to discourage those "rogue" landlords from operating thereby improving the standards of the Private Rented Sector as a whole.

RESIDENTIAL SALES

As we have highlighted in previous issues the sales market has been hugely impacted by the rise in interest rates and the challenges of the cladding/Building Safety Act. During the last 6 months we have seen a continuation of the noticeable improvement in sentiment with sales performance up around 20% in comparison to last year.

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.
- It appears that both inflation and interest (mortgage) rates have now peaked for the foreseeable future with both rates falling substantially during the last 9 months and inflation now below 2% for the first time in 3 years. Already this appears to be having a positive effect on interest rate levels.
- We are beginning 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 homes. 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 end of 2024 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.

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Apartment Price Index

Oct 2024

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APARTMENT PRICE INDEX

OCTOBER 2024

LIVERPOOL CITY CENTRE (L1, L2, L3)

SALES

Average value £163,193
Monthly Change UP -0.98%
Quarterly Change UP -1.32%
Annual Change DOWN -1.33%

Comments:

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

LETTINGS

Average value £959
Monthly Change UP +0.35%
Quarterly Change UP +2.88%
Annual Change UP +7.65%

Comments:

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



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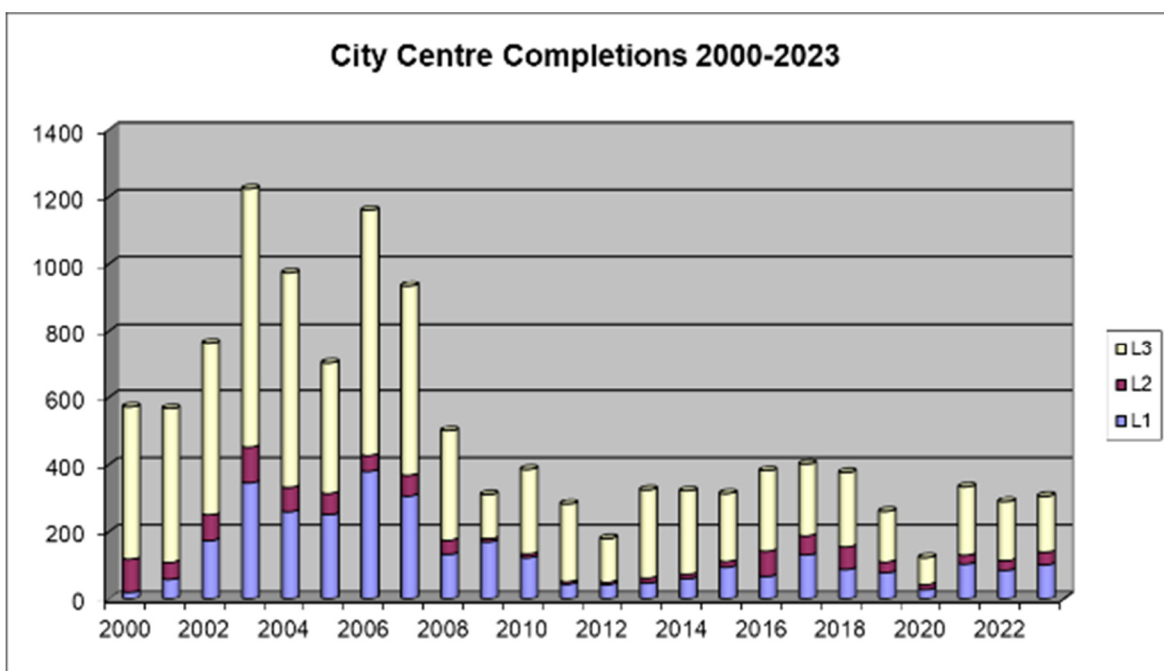
Based upon information taken from the main UK portals,
Land Registry and City Residential's portfolio.

