

Balham Battersea Battersea Park Chelsea Clapham **East Putney** Fulham Gloucester Road
Hammersmith & Shepherd's Bush Kensington Notting Hill Pimlico & Westminster South Kensington Southfields West Putney



The Investor View

East Putney
Q3 2015



Douglas
& Gordon

Good to know.

Introduction

Anyone who owns a property in London is a property investor. Our lives and plans often depend on the performance of what is likely to be the largest asset we own. So perhaps it will be helpful to take more of an investor's view of the market.

To produce this report we worked closely with D&G Asset Management, a company we co-founded in 2005. They deploy money into London residential property all the time, so they are constantly analysing different areas and the assets within those areas, seeking to maximise returns.

As well as publicly available sources, we have used the proprietary data that we have been capturing since 1996 to help us make decisions and provide advice and guidance to our clients.

D&GAM has helped us focus on the data that counts and we think the results make fascinating reading.

If you would like to learn more about the East Putney area, please do get in touch with our office on Upper Richmond Road. Contact details can be found on the back page.

Property Values

In Q2 capital values in Putney were largely unchanged.

Q2 2015 performance

With the exception of one bedroom flats, capital values in Q2 in East Putney remained static. The performance was slightly below many other Douglas & Gordon Emerging Prime offices, where average prices rose by 1.81%, driven by flats and smaller houses.

In the context of the last 12 months

Overall Q2 saw the market in East Putney return to normality after the ups and downs of the last 18 months.

Although prices of smaller flats and smaller houses in East Putney are slightly higher than December 2014, they have seen modest growth in the last 12 months.

In contrast, the capital values of larger houses and flats have fallen since the peak in the summer of 2014. Prices of larger houses (5 bedrooms +) in some areas across Emerging Prime have fallen by up to 10%.

Last April's Mortgage Market Review put the brakes on the property market and new Stamp Duty rates (announced in December) have made vendors deliberate for longer before moving, Buying a £1.8m property now incurs SDLT fees of £129,750 (against £90,000 last year and £18,000 25 years ago).

The election result has provided all of the ingredients for a strong and stable London housing market.

The Election Effect

Immediately after the surprise election result on 7th May we forecast that the outcome would produce all of the ingredients necessary to create a strong and stable London housing market.

Whilst post-election prices in some parts of the market are rising, data from the last 6 weeks indicates that in other segments, particularly for higher valued stock, it is too soon to detect any market movement.

East Putney Nominal Property Values

	Q2 2015	Q1 2015	Since Q2 2014
1 Bed Flats	2.00%	0.00%	4.35%
2 Bed Flats	0.00%	-1.32%	-1.03%
3 Bed Houses	0.00%	4.76%	4.76%
4 Bed Houses	0.00%	0.00%	-1.75%

Source: D&G proprietary data

Looking to the future, however, investors should consider the following:

One of the new government priorities is to return its stake in Lloyds and RBS to the private sector. This will create a political landscape that will see an increase in lending, with potentially helpful consequences for the housing market.

The early signs of change are evident in the mortgage market. Data from the Bank of England has shown that 5 year fixed rate mortgages (for 75% LTV) fell below 3% in Q2 2015. The recent upward trend in mortgage approvals, although way below historic levels, is also a positive sign.

We have consistently argued that any fiscal tightening from the new government will keep base rates low.

We are hearing that following the election, vendors have hardened their stance towards price reduction. In some instances this is understandable. In general, however, as the market strengthens, vendors looking to move up the property ladder should consider the risk of holding out for an aspirational sale price, whilst the purchase price of their new property increases at an incrementally higher rate.

How an investor looks at the market

Residential property investors use two key measures: the capital value of the property and its net rental yield.

You can make money from an increase in capital value and earn additional income by renting out a property you own. The net yield is the annual rent, less expenses, divided by the property's capital value.

Both are important and are influenced by many factors including: supply of new properties,

infrastructure projects, demographics of the area, the economy (in particular, interest and tax rates) and the wider geopolitical picture.

The interplay of these factors is what determines investment returns and what makes property investment decisions so interesting. We hope this report provides some help as you assess your options.

In Q2 2015 one bedroom flats saw very strong rental growth ... the picture is different for larger houses.

Rental Growth & Yield

Q2 2015 performance

In Q2 2015 average rents across D&G Land rose by 1.6%. In Emerging Prime rental growth averaged +1.7%. This was higher than in Prime, which saw average growth of 1.5%.

Against this rather buoyant background, our data shows that in Q2 rental rates in Putney rose on average by 2.95%. This followed a robust Q1 where rates rose by 1.9%. The last 12 months have also seen solid rental performance - particularly in the flats market.

The headline numbers mask a market of contrasting fortunes for smaller flats and larger houses.

