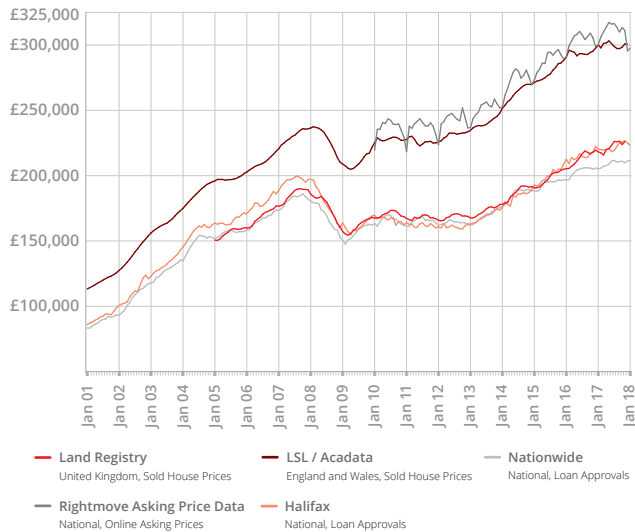
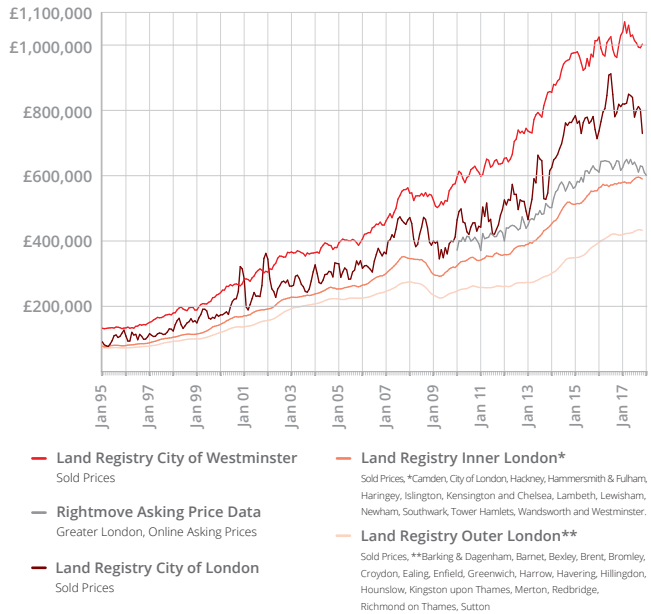


### NATIONAL PROPERTY PRICES



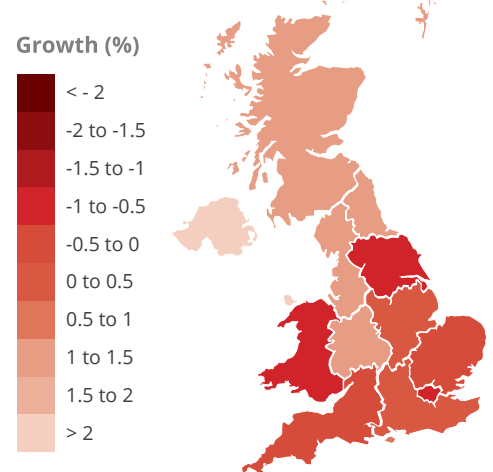
### LONDON PROPERTY PRICES



### KEY FIGURES

 <b>65,139</b> November 2017 <b>Bank of England Mortgage Approval Rate</b> Up from 64,887 in October 2017	 <b>0.50%</b> February 2018 <b>Bank of England Base Rate</b> Base rate rises could rise in response to inflation	 <b>0.4364</b> 30th November 2017 <b>Monthly Average 3 Month Mean Interbank Lending Rate</b> 0.0873% rise relative to the end of October	 <b>1.57%</b> December 2017 <b>Bank of England Average Rate on 2 Year Fix (75% LTV)</b> Has remained broadly stable since Oct. 2017
 <b>-6%</b> <b>RICS Price Rise Expectations Survey</b> Price expectations for the next 3 months have been negative over the last quarter	 <b>35%</b> <b>RICS Sales-to-Stock Ratio</b> The sales-to-stock ratio remained largely unchanged between November and December	 <b>-2.3%</b> <b>Rightmove Asking Price Growth</b> Initial indications show a busy start to 2018 with visits up by around 9% compared to 2017	 <b>99,100</b> <b>HMRC Property Transactions</b> Decreased by 3.9% between November and December and is 0.1% lower year-on-year

