



BERMONDSEY HEIGHTS

MARKET INSIGHT

UJK MARKET

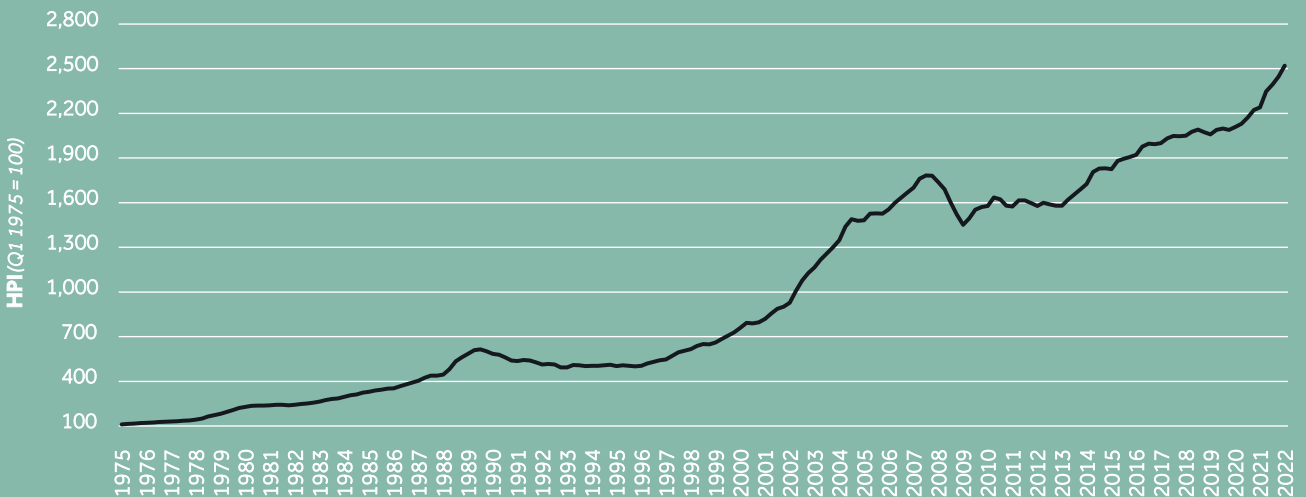


The UK is a renowned market for reliable property price growth. Its safe-haven status continues to encourage investment from international markets, with many investors attracted to the positive yields offered in London and further afield. While rents saw a reduction during Covid-19, their resilience has proven intact as we emerge from the pandemic.

UK HOUSE PRICES

Over the past 50 years the UK property market has seen sustained house price growth.

