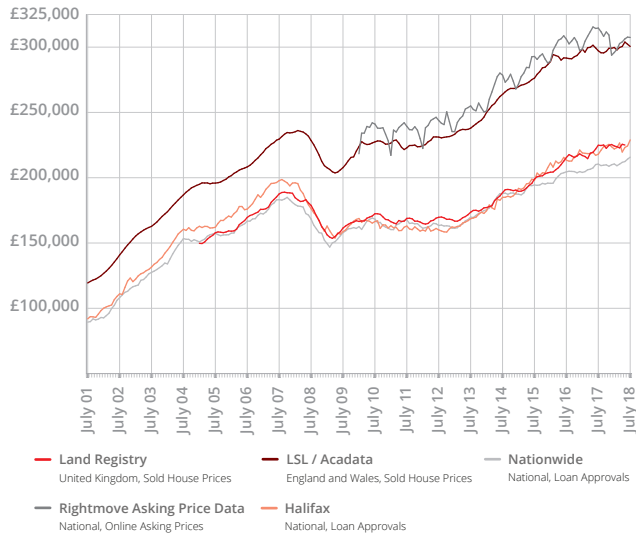
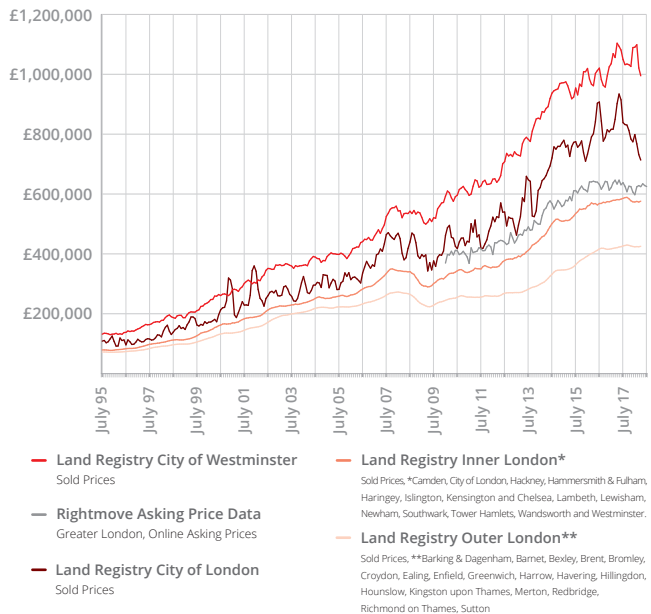