### MONTHLY PRICE CHANGES



Headline data from the official House Price Index (November 2017):

Average UK property price: **£226,071**  
 Annual UK price change: **5.1%**  
 Monthly UK price change: **0.1%**

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



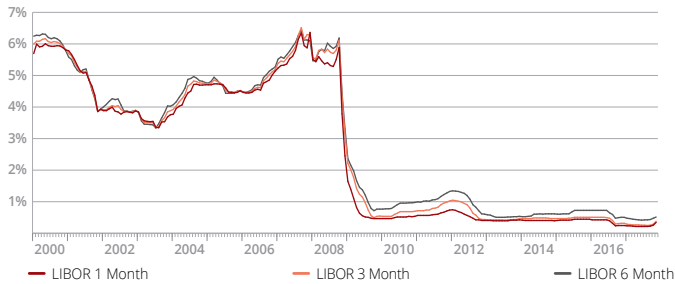
www.bespokefinance.info  
 ☎ 0800 920 2001

	Rate	Rate Type	Initial Period	Initial Payment*	Loan Fees	Final Rate
Barclays BTL	<b>2.79%</b>	<b>Fixed</b>	<b>30/04/23</b>	£174.38	£1,950.00	4.99%
Barclays BTL	<b>3.19%</b>	<b>Fixed</b>	<b>30/04/23</b>	£199.38	£0.00	4.99%
State Bank of India	<b>3.24%</b>	<b>Tracker</b>	<b>5 Years</b>	£202.50	£937.00	4.49%
1APP@TFC (Precise BTL Tier1)	<b>3.49%</b>	<b>Fixed</b>	<b>5 Years</b>	£218.13	£1,500.00	5.50%
Precise Mortgages BTL Tier1	<b>3.49%</b>	<b>Fixed</b>	<b>5 Years</b>	£218.13	£1,500.00	5.50%
Brightstar (Precise BTL Tier1)	<b>3.49%</b>	<b>Fixed</b>	<b>5 Years</b>	£218.13	£1,500.00	5.50%
3mc (Precise Mortgages BTL Tier1)	<b>3.49%</b>	<b>Fixed</b>	<b>5 Years</b>	£218.13	£1,500.00	5.50%
3mc (Foundation HL LTD)	<b>3.59%</b>	<b>Fixed</b>	<b>30/04/23</b>	£224.38	£1,500.00	5.03%

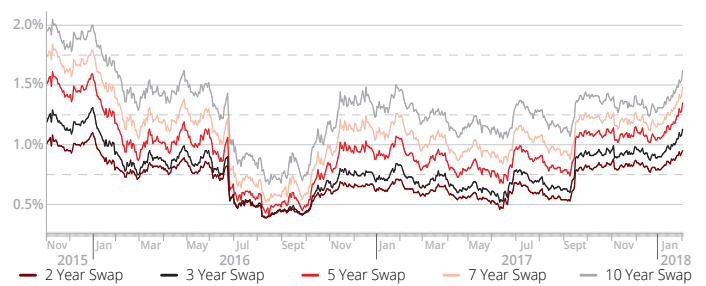
\* Figures based on Purchase Price of £100,000 / £75,000 Loan / 25 Year Term (note 80% LTV products are available starting at 3.99% payrates for a 1 year term)