Completions/Values

Prices/Completions from Zoopla/Rightmove/Land Registry

L1	Sales	Price Paid	Current Average Price
3 months	9	£105,705	£161,452
6 months	32	£125,213	Average Growth last 12 months
12 months	87	£153,191	-1.24%
L2	Sales	Price Paid	Current Average Price
3 months	2	£137,750	£150,874
6 months	9	£137,833	Average Growth last 12 months
12 months	23	£137,934	-1.43%
L3	Sales	Price Paid	Current Average Price
3 months	17	£184,524	£177,250
6 months	58	£169,956	Average Growth last 12 months
12 months	165	£169,856	-1.32%
City Centre	Sales	Price Paid	Current Average Price
3 months	28	£142,660	£163,192
6 months	99	£144,334	Average Growth last 12 months
12 months	275	£153,660	-1.33%

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

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RESIDENTIAL DEVELOPMENTS FOR SALE/UNDER CONSTRUCTION

	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	2024
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	Ongoing
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	2024/2025	
Comments/Updates	Small scheme in Pumpfields regeneration area/part of larger site.	


	Westminster Park , Scotland Road, L3 6JH	
	Developer	Sourced Developments Ltd
	No of Apartments	612
	Apartment Types	1 and 2 bed
	Type of Sale	Investor
	New Build/Conversion	New Build
Build Complete	2026 onwards	
Comments/Updates	First phase now complete. No signs of progress on future phases.	

	Hartley Locks , Lightbody Street, Liverpool, L5 9UZ	
	Developer	Torus Homes
	Number of Apartments	200 apartments 10 townhouses
	Apartment Types	1,2 and 3 bedroom
	Type of Sale	Rent to HomeBuy
	New Build/Conversion	New Build
Build Complete	2024/2025	
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	Legacie taken on this former Elliot scheme at Park Lane/Heaps Mill	


	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	
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	

RESIDENTIAL DEVELOPMENTS

POTENTIAL/FUTURE SCHEMES


	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	TBC
Comments/Updates	Large resi scheme changed frequently to comply with new local plan	


	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	St James Liverpool
	No of Apartments	157
	Apartment Types	1, 2 and 3 bed apartments
	Type of Sale	TBC
	New Build/Conversion	New Build
Build Complete	TBC/SITE FOR SALE	
Comments/Updates	0.5 acre site close to New Chinatown site. SITE FOR SALE	

POTENTIAL/FUTURE SCHEMES


	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	


	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	

POTENTIAL/FUTURE SCHEMES


	Voyager , 120 Waterloo Road, Liverpool, L3 7BA	
	Developer	TBC/SITE FOR SALE
	Number of Apartments	135
	Apartment Types	1, 2 and 3 bed
	Type of Sale	Investor
	New Build/Conversion	New Build
	Build Complete	SITE FOR SALE
Comments/Updates	14 Storey scheme adjacent to Ten Streets district. In administration.	


	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	

POTENTIAL/FUTURE SCHEMES


	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	


	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	

POTENTIAL/FUTURE SCHEMES


	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	


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


	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
	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.	

POTENTIAL/FUTURE SCHEMES


	The Refinery, Oriel St/Paul St, Liverpool, L3 6DU	
	Developer	Integritas Group
	No of Apartments	240
	Apartment Types	Studios, 1 and 2 bed
	Type of Sale	TBC
	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	


	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	

POTENTIAL/FUTURE SCHEMES


	Blundell Street , Baltic Triangle, Liverpool, L1	
	Developer	Taylor Highdale
	Number of Apartments	86 apartments
	Apartment Types	1,2 and 3 bedroom
	Type of Sale	TBC
	New Build/Conversion	New Build
	Build Complete	TBC
Comments/Updates	Potential new scheme in the heart of the Baltic Triangle	


	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	


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


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

POTENTIAL/FUTURE SCHEMES


	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	


	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	312
	Apartment Types	Studio, 1 and 2 bed
	Type of Sale	Investor Sale
	New Build/Conversion	New Build
	Build Complete	TBC
Comments/Updates	Site sold out of admin to Jarron – new application submitted Jan 2024	

POTENTIAL/FUTURE SCHEMES


	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.	