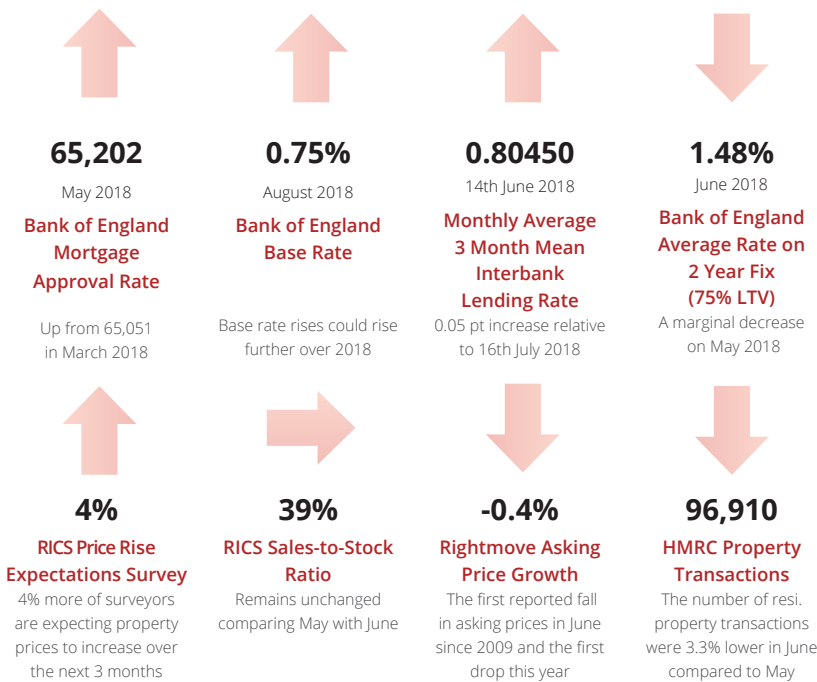
NATIONAL PROPERTY PRICES



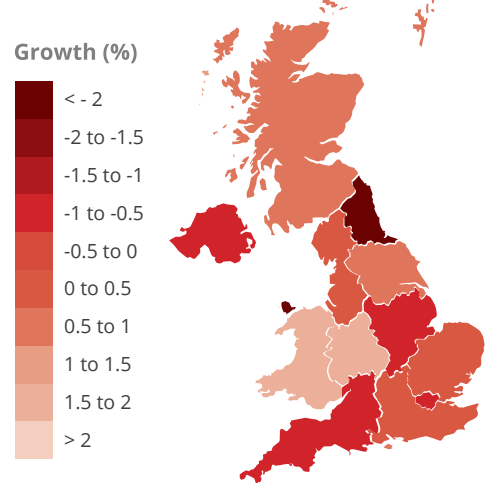
LONDON PROPERTY PRICES



KEY FIGURES



MONTHLY PRICE CHANGES



Headline data from the official House Price Index (June 2018):

Average UK property price: **£228,384**
 Annual UK price change: **3.0%**
 Monthly UK price change: **0.4%**

LIMITED COMPANY (SPV) MORTGAGE RATES AT 75% LTV



www.bespokefinance.info
 ☎ 0800 920 2001

	Rate	Rate Type	Initial Period	Initial Payment*	Loan Fees	Final Rate
Barclays BTL	2.74%	Fixed	31/10/23	£175.70	£1,950.00	5.24%
Barclays BTL	2.79%	Fixed	31/10/23	£178.91	£1,950.00	5.24%
Precise Mortgages BTL Tier 1	3.29%	Fixed	5 Years	£210.77	£1,875.00	5.62%
The Mortgage Works BTL Ltd Co.	3.49%	Fixed	30/09/23	£223.99	£1,995.00	5.24%
Foundation Home Loans (LTD)	3.54%	Fixed	31/10/23	£225.68	£1,500.00	5.13%
Kensington BTL	3.84%	Fixed	5 Years	£243.60	£1,125.00	4.00%
Fleet Mortgages (BTL LTD CO)	3.79%	Fixed	30/09/23	£239.94	£937.00	5.65%
Aldermore Bank BTL Spec Ltd. Co.	3.78%	Fixed	5 Years	£240.96	£1,500.00	3.33%

* Figures based on Purchase Price of £100,000 / £75,000 Loan / 25 Year Term (note 80% LTV products are available starting at 3.99% payrates for a 1 year term)

