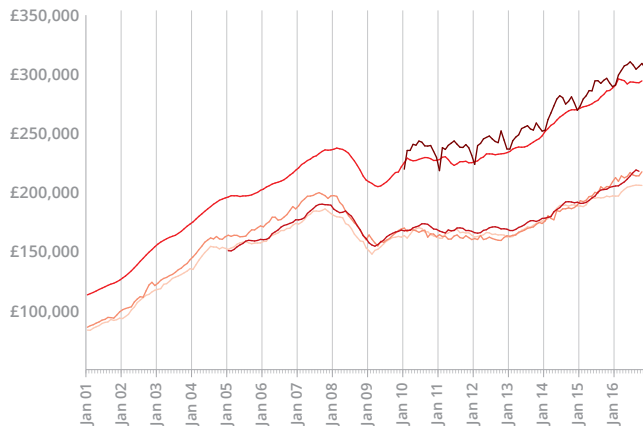


## NATIONAL HOUSE PRICES



— Land Registry  
United Kingdom, Sold House Prices

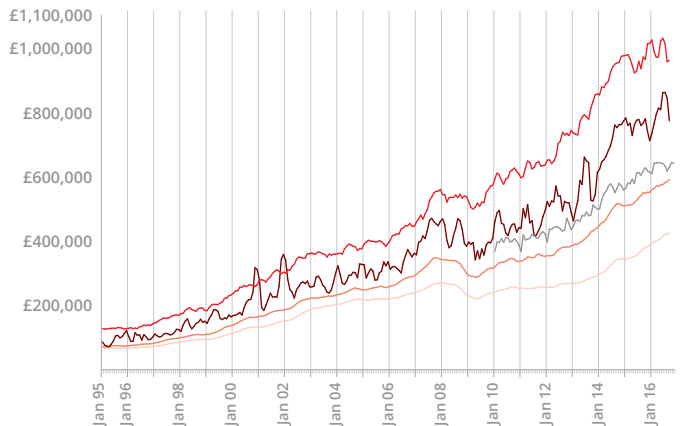
— LSL / Acadata  
England and Wales, Sold House Prices

— Nationwide  
National, Loan Approvals

— Rightmove Asking Price Data  
National, Online Asking Prices

— Halifax  
National, Loan Approvals

## LONDON HOUSE PRICES



— Land Registry City of Westminster  
Sold Prices

— Land Registry Inner London\*  
Sold Prices, \*Camden, City of London, Hackney, Hammersmith & Fulham, Haringey, Islington, Kensington and Chelsea, Lambeth, Lewisham, Newham, Southwark, Tower Hamlets, Wandsworth and Westminster.

— Rightmove Asking Price Data  
Greater London, Online Asking Prices

— Land Registry Outer London\*\*  
Sold Prices, \*\*Barking & Dagenham, Barnet, Bexley, Brent, Bromley, Croydon, Ealing, Enfield, Greenwich, Harrow, Havering, Hillingdon, Hounslow, Kingston upon Thames, Merton, Redbridge, Richmond on Thames, Sutton

— Land Registry City of London  
Sold Prices

## KEY FIGURES



**60,912**

July 2016

**Bank of England  
Mortgage  
Approval Rate**

Down from 64,152 in  
June 2016



**0.25%**

September 2016

**Bank of England  
Base Rate**

Further decrease in bank  
base rate in August 2016



**0.3748**

September 2016

**Monthly Average  
3 Month Mean  
Interbank  
Lending Rate**

Up from 0.3627  
in September 2016



**1.66%**

August 2016

**Bank of England  
Average Rate on  
2 Year Fix  
(75% LTV)**

Lower compared  
to 1.71% in July 2016



**10%**

**RICS Price  
Expectations Survey**

10% of surveyors  
expecting prices to rise  
over the next 3 months



**38%**

**RICS Sales-to-Stock  
Ratio**

Average sales per  
surveyor unchanged  
between July and August



**0.6%**

**Your Move / Reeds  
Rains Buy-to-Let  
Index**

Data last recorded  
in June 2016



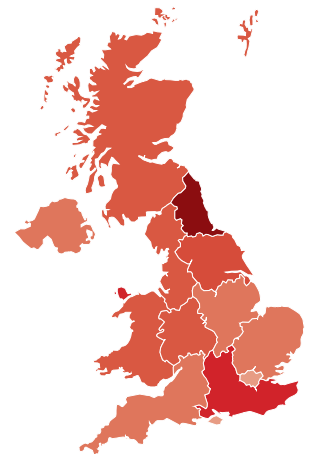
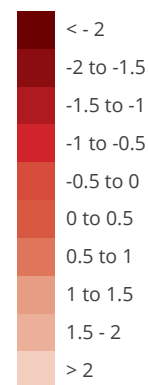
**97,660**

**HMRC Property  
Transactions**

Negligible change since  
previous month. 6.1%  
lower than August 2015.