	Norfolk St/Brick St, Baltic, Liverpool, L3 8LB	
	Developer	Tours
	No of Rooms	93
	Apartment Types	1 and 2 bed
	Type of Sale	Rent to Buy
	New Build/Conversion	New Build
Build Complete	TBC	
Comments/Updates	Adjoining their ongoing Baltic scheme off Norfolk Street.	


	Watson Pickard Bldg, 1 Union Court Liverpool, L2 4SJ	
	Developer	Legacie
	No of Rooms	55
	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	

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	STALLED/New owners
Comments/Updates	Student scheme turned residential. Bought out of administration Nov 23	


	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 appear to be leading race to buy the site.	


	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	


	The Tannery , Gardeners Row, Liverpool, L3 6JH	
	Developer	Niveda Realty/Vinco
	Number of Apartments	381
	Apartment Types	Studio, 1 and 2 bed
	Type of Sale	Investor
	New Build/Conversion	New Build
	Build Complete	STALLED
Comments/Updates	Trio of buildings comprising three towers. SITE FOR SALE/STALLED	

	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	

STALLED/NOT PROGRESSING

	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	

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

	St Anne's Garden's, St Anne Street, Liverpool, L3 3DY	
	Developer	Elatus Development Group
	Number of Apartments	319
	Apartment Types	1, 2 and 3 bed
	Type of Sale	Investor
	New Build/Conversion	New Build
	Build Complete	TBC/SITE FOR SALE
Comments/Updates	Large scheme adjacent to Fox Street Village. Site in administration.	

ALLSIX HOUSE

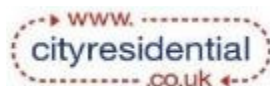
Derby Square
Liverpool



Last few
remaining

Stunning new development of 142 apartments.
In the heart of the city next to Castle Street/Liverpool One.

TO LET
FROM only £950 per month



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RESIDENTIAL LETTINGS

The residential lettings market in the city (as in all areas) has continued to perform extremely well over the last 3 months, as strong activity levels and low levels of stock continues to favour landlords and a subsequent, continual increase in rents.

Positives

- The 3rd quarter of 2024 saw a continuation of strong activity from the 2nd quarter with levels of activity stronger than in previous years.
- There has been a continuation of the trend from late early/mid 2024 where tenants are “staying put” rather than moving due to lack of availability on the rental market.
- Many landlords are looking to increase rents on the expiry of fixed term tenancies, often in the region of 5-10% 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 slight slowdown in rental price inflation in the 2nd Quarter of 2024 inflation accelerated again in the 3rd quarter during which is traditionally the busiest time of the year.
- 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.
- We are also seeing an increase in demand for 3-bedroom apartments as tenants are looking to secure properties where they can share the costs of renting rather than rent individually.
- 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

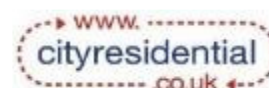
- The challenges relating to the cost of living and high utility costs don't seem to have hit the market and we have discussed this in previous issues. With the continual upward rise in rents there is a danger that at some point we will start to see a rise in arrears/reluctance to pay the higher rents.
- 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

	Milliners Yard , 105 London Road, Liverpool, L3 8JE	
	Developer	Town Square Devs/BMO UK
	Number of Apartments	258
	Apartment Types	Studio, 1 and 2 bed
	Type of Sale	BMO UK Housing fund deal
	New Build/Conversion	New Build
	Build Complete	2024
Comments/Updates	New build replacement for TJ Hughes site. Investment deal announced.	


	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 agree deal to resurrect the scheme with Peel. On site	

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	2026/2027
Comments/Updates	2 nd phase of The Keel await news as to whether it is progressing?	