LIBOR / SWAP RATES

Historical UK LIBOR Rates
from 31.01.2000 to 31.07.2018

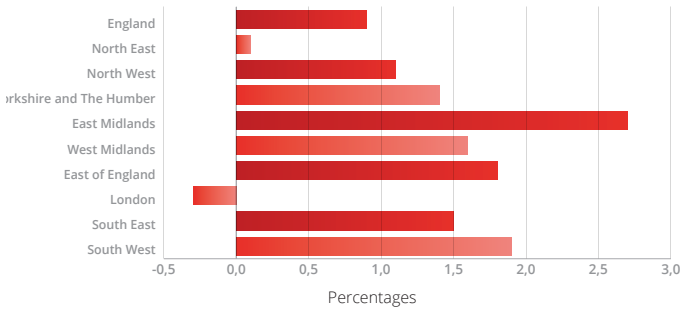


UK Swap Rates
from 23.06.2016 to 14.08.2018

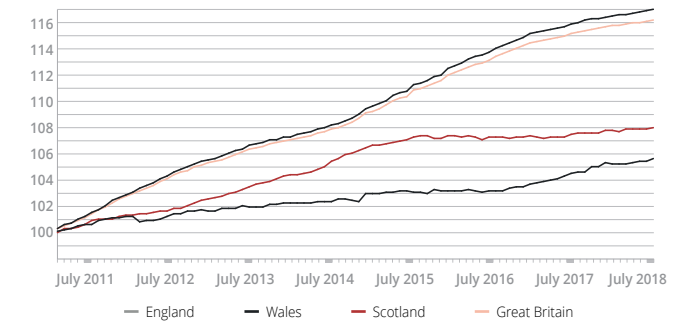


RENTING

IPHRP* percentage change over the 12 months to July 2018
by English region



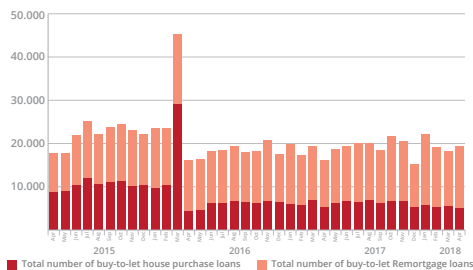
IPHRP* indices for Great Britain and its constituent countries
April 2011 to July 2018



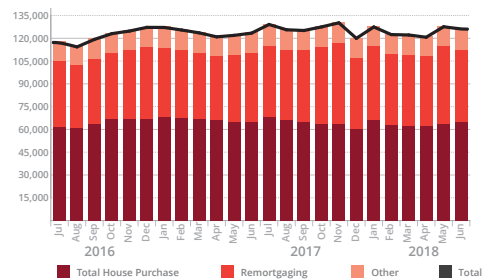
*Index of Private Housing Rental Prices

- The median rent in England across all property types for the 12 months to March 2018 was £675, data from the Valuation Office Agency shows. In London this was £1,400;
- For a single room, the average monthly rent was £401 – in London this was £629 (64% higher);
- The average monthly rent for a two-bedroom house in England was £650 – in London this was £1,450 (125% higher);
- According to the Office for National Statistics, private rental prices in Great Britain rose by 1% in the 12 months to June 2018;
- Rental prices increased in all the English regions over the year to June 2018, bar London which reduced by 0.2%. The East Midlands saw the biggest increase (2.8%);
- Figures from DCLG show that in 2016/17, private renters spent an average of £850 a month on rental payments. These figures are the mean payments, so can be skewed by very high figures;
- Inclusive of all benefits, private renters spent an average of 34% of their income on rental payments. Owner-occupiers spent on average 18%;
- Weekly rents in the social housing sector were £102 for housing association renters and £95 for local authority renters;
- 34% of households owned their home outright, while 28% were mortgagors. 20% rent privately and 17% pay a social rent;
- 2012/13 was the first year ever that outright owners were 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 UK Finance)



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



MORTGAGE DEBT

- Outstanding mortgage lending stood at £1.379 trillion at the end of June – up from £1.344 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £124,239 in April;
- The average mortgage interest rate was 2.48% at the end of June;
- Households with mortgages would pay an average of £3,081 in mortgage interest over the year;
- For new loans, the average mortgage interest rate was 2.11%. Using the latest figures from UK Finance (formerly the Council of Mortgage Lenders), this means new mortgages would attract an average of £2,995 in interest over the year;
- According to UK Finance, gross mortgage lending in June 2018 totalled an estimated £23.5 billion. This is up 2.1% on June 2017;
- The Financial Conduct Authority reports that 61.87% of mortgage lending in Q1 2018 was for 75% or less of a property's value;
- 3.59% of lending was for mortgages for over 90% of a property's value;
- There were 51,800 loans approved for house purchase for first-time buyers and home movers in April 2018, according UK Finance, 0.4% lower than last year. The average loan approved for house purchase stood at £141,950 for a first-time buyer, and £180,000 for home movers. This is an increase of 4.1% and 2% since last year respectively.

