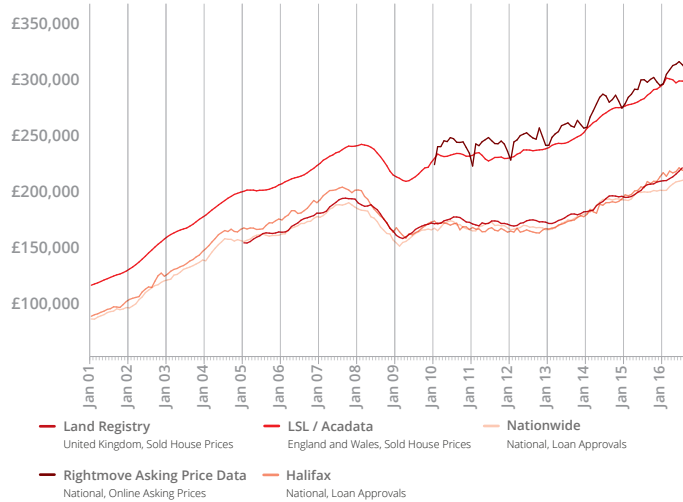
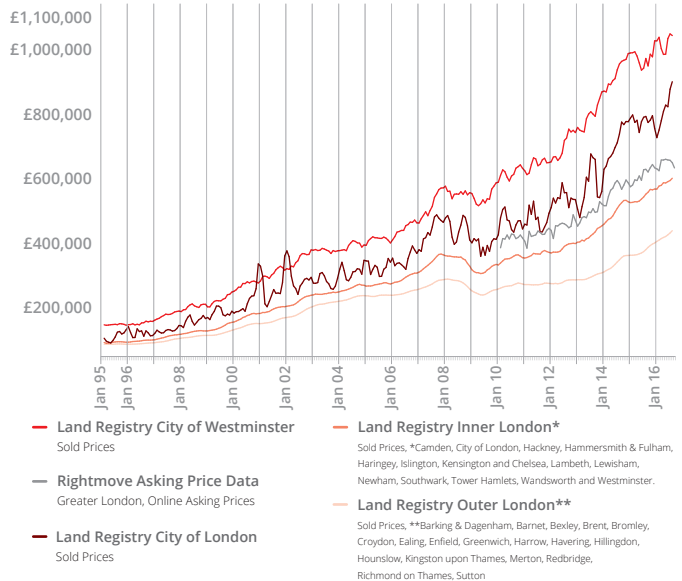


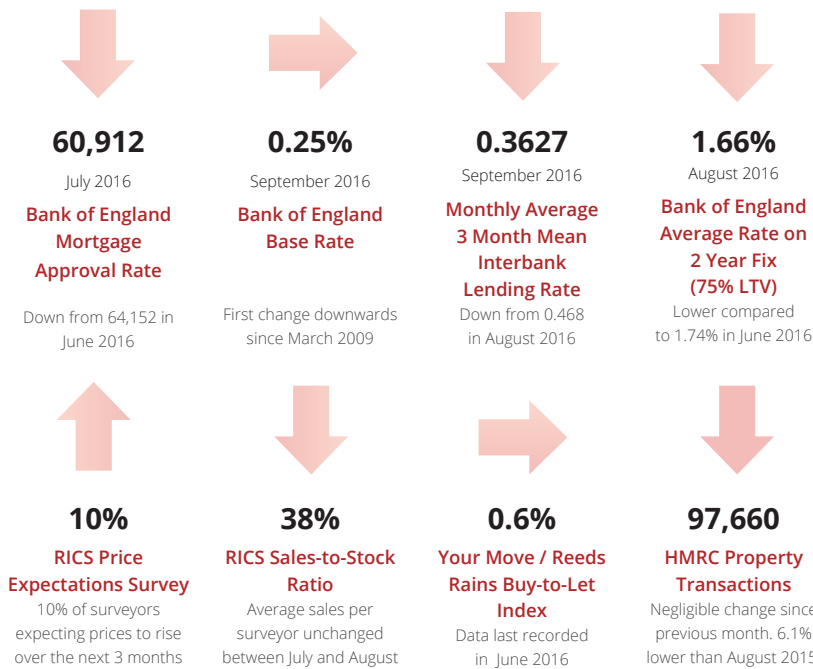
NATIONAL HOUSE PRICES



LONDON HOUSE PRICES

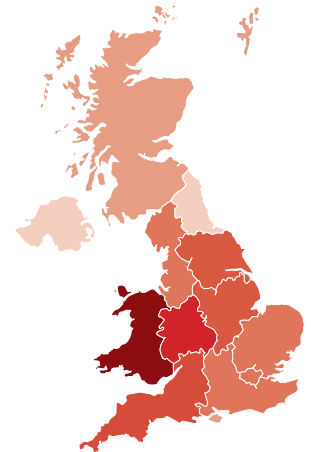
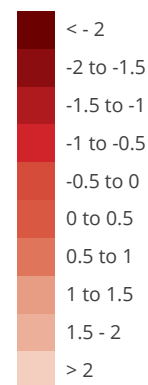