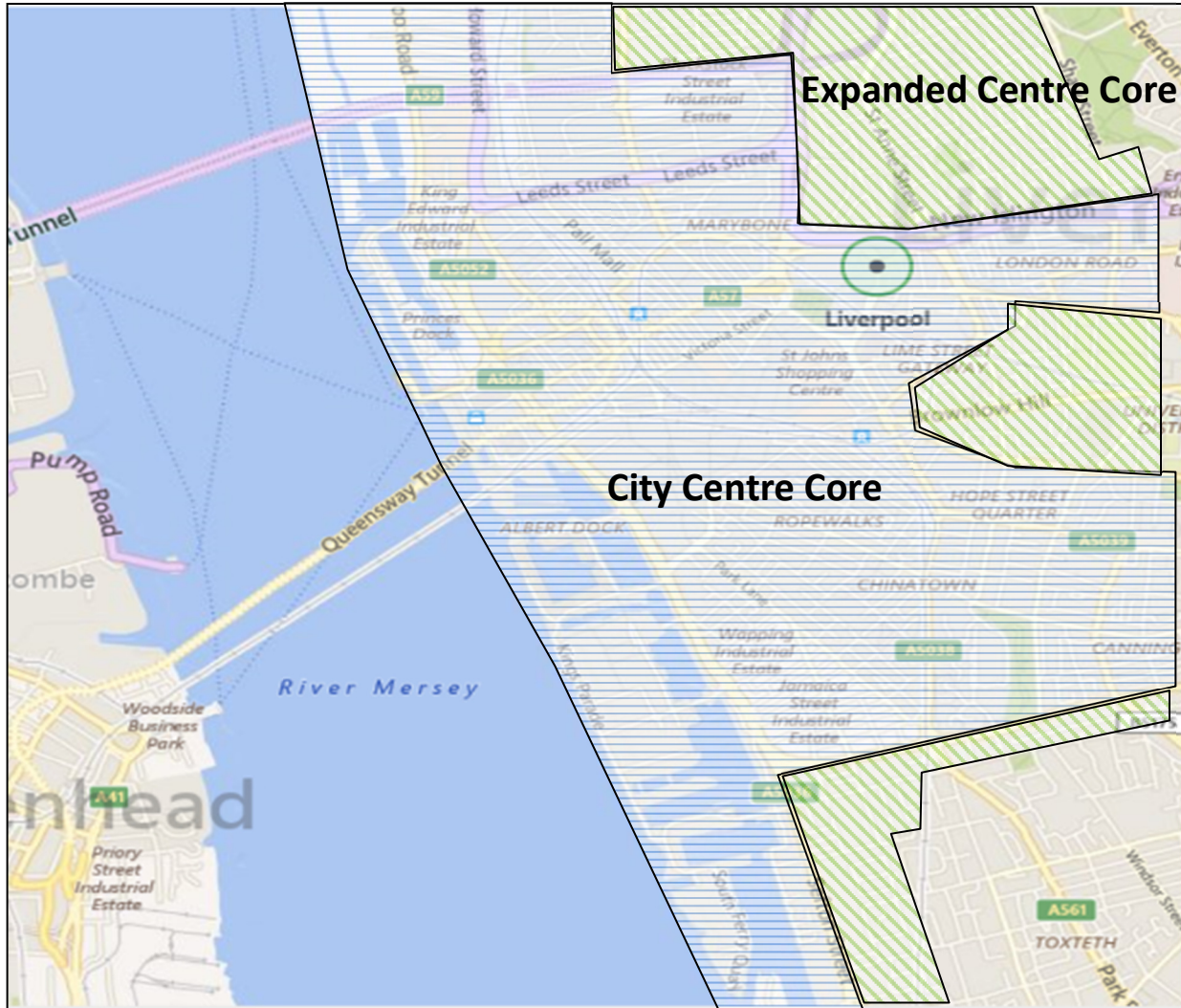
POTENTIAL/FUTURE SCHEMES

	No 1 Kings Dock St, Baltic, Liverpool, L1 8JS	
	Developer	Carpenter Investments
	No of Apartments	257
	Apartment Types	1, 2 and 3 bed apartments
	Type of Sale	BTR
	New Build/Conversion	New Build
	Build Complete	2026/2027
Comments/Updates	Planning approved despite initially being refused.	

