

1.3%
RISE IN UK HOUSE
PRICES IN YEAR TO
SEPTEMBER

-3.1%
ANNUAL DECLINE IN
PRIME CENTRAL LONDON
PRICES IN NOVEMBER

0.4%
ANNUAL RISE IN PRIME
CENTRAL LONDON RENTS
IN NOVEMBER

1.3%
RISE IN UK RENTS IN
YEAR TO OCTOBER

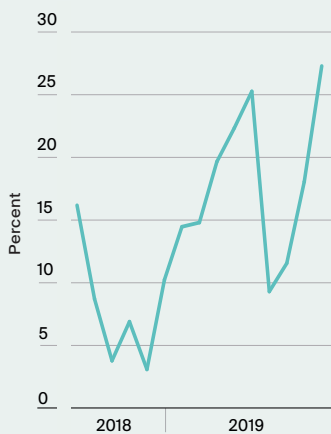


UK Residential Market Update

December 2019

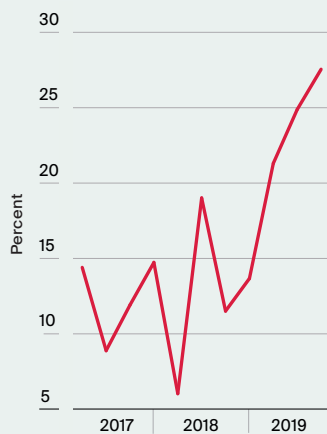
knightrank.com/research

Fig 1. Price expectations rise
(next 12 months, net balance)



Source: RICS

Fig 2. Rent expectations rise
(3 months ahead, net balance)



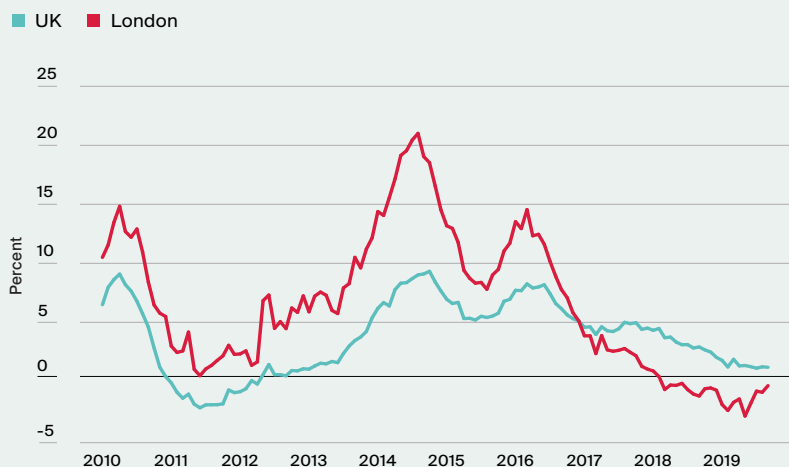
Source: RICS

Housing market update

As the country gears up to go to the polls on December 12, uncertainty remains a watchword in the market. Average house price growth across the country continues to moderate, with a 1.3% increase in the year to September compared to an annual rate of growth of 7.5% before the Brexit referendum. Nevertheless, even this modest annual change took the average value of a home to £254,000, up around £3,000 on the year and up £80,000 from March 2009, when prices troughed in the wake of the financial crisis.

The ONS data shows that average prices continued to fall on an annual basis in Greater London, by 0.4%, although this marked the shallowest decline in pricing since summer last year. This reflects trends in pricing in the prime London market, where price

Fig 3. Average house price growth moderates
Annual percentage change



Source: ONS



Rise in number of prospective tenants in prime London in year to October 2019

Source: Knight Frank

declines are narrowing and activity is beginning to pick up – a trend that could gain momentum if some clear political direction is provided by the results of the General Election.

While sentiment among agents remains subdued, the latest survey

of agents across the country carried out by the Royal Institute of Chartered Surveyors (RICS) shows that there is an expectation of increased momentum in pricing over the next year (chart 1).

A similar picture emerges in the rental market, where increased demand

and limited supply is expected to push up rents in the short and medium term (chart 2).

As all eyes turn to the election, see a complete overview of what the three main parties' are promising on for housing and property below.

WHAT ARE THE PARTIES PROMISING ON HOUSING AND PROPERTY?