50 YEAR HOUSE PRICE GROWTH, UK



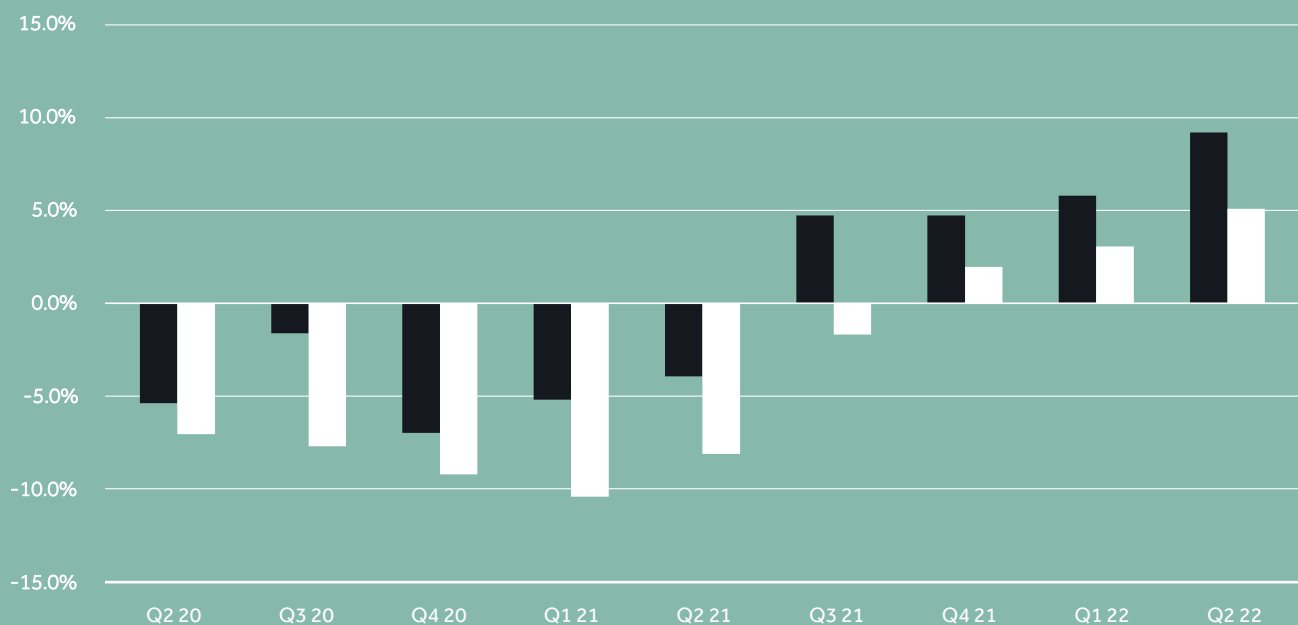
Source: JLL Research, Land Registry

RENTAL MARKET

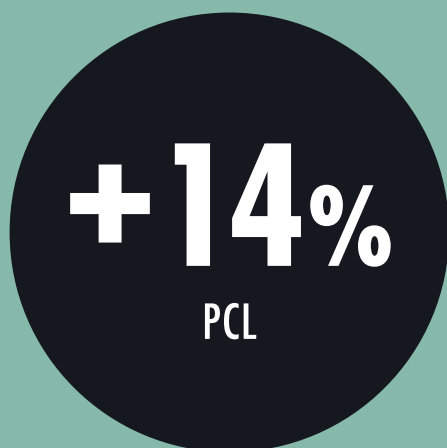
Over the pandemic the London Rental market took a hit, with less people moving into the capital. However, over the last year, and since restrictions started to lift we have seen the market recover quickly.

LONDON - CHANGE IN ACHIEVED RENTS SINCE PRE-PANDEMIC (Q1 2020)

● Greater London
● PCL



ANNUAL CHANGE IN ACHIEVED RENTS (Q2 2022)