## MONTHLY PRICE CHANGES

Growth (%)



Headline data from the official House  
Price Index (August 2016):

Average UK property price: **£217,888**

Annual UK price change: **7.7%**

Monthly UK price change: **0.2%**

## LIMITED COMPANY (SPV) MORTGAGE RATES AT 75% LTV



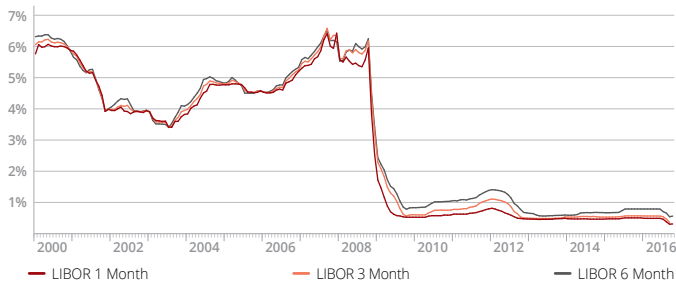
www.bespokefinance.info  
0800 920 2001

	Rate	Rate Type	Initial Period	Initial Payment*	Loan Fees	Total to Pay**
TFC Homeloans	<b>3.34%</b>	<b>Fixed</b>	<b>2 Years</b>	£212.93	£1,500.00	£5,515
Precise Mortgages	<b>3.39%</b>	<b>Fixed</b>	<b>2 Years</b>	£215.05	£1,125.00	£5,566
3mc (Vida Homeloans BTL)	<b>3.59%</b>	<b>Fixed</b>	<b>2 Years</b>	£228.85	£1,495.00	£5,862
3mc (Precise Mtg BTL Tier 1)	<b>3.65%</b>	<b>Fixed</b>	<b>2 Years</b>	£231.55	£1,125.00	£5,962
Fleet Mortgages (BTL Ltd Co)	<b>3.60%</b>	<b>Fixed</b>	<b>31/01/2019</b>	£228.93	£1,275.00	£5,819
Precise Mortgages BTL Tier 1	<b>3.75%</b>	<b>Fixed</b>	<b>3 Years</b>	£237.89	£1,125.00	£6,114
Buy to Let Club (Precise BTL)	<b>3.54%</b>	<b>Fixed</b>	<b>3 Years</b>	£224.57	£1,125.00	£5,795
TFC Homeloans (Precise BTL 1)	<b>3.69%</b>	<b>Fixed</b>	<b>5 Years</b>	£235.24	£1,500.00	£6,051

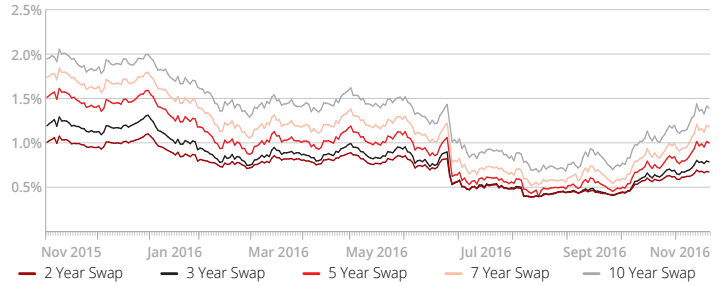
\* Figures based on Purchase Price of £100,000 / £75,000 Loan / 25 Year Term \*\* Includes the arrangement fee being added and any other costs over loan period