## LIBOR / SWAP RATES

Historical UK LIBOR Rates  
from 01.01.2000 to 30.11.2017

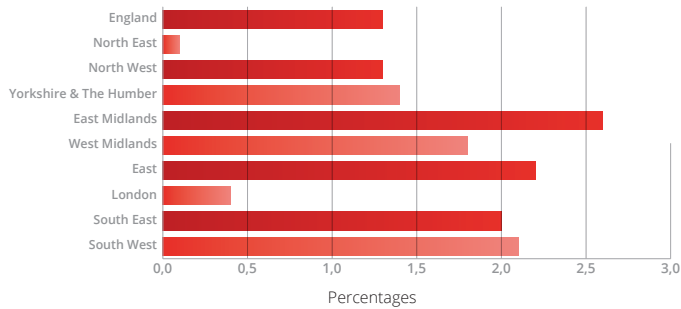


UK Swap Rates  
from 02.11.2015 to 01.02.2018



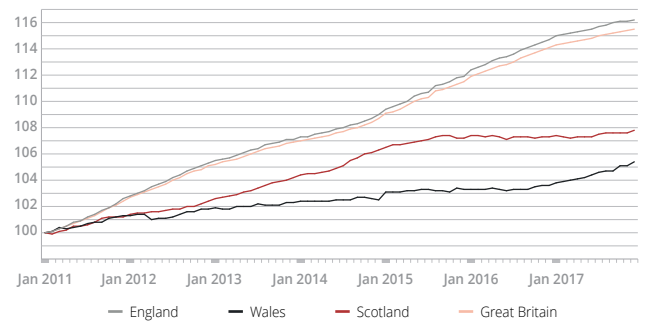
## RENTING

IPHRP\* percentage change over the 12 months to December 2017  
by English region



\*Index of Private Housing Rental Prices

IPHRP\* indices for Great Britain and its constituent countries  
January 2011 to December 2017

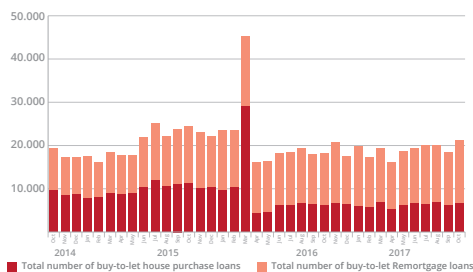


- The median rent in England across all property types for the 12 months to September 2017 was £675, data from the Valuation Office Agency shows. In London this was £1,433;
- For a single room, the average monthly rent was £377 – in London this was £600 (63% higher);
- The average monthly rent for a two-bedroom house in England was £650 – in London this was £1,473 (127% higher);
- According to the Office for National Statistics, private rental prices in Great Britain rose by 1.4% in the 12 months to November 2017;
- Rental prices increased in all the English regions over the year to November 2017, excluding the North East which remains the same. The East Midlands saw the biggest increase (2.7%), with only the West Midlands increasing on the

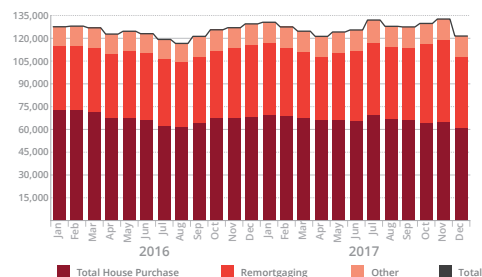
month previous by 0.1%.

- Figures from DCLG show that in 2015/16, private renters spent an average of £797 a month on rental payments, while owner-occupiers paid £689 in mortgage payments (note these are mean figures and can be skewed);
- Inclusive of all benefits, private renters spent an average of 35% of their income on rental payments. Owner-occupiers spent on average 18%;
- Weekly rents in the social housing sector were £106 for housing association renters and £95 for local authority renters;
- 34% of households owned their home outright, while 29% 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.

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 £1.36 trillion at the end of November – up from £1.32 trillion a year earlier;
- The estimated average outstanding mortgage for the 11.1m households with mortgage debt was £122,554 in November;
- The average mortgage interest rate was 2.5% at the end of November;
- Households with mortgages would pay an average of £3,064 in mortgage interest over the year;
- For new loans, the average mortgage interest rate was 2%. Using the latest figures from UK Finance (formerly the Council of Mortgage Lenders), this means new mortgages would attract an average of £3,280 in interest over the year;
- According to UK Finance, gross mortgage lending in November totalled an estimated £23.1 billion. This is 8.5% up on November 2016, and a 0.03% increase from July 2017;
- The Financial Conduct Authority reports that 60.2% of mortgage lending in Q2 2017 was for 75% or less of a property's value;
- 4.61% of lending was for mortgages for over 90% of a property's value;
- There were 39,507 loans approved for house purchase in November 2017, according to UK Finance, 5% lower than November 2016;
- The average loan approved for house purchase rose to £190,500.