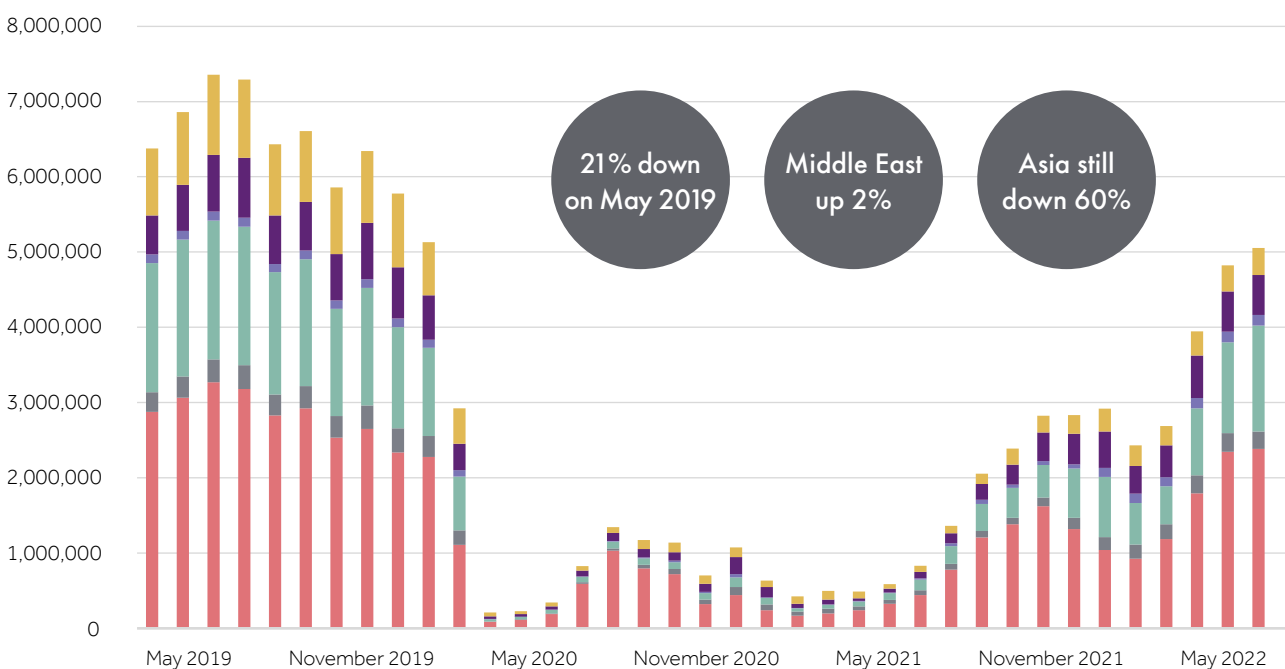


NEW HOMES DEMAND

Post-pandemic we are now seeing the number of International visitors increase month on month. In turn we are seeing more International buyers return to the market, and demand for new homes in London is rising.

HEATHROW PASSENGER NUMBERS

- Europe
- Africa
- North America
- Latin America
- Middle East
- Asia/Pacific



+7.8%

ANNUAL CHANGE IN PRICES - NEW HOMES RESERVED 2022 YTD VS 2021

+45%

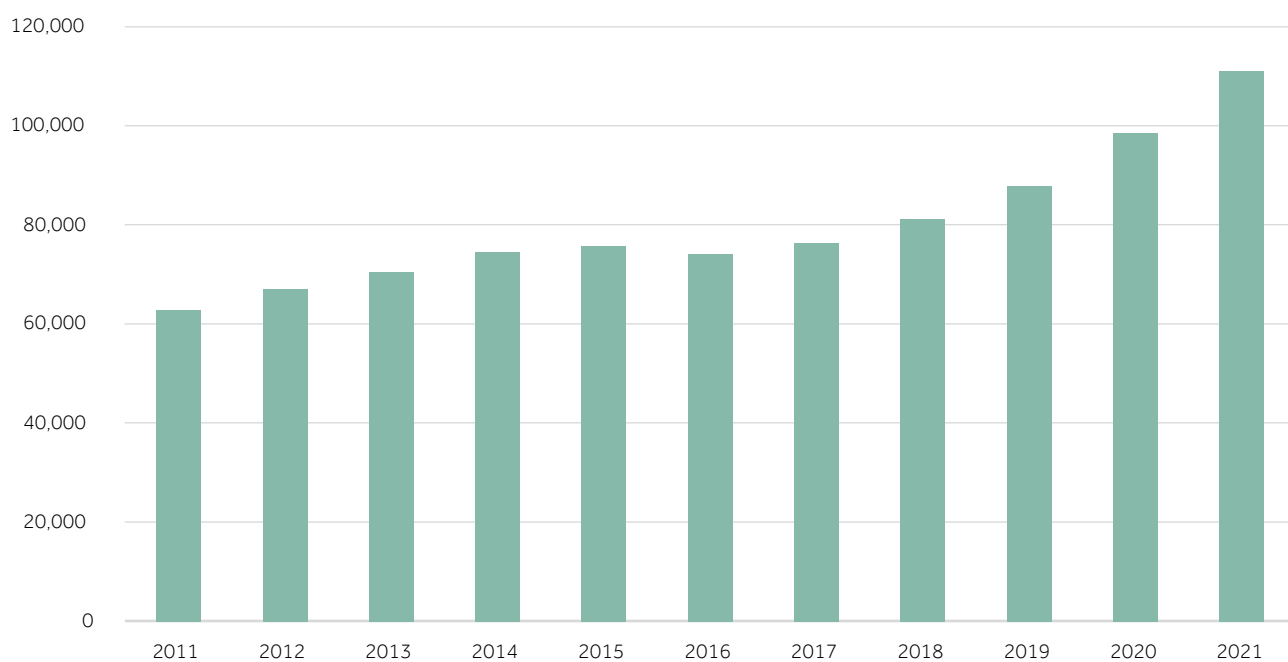
ANNUAL INCREASE IN RESERVATIONS 2022 YTD VS 2021