POPULATION

Residential

CITY CENTRE CORE	
Number of built PROPERTIES (city centre core)	18,592
Number of OWNER OCCUPIED properties	4,627
Number of TENANTED properties	11,938
Number of VACANT/AirBNB Properties	1,614
VACANCY/AirBNB Rate	7%
Number STUDENTS (living in non PURPOSE BUILT units)	4,841
Number STUDENTS (living in PURPOSE BUILT units)	26,524
Number of Units let to SERVICED APARTMENT operators	413
Total Number of City Centre Residents	56,355



EXPANDED CITY CORE	
Number of Properties Built (all areas)	21,825
Number of OWNER OCCUPIED Properties	6,013
Number of TENANTED Properties	13,455
Number of VACANT/AirBNB Properties	1,944
VACANCY/AirBNB Rate	5%
Number of STUDENTS (living in non PURPOSE BUILT units)	5,683
Number of STUDENTS (living in PURPOSE BUILT units)	26,703
Number of Units let to SERVICED APARTMENT operators	413
Total Number of City Centre Residents	60,397

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

The student market in Liverpool, and every other city in the UK, has recovered strongly post Covid and is now seeing demand outstripping supply in many areas. Rents continue to rise strongly, whilst the lower level of proposed new PBSA has been restricting supply. Changes to UK immigration policy and positive attitudes towards apprenticeships and negative towards “low value” degrees are starting to have an impact, albeit minimal at present.

Positives


- Take up of PBSA and private rental apartments by students for the 2024/2025 academic year was reasonably strong with most landlords reporting good occupancy levels and rental growth, although there was a period during April/June when numbers looked substantially down on last year.
- Although there are challenges ahead for the city/economy it remains an attractive, vibrant place to study and offers some of the lowest rent levels for purpose-built student accommodation across the UK.
- The development pipeline for student developments in the city was slowed dramatically, hopefully allowing the supply/demand picture to improve over the next few years.


Negatives

- There is mounting pressure from a potential immigration clampdown (which will affect students) and concerns over the quality of some degree courses that may impact student numbers going forward.
- There has been some media coverage over the last few months discussing the possibility of a rise in the fees to around £10,500 over the coming few years. Whilst this may alleviate some of the financial pressure on universities it may exaggerate the concerns over “low value degrees” that might ultimately hit student numbers.


STUDENT DEVELOPMENTS


UNDER CONSTRUCTION/PROGRESSING

	Former Hondo , 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	TBC
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	103
	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	250
	Studios or Cluster	Studios/Cluster
	Type of Sale	TBC
	New Build/Conversion	New Build
	Build Complete	TBC
Comments/Updates	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)	2,587	
Stalled	3,847	
Planning Approved	6,710	
Proposed/Awaiting planning	1,314	
Total Pipeline	14,458	
DELIVERY		
Delivery Dates	Guaranteed/Likely (Under Construction)	Anticipated (City Res view)
Delivery for 2024	245	245
Delivery for 2025	1,276	1,748
Delivery for 2026	1,006	1,506
Delivery for 2027	0	1,875
Total Delivery	2,527	3,499

BTR (Build to Rent)

BTR PIPELINE		
LIVERPOOL CITY CENTRE		
Stage	NUMBER	GDV
Built	2319	£527,500,000
Under Construction	536	£90,000,000
Planning Approved	691	£167,500,000
Proposed/Awaiting planning	507	£125,000,000
Total Pipeline	4,053	£910,000,000
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 18th October 2024)