Rents for one bedroom flats jumped in Q2 due to a lack of supply as well as growth in the number of couples with dual incomes looking for this type of accommodation.

The rental market for larger houses has been subdued at a time of year when the "seasonal effect" for houses should have kicked in. One reason for this is that corporate budgets are tighter, but investors should also be aware that rents rose strongly last summer.

A strengthened sales market may potentially lead to a slow down in rental growth.

Outlook

During the last 12 months our Putney office has seen a record number of rental renewals with rental values benefiting from a slow down in the sales market.

As reported in the previous edition of The Investor View, a strengthened sales market will potentially lead to a slow down in rental growth. This may well happen during the Autumn.

Putney Nominal Rental Growth

	Q2 2015	Q1 2015	Since Q2 2014
1 Bed Flats	8.96%	3.08%	14.06%
2 Bed Flats	1.18%	2.41%	4.88%
3 Bed Houses	3.70%	0.00%	7.69%
4 Bed Houses	-2.04%	2.08%	0.00%

Source: D&G proprietary data

Current Rental Gross yields December 2014

1 Bed Flats	3.50% - 5.50%
2 Bed Flats	3.50% - 4.80%
3 Bed Houses	2.70% - 4.30%
4 Bed Houses	2.70% - 4.30%
10 Yr UK Gilt Yield	2.12%
FTSE All Sh Yield	3.36%
UK Base Rate	0.50%

Source: D&G proprietary data

At the start of 2015 Douglas & Gordon initiated a quarterly index, tracking capital values across Emerging Prime areas of London, particularly in relation to Prime London prices.

In the rental sector, the performance of Emerging Prime in relation to Prime tells an interesting story.

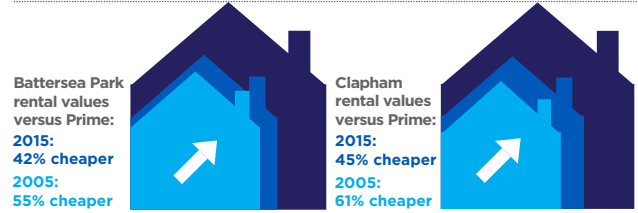
Over the last 10 years, rents in Prime have remained relatively static. By contrast, there has been considerable rental growth in Emerging Prime - consequently, the gap between the two markets is narrowing.

This movement is demonstrated in the charts using data from Battersea Park and Clapham.

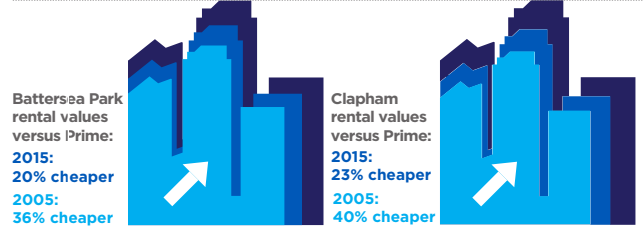
There are several factors behind this convergence:

- Demographics: There are almost 1m more people working in London than a decade ago. This has generated increased demand in the rental market.
- A changing corporate environment: Budgets have tightened since the financial crisis. This has led to corporate tenants seeking places to rent outside Prime London areas.
- Social Trends: Emerging Prime is becoming more fashionable, particularly with overseas renters.

Prime (Chelsea) rental values for 3 bed houses



Prime (Chelsea) rental values for 1 bed flats



Source: D&G proprietary data

Many investors are waking up to the fact that, with changing demographics, the quality of income streams in Emerging Prime are on par with Prime. Additionally, current yields in Emerging Prime are significantly higher than Prime.

It will be intriguing to see how this unfolds.

East Putney key facts & figures

Here are the key facts and figures anyone investing in the property market needs at their fingertips.

Nominal Rental Income Growth to Dec 2014			
	2014	5 years	10 years
1 Bed Flats	8%	16%	41%
2 Bed Flats	4%	11%	38%
3 Bed Houses	13%	13%	44%
4 Bed Houses	14%	33%	78%

Nominal Capital Returns to Dec 2014			
	2014	5 years	10 years
1 Bed Flats	38%	93%	156%
2 Bed Flats	20%	56%	150%
3 Bed Houses	19%	79%	150%
4 Bed Houses	12%	70%	155%

Other Assets Capital Returns to Dec 2014			
	2014	5 years	10 years
Nationwide HPI*	7.20%	16%	24%
Halifax HPI*	7.80%	12%	16%
FTSE100	-2.70%	21%	36%
RPI	1.6%	18%	36%

*House Price Index

East Putney 2015 Our view

- Capital values: Strong year ahead for sub £1m, above £1m slow start but picking up in H2 2015
- Rental values to plateau in real terms.

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