OVERSEAS STUDENTS RETURNING

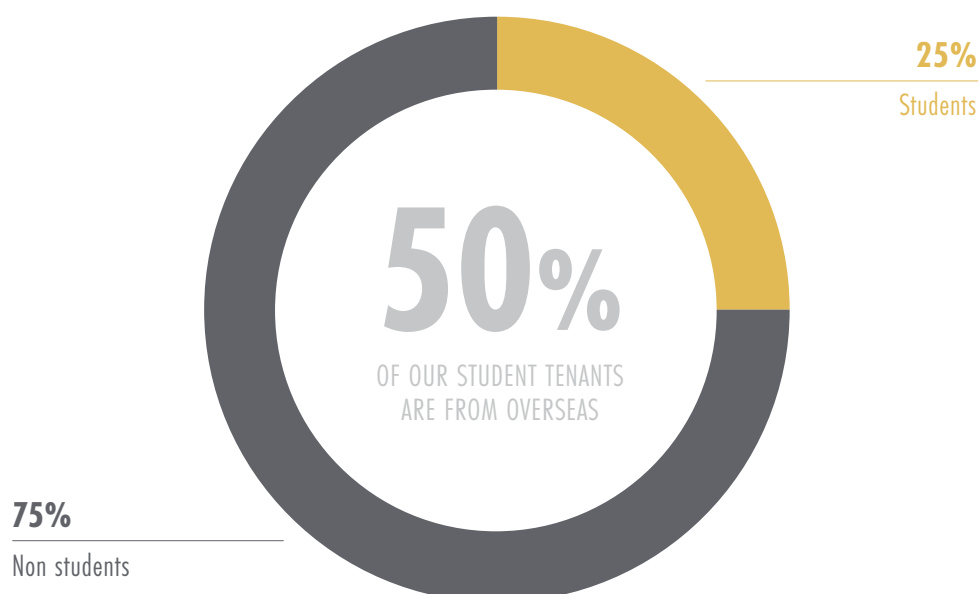
Since the pandemic UCAS has seen a large increase in applications from students outside of the EU. At JLL 25% of our tenants are students, and half of our student tenants are from overseas.

OVERSEAS STUDENTS RETURN TO UK UNIVERSITIES

● UCAS Applications from outside EU



JLL LONDON TENANTS – LAST 12 MONTHS



Source: JLL Research, UCAS

POST PANDEMIC NEEDS

With everyone spending more time at home over the pandemic, what residents want from their homes has changed dramatically.