0151 548 4448

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- After over 2 years of escalating inflation and higher mortgage rates we are at last starting to see both falling quite dramatically. Inflation (CPI) fell to 1.7% at the end of the quarter, the first time it has been below 2% for 3 years.
- While fixed mortgage rates had fallen in early 2024, they had plateaued a little during late summer, however the positive inflation figures released on 16th October 2024 should pave the way for lower rates as the BOE reduce the base rate in coming months.
- Interestingly the lowest 5-year fixed rate mortgage is now lower than the lowest 2- year and 3-year fixed rate. Known in the industry as an inverted yield, this tends to happen when the market is expecting rates to be lower in the future and is often associated with a forecast of an impending recession!

Normal Mortgages

(Buying and remortgaging)

Type	Rate	Period	Fee	Max LTV	Lender
Variable/Tracker	4.49%	2 Year	£999	75%	Progressive
Fixed	3.87%	2 Year	£999	60%	Barclays
Fixed	3.80%	3 Year	£999	65%	Barclays
Fixed	3.69%	5 Year	£935	60%	AIB
Fixed	4.59%	10 Year	£999	60%	Nationwide

Buy to Let Mortgages

Type	Rate	Period	Fee	Max LTV	Lender
Variable/Tracker	4.9%	2 Year	2%	75%	Monmouthshire
Fixed	3.24%	2 Year	3%	65%	Mortgage Works
Fixed	4.04%	3 Year	£3495	60%	Accord
Fixed	3.58%	5 Year	£3855	65%	BM Solutions
Fixed	5.99%	10 year	£1995	65%	Virgin Money

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) 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
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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 211, Moorfields, Liverpool, L2 2BS	Venmore	04/09/2024	£40,000	£40,000	2nd	Studio	1	No	£650	19.50%
Apt 53, 2 Nation Way, Liverpool, L1 4LB	Venmore	04/09/2024	£50,000	£57,000	3rd	Studio	1	No	£675	14.21%
Apt 312, 15 Hatton Garden, Liverpool L3 2HB	Sutton Kersh	10/09/2024	£75,000	£78,000	3rd	1	1	Yes	£1,000	15.38%
Apt 2203, Beetham Tower, Old Hall Street, L3 9BD	Harmen Healy	12/09/2024	£80,000	£85,000	22nd	1	1	No	£875	12.35%

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



Beetham Tower



Hatton Garden



2 Nation Way



Moorfield's

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 proposed Renters Rights Bill is probably one of the most important and potentially pivotal pieces of legislation to be introduced in the UK since the introduction of The Housing Act in 1988 (which abolished rent controls). Whilst the full affect of the proposed bill is still being debated by all stakeholders it will revolutionise renting in the UK and will certainly bring a more tenant focused approach to renting property. As we have highlighted in this update many landlords will be more than happy to carry on as normal safe in the knowledge that they already comply with many of the proposals/aims contained in the bill.

What might be more of a concern to these landlords is the upcoming budget planned for 30th October which may further inflict pain on landlords in respect of Capital Gains Tax. Currently CGT on gains made from property is set at 24%, but there has been speculation this could rise to as much as 39% in the budget statement.

Another potential tax increase that could affect many landlords is a higher rate of inheritance tax. At the moment, inheritance tax is due at 40 per cent on properties worth more than £325,000. If the "rumour mill" is to be believed changes in the Budget could see the tax rate increased above 40 per cent or the £325,000 threshold reduced. With only around 4-5% of estates being liable for inheritance tax landlords may well become a target to help increase this percentage.

Whatever the budget (and Renters Rights Bill) brings we do not anticipate that we will see a huge change in the overall market. We are not seeing landlords flee the market, nor an upsurge in Section 21 notices like the media are reporting. The majority of landlords in the city appear to be confident in the city, the market and their investment/properties and we anticipate that this will continue for the foreseeable future.

Alan Bevan
Managing Director
City Residential

October 2024

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NEXT ISSUE: January 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 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.