## LIBOR / SWAP RATES

Historical UK LIBOR Rates  
from 01.01.2000 to 01.09.2016

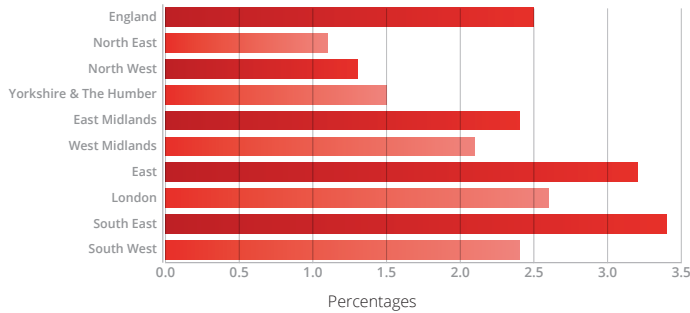


UK Swap Rates  
from 02.11.2015 to 21.11.2016

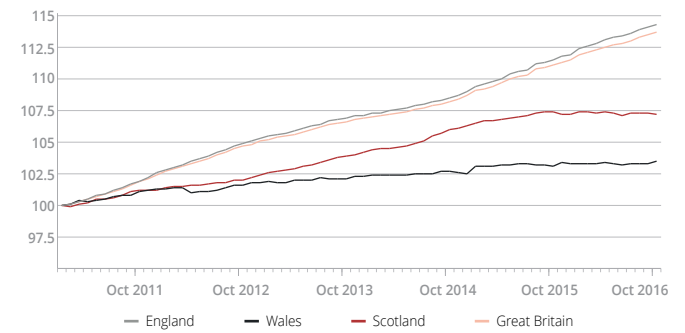


## RENTING

IPHRP\* percentage change over the 12 months to October 2016  
by English region



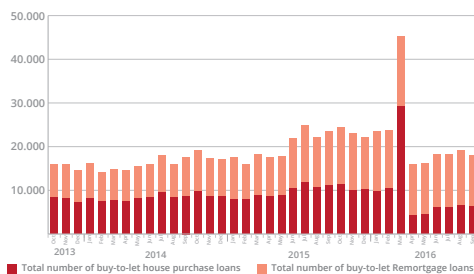
IPHRP\* indices for Great Britain and its constituent countries  
January 2011 to October 2016



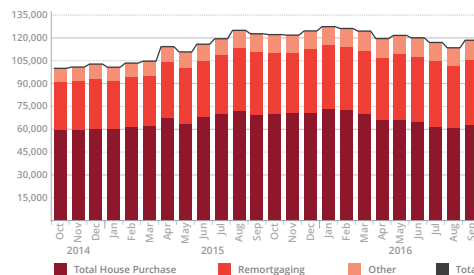
Index of Private Housing Rental Prices (IPHRP)

- The median rent in England across all property types for the 12 months to March 2016 was £650, data from the Valuation Office Agency shows. In London this was £1,452;
- For a single room, the average monthly rent was £360 – in London this was £585 (63% higher);
- The average monthly rent for a two-bedroom house in England was £600 – in London this was £1,500 (150% higher);
- According to the Office for National Statistics, private rental prices in Great Britain rose by 2.4% in the 12 months to June 2016;
- Rental prices increased in all the English regions over the year to June 2016, with the South East seeing the biggest increase (3.5%) and the North East seeing the lowest rise (1%);
- Figures from DCLG show that in 2014/15, private renters spent an average of £775.67 a month on rental payments, while owner-occupiers paid £663 in mortgage payments;
- Inclusive of all benefits, private renters spent an average of 43% of their income on rental payments. Owner-occupiers spent on average 19%;
- Weekly rents in the social housing sector were £98 for housing association renters and £89 for local authority renters;
- 33% of households owned their home outright, while 30% were mortgagors. 19% rent privately, and 17% pay a social rent;
- 2012/13 was the first year ever there outright owners where the largest tenure group;
- The rate of private renting is the highest it has been since the 1960s.

Total number of monthly loans for buy-to-let property purchases and remortgages in the UK  
(data extracted from the Council of Mortgage Lenders)



Approvals for lending secured on dwellings  
Number of approvals, split by lender and purpose



## MORTGAGE DEBT

- Outstanding mortgage lending stood at £1.315 trillion at the end of September – up from £1.275 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £118,693 in September;
- The average mortgage Interest rate was 2.74% at the end of September;
- Households with mortgages would pay an average of £3,252 in mortgage interest over the year;
- For new loans, the average mortgage Interest rate was 2.27%. Using the latest figures from the Council of Mortgage Lenders, this means new mortgages would attract an average of £3,641 in interest over the year;
- According to the Council of Mortgage Lenders, gross mortgage lending in September totalled an estimated £20.5 billion. This is 2% up on September 2015, and up 7% up on August;
- The Financial Conduct Authority reports that 60.82% of mortgage lending in Q2 2016 was for 75% or less of a property's value;
- 4.7% of lending was for mortgages for over 90% of a property's value;
- There were 40,533 loans approved for house purchase in September, according to the British Bankers Association (BBA), almost unchanged from a year earlier;
- The average loan approved for house purchase rose to £176,200.