MORE IMPORTANT THAN PRE-PANDEMIC

Energy efficiency/ running costs

70%

Private outside space

66%

Space for a home office

65%

Broadband speed

64%

Storage within the property

56%

Proximity to green spaces/ parks

55%

Level of service charge

45%

Proximity to public transport

44%

Electric car charging point

35%

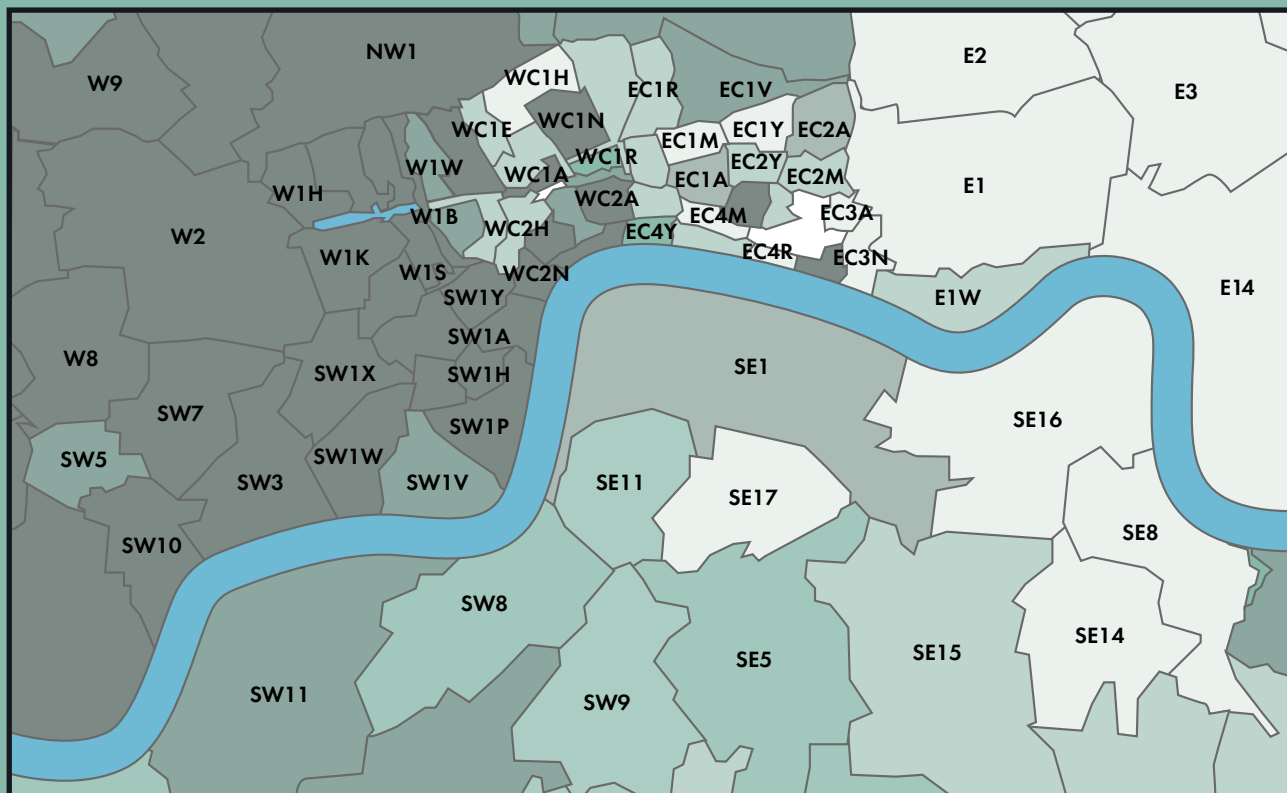
Quality of restaurants and pubs in the area