KEY FIGURES



MONTHLY PRICE CHANGES

Growth (%)



Headline data from the official [House Price Index \(July 2016\)](#):

Average UK property price: **£216,750**
 Annual UK price change: **8.3%**
 Monthly UK price change: **0.4%**

LIMITED COMPANY (SPV) MORTGAGE RATES AT 75% LTV

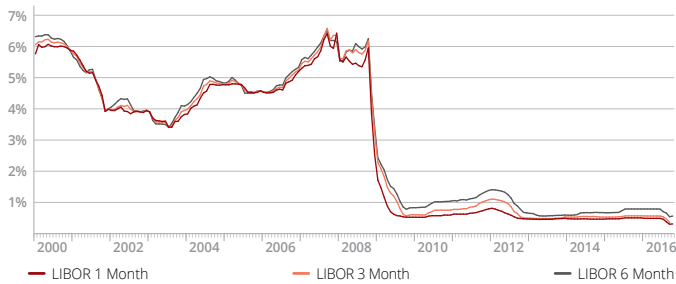


	Rate	Rate Type	Initial Period	Initial Payment*	Monthly Revert	True Cost
Aldermore Mortgages	3.99%	Fixed	60 Months			
Foundation Home Loans	3.69%	Fixed	25 Months			
Foundation Home Loans	3.89%	Fixed	37 Months			
Paragon Mortgages	3.65%	Fixed	28 Months			
Paragon Mortgages	3.95%	Fixed	40 Months			
Fleet Mortgages	4.09%	Fixed	23 Months			
Axis Bank	3.99%	Fixed	24 Months			
Kent Reliance	3.99%	Fixed	24 Months			

LIBOR / SWAP RATES

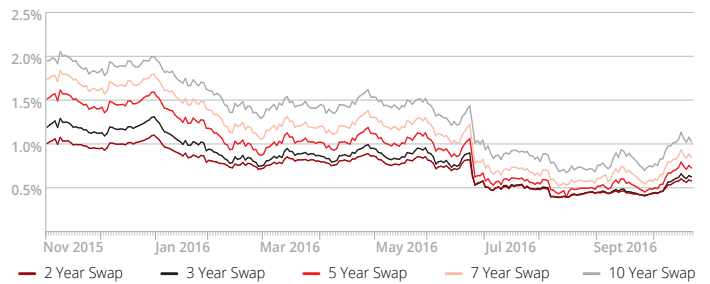
Historical UK LIBOR Rates

from 01.01.2000 to 01.09.2016



UK Swap Rates

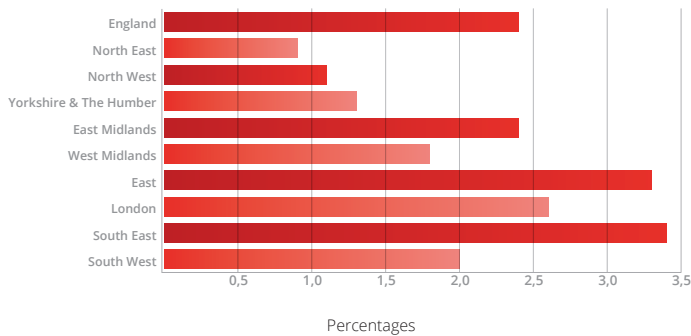
from 01.09.2015 to 21.10.2016



RENTING

IPHRP percentage change over the 12 months to August 2016

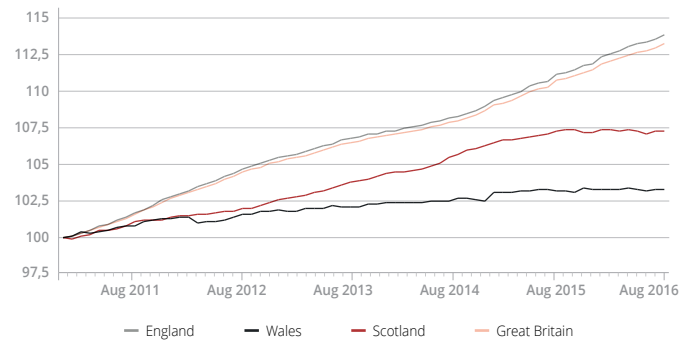
by English region



- 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 (3.4%) and the North East seeing the lowest rise (0.8%);

IPHRP indices for Great Britain and its constituent countries

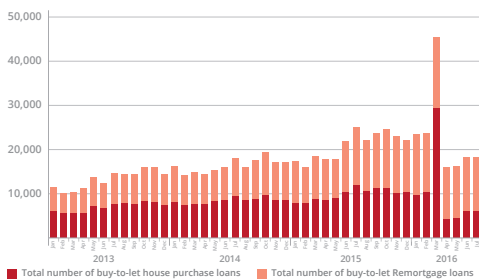
January 2011 to August 2016



- Inclusive of all benefits, private renters spent an average of 43% of their income on rental payments;
- 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;
- 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.