	Conservatives	Labour	Liberal Democrats
HOUSING SUPPLY TARGET	300,000 a year by mid-2020s One million new homes over next five years of all tenures		300,000 new homes a year by 2024
AFFORDABLE HOMES	Renew Affordable Homes programme and simplify shared ownership rules	150,000 a year (100,000 social rent) by 2024 Redefine "affordable housing" – link to local incomes	Build 100,000 social rent homes a year by 2024
OTHER HOUSING PLEDGES	Maintain Right to Buy	Scrap Right to Buy £1bn fire safety fund for sprinklers and other fire safety measures in high-rise Council and HA-owned tower blocks	Councils to have full control of Right to Buy
	Ban on sale of new leasehold homes	Creation of English Sovereign Land Trust with powers to buy land more cheaply for low-cost housing Creation of a Department of Housing	Increase local housing allowance in line with rents in area
	Support high-rise residents with removal of unsafe cladding	Increase Local Housing Allowance Abolish Bedroom Tax	Abolish Bedroom Tax
	Support design to create more homes suitable for the disabled and elderly	"Use it or lose it" tax for stalled housing developments Leaseholders offered chance to buy freehold for property, no leasehold sales on new-builds and allow leaseholders to buy freehold on privately-owned estates	
HOMEOWNERSHIP	Local buyers get a 30% discount on new homes in their area, prioritising key workers	Key Worker first-time buyers: 20% discount on new homes (rising up to 50%). Prices bases on mortgage payments not exceeding 1/3 of local incomes	Rent to Own for those in social housing – increasing equity over 30 years
	New long-term fixed-rate mortgage with 5% deposit for renters who want to buy first home	Local people given 'first dibs' on new homes built in their areas	Help to Rent: Government-backed deposit loans for first-time renters under 30
GREEN HOMES PLEDGES	£9.2 billion towards improving energy efficiency of homes, schools and hospitals	New zero-carbon homes standard for all new homes and upgrading existing homes for energy efficiency	New homes and non-residential buildings to meet zero-carbon standards by 2021 and more ambitious standards by 2025.
			Free energy retrofits for low-income homes, solar panels on all homes
HELP TO BUY	Change thresholds in 2021 and narrow to first-time buyers only, end in 2023	Reform Help to Buy to focus on first-time buyers	
PRIVATE RENTED SECTOR	Abolish no-fault evictions	Rent controls – rises capped at inflation	Mandatory licensing of rogue landlords
		Cities: local powers to cap rents further	
	One 'lifetime' deposit which moves with tenant	New minimum standards for rental properties, supported by landlord licensing and sanctions	
		Landlords no longer able to check immigration status of tenants Councils new powers to regulate short-term lets via third-party companies	
TENANCY LENGTH		Open-ended tenancies to stop no-fault evictions	Promote 3-year tenancies with inflation-linked annual rent rises built in

PLANNING	Amend planning rules so that local infrastructure is delivered before new homes are occupied	Scrap permitted development rights for offices to be developed into residential units	Scrap permitted development rights for offices and shops to be developed into residential units
GREEN BELT	Brownfield development a priority, protect the Green Belt	Brownfield development a priority, protect the Green Belt	
STAMP DUTY/ PROPERTY TAX	Additional 3% stamp duty surcharge on non-resident buyers	20% levy on overseas companies buying housing	Surcharge on overseas residents buying second homes
		CGT payable on sale of second home at same level as income tax	
COUNCIL TAX		Levy on second homes used as holiday homes (ringfenced for homelessness pledges)	Up to 500% increase for second homes
		Councils given powers to tax properties empty for over a year	
INFRASTRUCTURE	Northern Powerhouse Rail, Midlands Rail Hub, Review HS2	Free full-fibre broadband to every home	All new homes connected to ultra-fast broadband by 2022
		Complete HS2 full route to Scotland	Support HS2, Northern Powerhouse Rail, Crossrail 2
HOMELESSNESS	End rough sleeping by end of next Parliament, supported by £120 million raised from 3% SDLT surcharge for non-residents	End rough sleeping within five years	Publish a cross-Whitehall plan to end all forms of homelessness
	Extending Rough Sleeping Initiative and Housing First	Additional 8,000 homes for people with history of rough sleeping £1bn a year for councils' homelessness services	Introduce a legal duty to ensure everyone at risk of sleeping rough is provided with emergency accommodation
CORPORATION TAX	Unchanged at 19% (shelving cut to 17%)	Raise to 26% (21% for companies with <£300,000 turnover)	Increase to 20% and keep rate stable
BUSINESS RATES	Cut business rates for smaller retailers, cinemas, music venues and pubs	Pledge to review the option of a land value tax on commercial landlords as an alternative	Replace Business Rates in England with a Commercial Landowner Levy based on land value of commercial sites rather than capital value

Note: pledges made after publication of manifestos are included where possible

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



Residential Research

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