34%



BERWINDSEY

BERMONDSEY RESIDENTIAL SALES MARKET



Avg. Mean Price

500,000



2,000,000

PRICES RISE

AVERAGE ASKING PRICES IN BERMONDSEY ROSE

4%

IN THE LAST SIX MONTHS

STOCK LEVELS FALL

THE NUMBER OF HOMES ON THE MARKET IN BERMONDSEY FELL

17%

IN JULY 2022 COMPARED WITH JULY 2021

SALES INCREASE

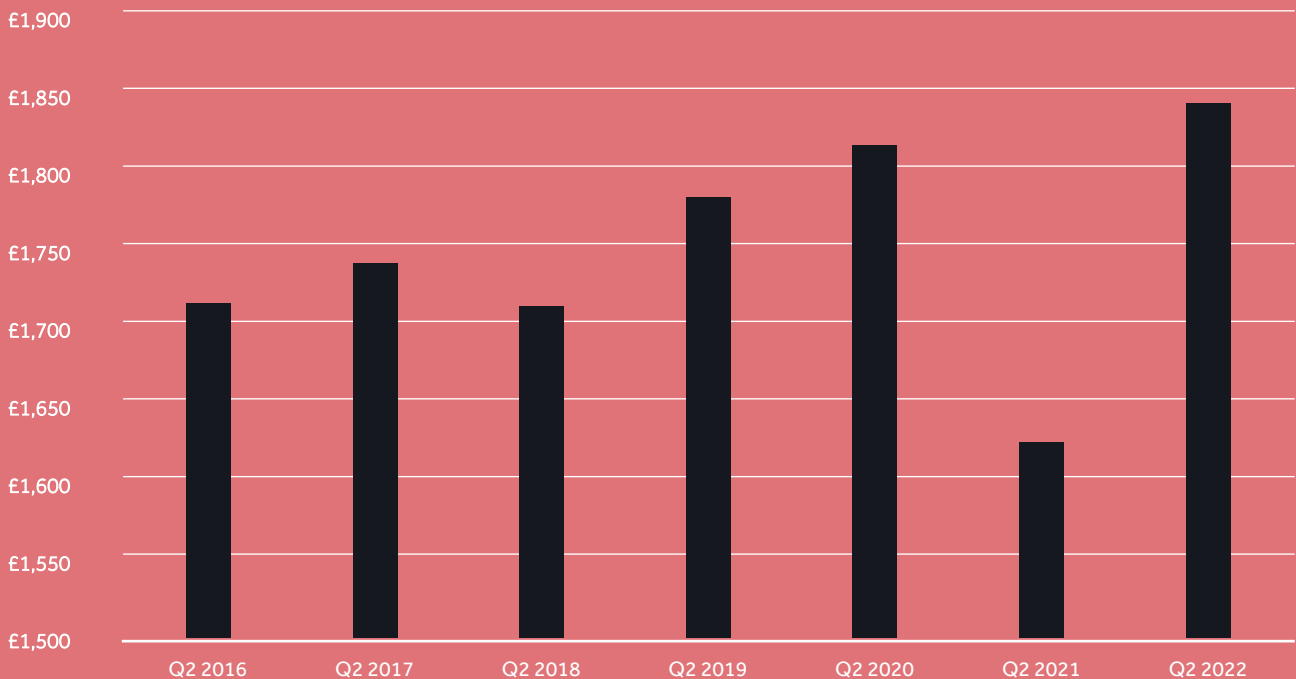
THE NUMBER OF PROPERTIES SOLD IN THE LAST THREE MONTHS WAS

6%

HIGHER THAN IN THE SAME PERIOD IN 2021

BERMONDSEY RENTAL MARKET

BERMONDSEY AVERAGE MONTHLY RENT



ACHIEVED RENTS IN
BERMONDSEY WERE

13.4%

HIGHER IN Q2 2022
COMPARED WITH Q2 2021

STOCK LEVELS CONTINUE TO SUPPORT
GROWTH IN ACHIEVED RENTS WITH

43%

FEWER PROPERTIES ON THE MARKET
TO LET NOW COMPARED WITH THE
SAME POINT A YEAR AGO

78%

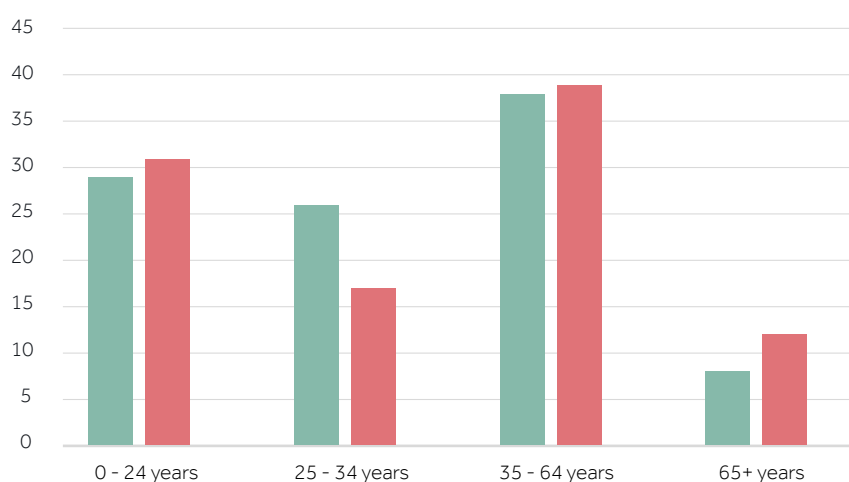
OF PROPERTIES ON THE MARKET TO