## MORTGAGE ARREARS AND REPOSSESSIONS

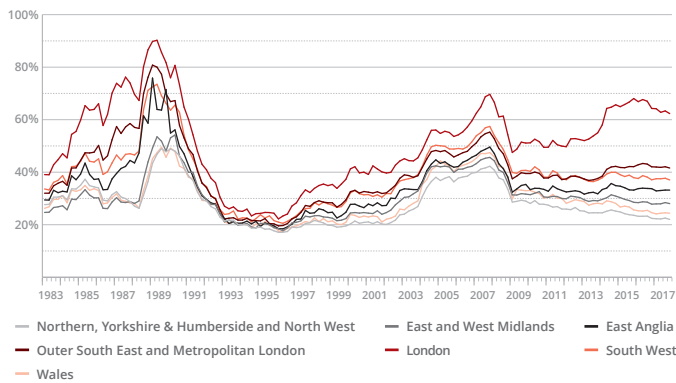
- According to the Financial Conduct Authority, at the end of Q3 2017 there were 194,243 mortgage loan accounts with arrears of more than 1.5% of the current loan balance. This is a slight dip from the previous quarter;
- 57.99% of payments due for loans in arrears were received in Q3 2017;
- UK Finance reports that 88,300 (0.8%) of mortgages had arrears equivalent to at least 2.5% of the outstanding mortgage balance in Q3 2017 – a small quarterly fall (from 90,400 in Q2). Since the end of Q3 2016, this figure has dropped by 6 a day;
- UK Finance estimates that 1,900 properties were taken into possession in Q3 2017. This equates to 21 properties being repossessed every day, or one property being repossessed every one hour, 9 minutes;
- Every day in Q3 2017, 52 mortgage possession claims were issued and 37 mortgage possession orders were made;
- 371 landlord possession claims were issued and 275 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 £188,173 in October 2017, which is an annual increase of 4.2%;
- According to the Council of Mortgage Lenders (CML), the typical first-time buyer deposit in September was 17.2% (around £29,062) – 109% of an average salary;
- The average first-time buyer borrowed 3.60 times their income and the average first-time buyer loan was an estimated £160,883;
- The latest Help to Buy figures from Private Finance have shown that there were 32,180 completions of purchases using the equity loan in the first 9 months of 2017 (an increase of 23% relative to 2016). It is estimated that 13,423 buyers who purchased with the first tranche of Help to Buy loans in 2013 will need to start paying interest (in addition to their mortgage costs) in April 2018.

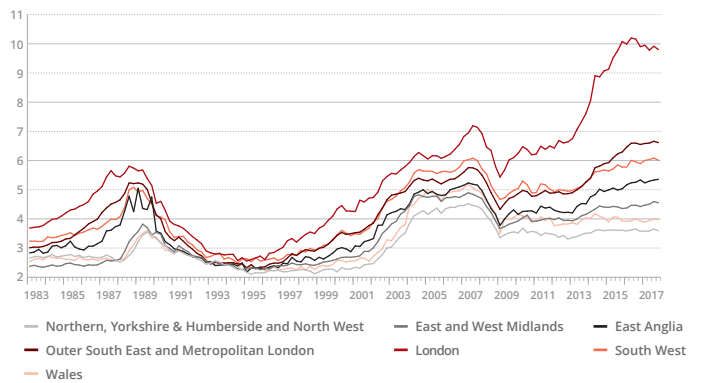
### First time buyer affordability measure

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 £1.566 trillion at the end of November 2017. This is up from £1.512 trillion from a year earlier – an extra £1,040.96 per UK adult;
- The average total debt per household – including mortgages – was £57,578 in November. The revised figure for August was £57,424;
- The average debt per adult in the UK was £30,253 in October – around 113.8% of average earnings. This is slightly up from a revised £30,172 a month earlier;
- Based on November 2017 trends, the UK's total interest repayments on personal debt over a 12 month period would have been £49.949 billion;
- Outstanding consumer credit lending was £205.8 billion at the end of November 2017. This is up from £192.19 billion at the end of November 2016, and is an increase of £259.24 for every adult in the UK.