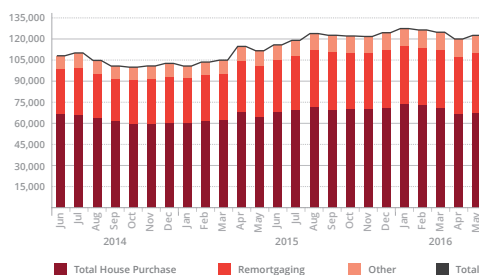
Total number of monthly loans for buy-to-let property purchases and remortgages in the UK

(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 £1.31 trillion at the end of July – up from £1.268 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £118,253 in July;
- The average mortgage Interest rate was 2.88% at the end of July
- Households with mortgages would pay an average of £3,406 in mortgage interest over the year;
- For new loans, the average mortgage Interest rate was 2.31%. Using the latest figures from the Council of Mortgage Lenders, this means new mortgages would attract an average of £3,128 in interest over the year;
- According to the Council of Mortgage Lenders, gross mortgage lending in July totalled an estimated £21.4 billion. This is 1% lower than July 2015, but up 3% up on June;
- The Financial Conduct Authority reports that 68.34% of mortgage lending in Q1 2016 was for 75% or less of a property's value;
- 2.72% of lending was for mortgages for over 90% of a property's value;
- There were 40,003 loans approved for house purchase in July, according to the British Bankers Association (BBA), almost unchanged from a year earlier;
- The average loan approved for house purchase rose to £177,400.

MORTGAGE ARREARS AND REPOSSESSIONS

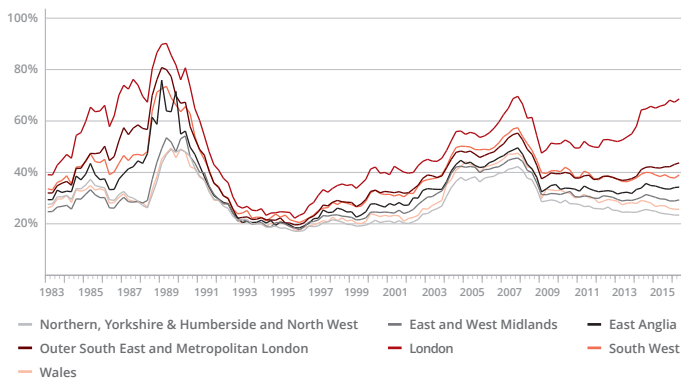
- According to the Financial Conduct Authority, at the end of Q1 2016 there were 207,052 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is 8% up on the previous quarter;
- 60.36% of payments due for loans in arrears were received in Q1 2016;
- The Council of Mortgage Lenders reports that 96,200 (0.86%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q1 2016 – the lowest since 2006. Since the end of Q4 2014, this figure has dropped by 41 a day;
- The Council of Mortgage Lenders estimates that 6,600 owner-occupied properties were taken into possession in the year to March 2016. This equates to 18 properties being repossessed every day, or one property being repossessed every one hour, 19 minutes 40 seconds;
- Every day in Q1 2016, 53 mortgage possession claims were issued and 36 mortgage possession orders were made;
- 423 landlord possession claims were issued and 323 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 £220,000 in March 2016, which is an annual increase of 8%;
- According to the Council of Mortgage Lenders (CML), the typical first-time buyer deposit in June was 16.4% (around £26,562) – 101% of an average salary;
- The average first-time buyer borrowed 3.40 times their income and the average first-time buyer loan was an estimated £135,400;
- During the thirty nine months of Help to Buy: Equity Loan scheme (to 30 June 2016), 91,759 properties were bought with an equity loan. The total value of these equity loans was £4.17 billion, with the value of the properties sold under the scheme totalling £20.82 billion. The mean purchase price of a property bought under the scheme was £226,887, compared with a mean equity loan of £45,442.

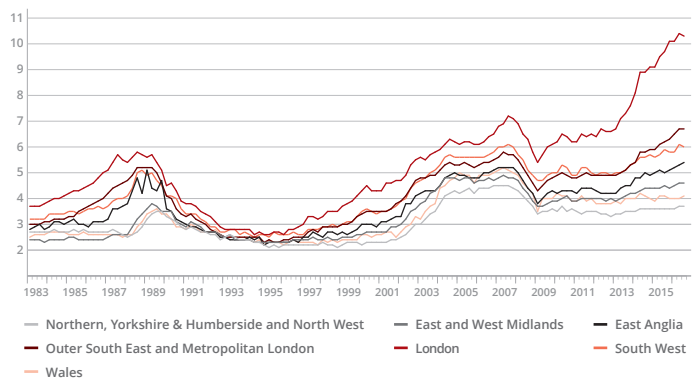
First time buyer affordability measure

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 £1.496 trillion at the end of July 2016. This is up from £1.444 trillion at the end of July 2015 – an extra £1,028.50 per UK adult;
- The average total debt per household – including mortgages – was £55,442 in July. The revised figure for June was £55,304;
- The average debt per adult in the UK was £29,631 in July – around 113.2% of average earnings. This is slightly up from a revised £29,568 a month earlier;
- Based on July 2016 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £52.777 billion;
- Outstanding consumer credit lending was £186.6 billion at the end of July 2016. This is up from £176.2 billion at the end of July 2015, and is an increase of £207.14 for every adult in the UK;