LET IN JULY 2022 WERE ONE AND
TWO BEDROOM FLATS

DEMOGRAPHICS | POPULATION

● Bermondsey ● London

Bermondsey attracts an even spread of ages, not too dissimilar to the rest of London, however, the average resident is younger than the average Londoner.

AGE DISTRIBUTION (% OF POPULATION)



THE AVERAGE BERMONDSEY RESIDENT IS YOUNGER THAN THE AVERAGE LONDONER, WITH A HIGHER PROPORTION OF

25-34

YEAR OLDS

PROJECTED GROWTH

2022

Bermondsey has 29,348 total households and a total population of 66,977.

2026

2.6%

2.1%

2031

4.8%

3.7%

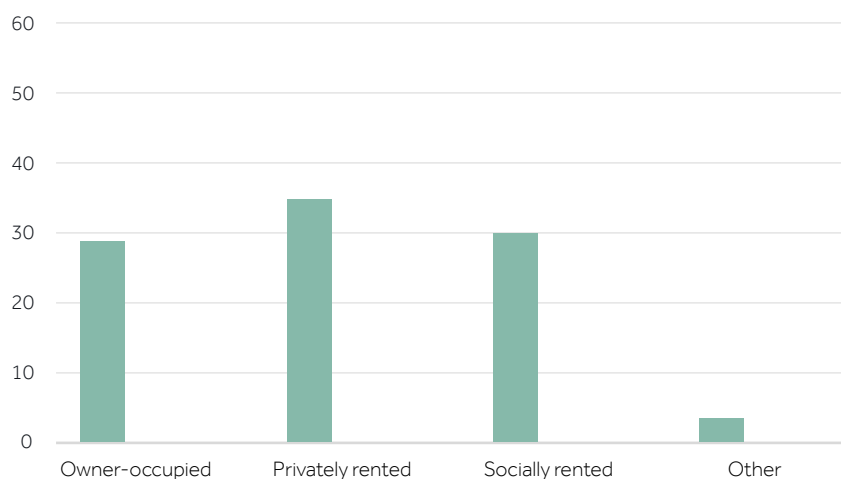
Bermondsey's total population is projected to grow by 2.6% to 68,747 in 2026 outpacing a projected growth of 2.1% for London. It is projected to grow by 4.8% to 70,171 in 2031 again outpacing London's projected growth of 3.7%

