

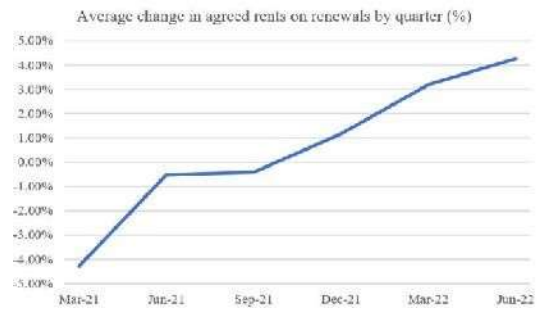
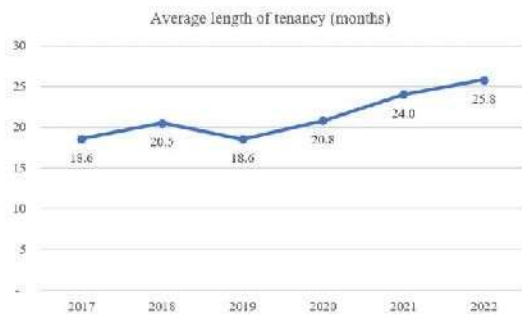


LONDON CENTRAL PORTFOLIO
REAL ESTATE INVESTMENT ADVISORY

PRIME LONDON Q2 2022 LETTINGS REPORT

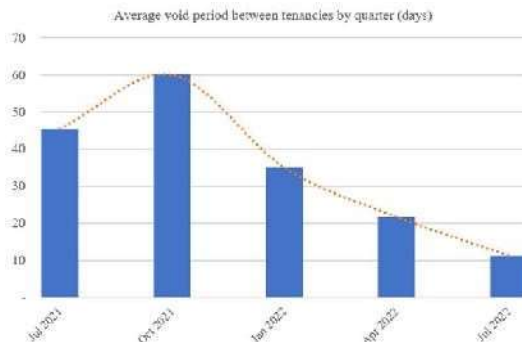
London Central Portfolio (LCP), London's leading residential buying and investment agency, issues its Q2 2022 lettings report highlighting a highly competitive prime London rental market.

	PRIME LONDON RENTAL VALUE CHANGES		AVERAGE VOID PERIOD
	RENEWALS	RE-LETS	DAYS
QUARTERLY	4.27%	13.03%	11.3
ANNUAL	2.05%	7.04%	40.2

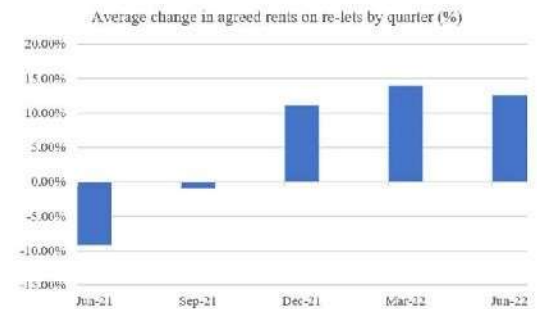


Average length of tenancies reached a new high of 25.8 months in Q2 2022, steadily increasing since the onset of Covid-19. Tenants are extending their current tenancies, deterred by rising rents and limited stock on the market.

For tenants nearing the end of their tenancies, renewing at an increased rent has been more favourable than going back into the market. With strong market conditions, landlords successfully negotiated renewal increases averaging over 4% in Q2 2022.



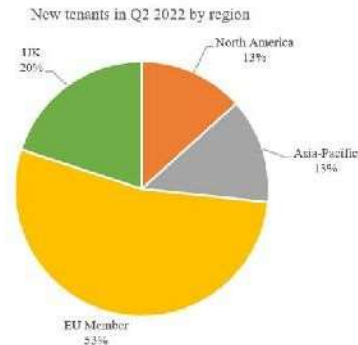
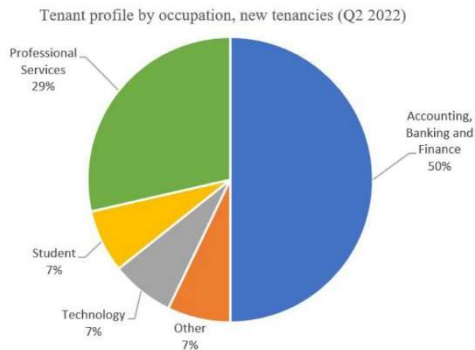
The time taken to let a vacant property has reduced significantly in Q2 2022. The average



A revival of the rental market in PCL, since restrictions eased in the UK, has continued to

number of days a property stood vacant was 11.3 days, the lowest seen since March 2014. This is largely due to a lack of available stock and a surge in demand.

result in agreed rents on new tenancies increasing. This amounted to 13% in Q2 2022. Prospective tenants have had little negotiating power given the current bidding demand and supply imbalance, often facing bidding wars.



Tenants from the banking and financial industries represented the most new move-ins at 50%. This can be attributed to professionals in the City and Canary Wharf requiring a Central London property to overnight their two to three days spent in the office. We anticipate the usual influx of high-net-worth students over the summer months and into the autumn.

Our tenant mix has seen the proportion of UK renters rise to 20% in Q2 2022, from 13% in 2018. This represents an increase of over 50% and suggests that the rise in pied-à-terre and part time city living, is changing the market profile. UK tenants are providing more competition for stock in a market which has historically been overwhelmingly dominated by foreign tenants.

Andrew Weir, CEO of London Central Portfolio, comments on the market

The PCL rental market continues to grow from strength to strength as rental values for new tenancies increase by 13.3% in Q2 2022. The current supply and demand imbalance has resulted in tenants 'locking in' longer leases with average length of tenancies now reaching its highest level at 25.8 months. Our tenant mix has seen a 50% increase in UK tenants since 2018, suggesting more demand for part time city living as homeowners relocated to the country during the pandemic. We expect demand for central London properties to continue throughout the summer months and into the early autumn as we begin to see the seasonal arrival of high-net-worth overseas students. Our data reports a positive picture for the PCL buy to let investor with a low sterling exchange rate, pricing well below the 2015 peak and capital values beginning to increase across Central London. PCL is still at a low point in the historic cycle and remains a good opportunity for investors.

To find out more about our letting and management service, please contact:

Andrew Weir, Chief Executive by email: andrew@londoncentralportfolio.com

About London Central Portfolio (LCP)

Established in 1990, LCP is one of London's foremost buying and investment agencies representing buyers looking to purchase a buy to let investment or home in Prime Central London. Using a sophisticated financial model, LCP identify the best real estate opportunities. LCP's in-house interior designers and architects create stylish interiors – everything from minor upgrades to full-scale renovations, for investment properties to magnificent town houses. For investors, LCP's in-house letting and property management team secures the best tenants and ensures smooth running tenancies.

Data: London Central Portfolio Limited conducts regular audits of all assets under management. This data has been used to produce the information contained in this report. Disclaimer: This report is published for general information and should not be relied upon in any way. No responsibility can be accepted by London Central Portfolio Limited for

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