MORTGAGE ARREARS AND REPOSSESSIONS

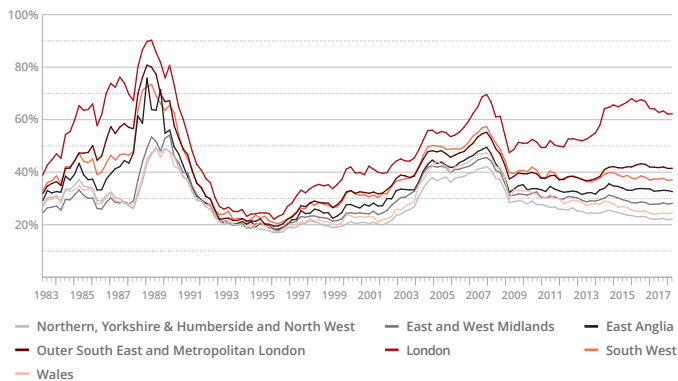
- According to the Financial Conduct Authority, at the end of Q1 2018 there were 185,375 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is a slight dip from the previous quarter;
- 56.54% of payments due for loans in arrears were received in Q1 2018;
- UK Finance reports that 78,800 (0.91%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q1 2018 – a quarterly fall (from 82,800 in Q4). Since the end of Q1 2017, this figure has dropped by 38 a day;
- UK Finance estimates that 1,060 properties were taken into possession in Q2 2018. This equates to 12 properties being repossessed every day, or one property being repossessed every two hours, 3 minutes;
- Every day in Q1 2018, according to the Ministry of Justice, 49 mortgage possession claims were issued and 32 mortgage possession orders were made;
- 327 landlord possession claims were issued and 253 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 £190,743 in May 2018, which is an annual increase of 2.4%;
- According to the UK Finance, the typical first-time buyer deposit in June was 15.0% (around £28,611) – 106% of an average salary;
- The average first-time buyer borrowed 3.65 times their income and the average age of a first-time buyer was 30;
- Official figures have shown that 6,717 households accessing the government's Help to Buy scheme earn an income of more than £100,000. This accounts for 4% of the 169,102 properties that have been sold under the initiative, and supports ongoing calls for reform.

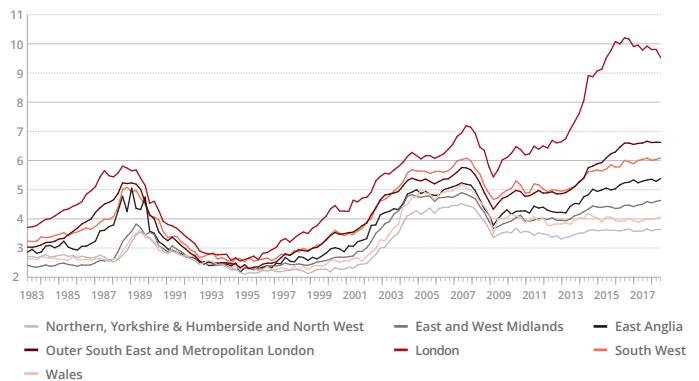
First time buyer affordability measure

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 £1.592 trillion at the end of June 2018. This is up from £1.545 trillion at the end of June 2017 – an extra £900.74 per UK adult;
- The average total debt per household – including mortgages – was £58,540 in June. The revised figure for May was £58,369;
- The average debt per adult in the UK was £30,759 in June – around 114.1% of average earnings. This is up from a revised £30,669 a month earlier;
- Based on June 2018 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £50.235 billion;
- Outstanding consumer credit lending was £213.0 billion at the end of June 2018. This is up from £200.8 billion at the end of June 2017, and is an increase of £241.75 for every adult in the UK.