## MORTGAGE ARREARS AND REPOSSESSIONS

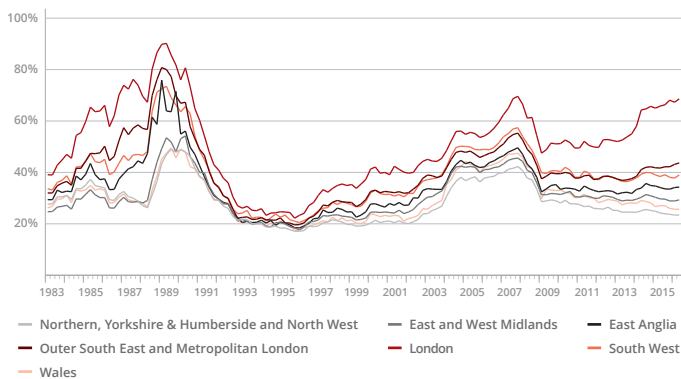
- According to the Financial Conduct Authority, at the end of Q2 2016 there were 218,279 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is 5% up on the previous quarter;
- 60.49% of payments due for loans in arrears were received in Q2 2016;
- The Council of Mortgage Lenders reports that 92,500 (0.84%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q2 2016 – the lowest since 2006. Since the end of Q2 2015, this figure has dropped by 39 a day;
- The Council of Mortgage Lenders estimates that 6,100 owner-occupied properties were taken into possession in the year to June 2016. This equates to 17 properties being repossessed every day, or one property being repossessed every one hour, 26 minutes;
- Every day in Q2 2016, 48 mortgage possession claims were issued and 34 mortgage possession orders were made;
- 370 landlord possession claims were issued and 306 landlord possession orders were made every day.

## FIRST-TIME BUYERS

- The Office of National Statistics say that the average house price for first-time buyers was £184,423 in August 2016, which is an annual increase of 8.2%;
- According to the Council of Mortgage Lenders (CML), the typical first-time buyer deposit in July was 15% (around £28,302) – 108% of an average salary;
- The average first-time buyer borrowed 3.45 times their income and the average first-time buyer loan was an estimated £133,600;
- During the thirty nine months of Help to Buy: Equity Loan scheme (to 30 June 2016), 91,759 properties were bought with a Help to Buy loan. The majority of sales were to first-time buyers (74,025 representing 81% of total sales). The average (mean) purchase price was £226,887. The top 6 local authorities in terms of completed sales are Wiltshire (1,550), Leeds (1,396), Central Bedfordshire (1,352), County Durham (1,237), Wakefield (1,185) and Bedford (1,144).

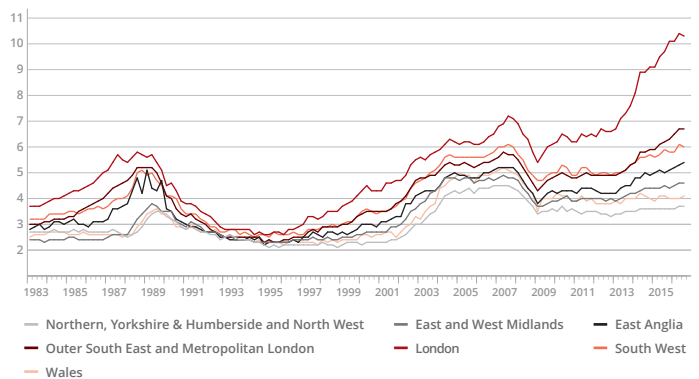
### First time buyer affordability measure

Mortgage payments as % of mean take home pay (Nationwide data)



### First time buyer gross house price to earning ratios

Supplementary measure of affordability (Nationwide data)



## UK PERSONAL DEBT

- People in the UK owed £1.503 trillion at the end of September 2016. This is up from £1.451 trillion at the end of September 2015 – an extra £1,037 per UK adult;
- The average total debt per household – including mortgages – was £55,683 in September. The revised figure for August was £55,253;
- The average debt per adult in the UK was £29,770 in September – around 113.3% of average earnings. This is slightly up from a revised £29,685 a month earlier;
- Based on September 2016 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £51,135 billion;
- Outstanding consumer credit lending was £188.7 billion at the end of September 2016. This is up from £176.3 billion at the end of September 2015, and is an increase of £247.10 for every adult in the UK.