DEMOGRAPHICS | RESIDENTS

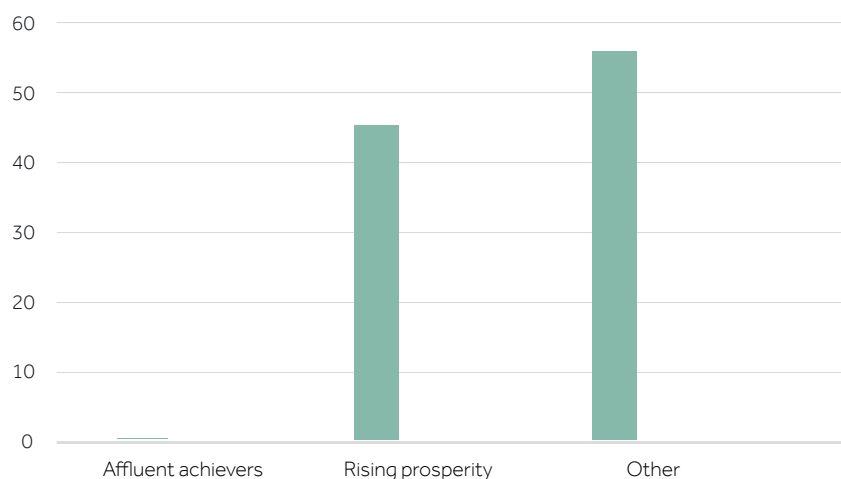
● Bermondsey ● London

Bermondsey is home to a higher proportion of young professionals (rising prosperity) compared with Greater London, and has a strong private rental market.

HOUSEHOLD TENURE (% OF HOUSEHOLDS)

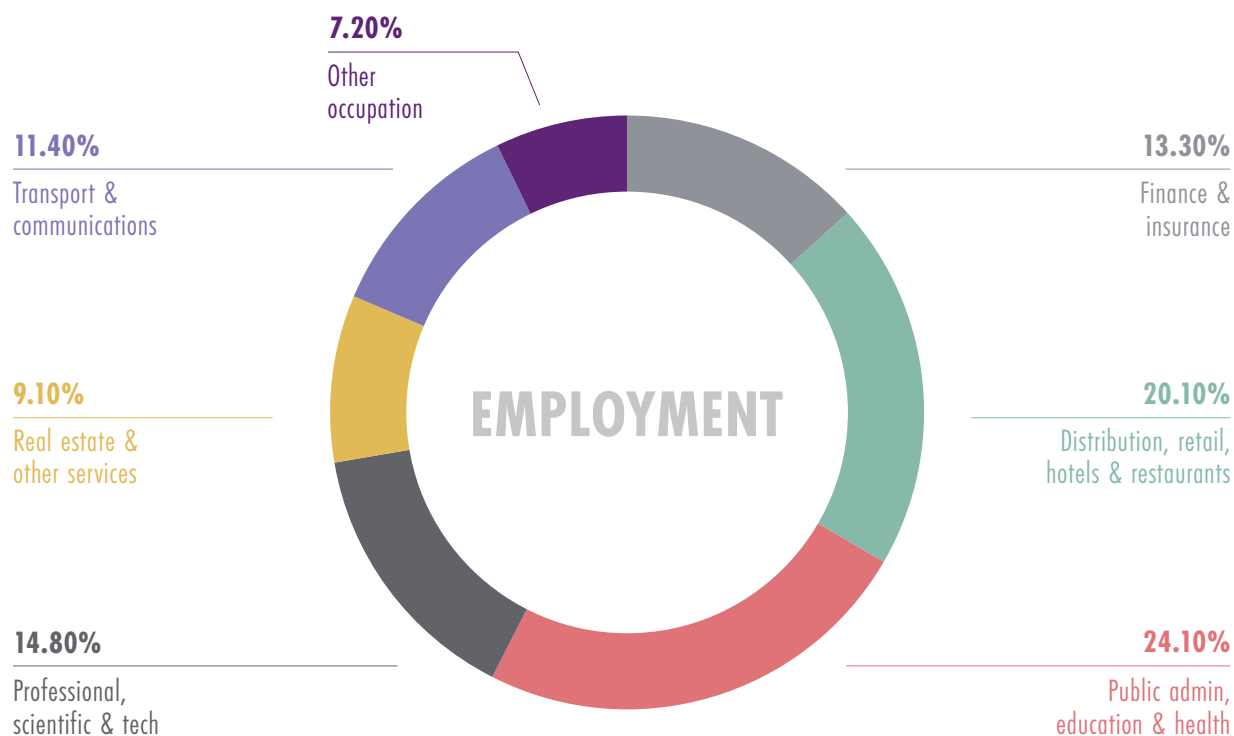


HOUSEHOLD TYPES (% OF HOUSEHOLDS)

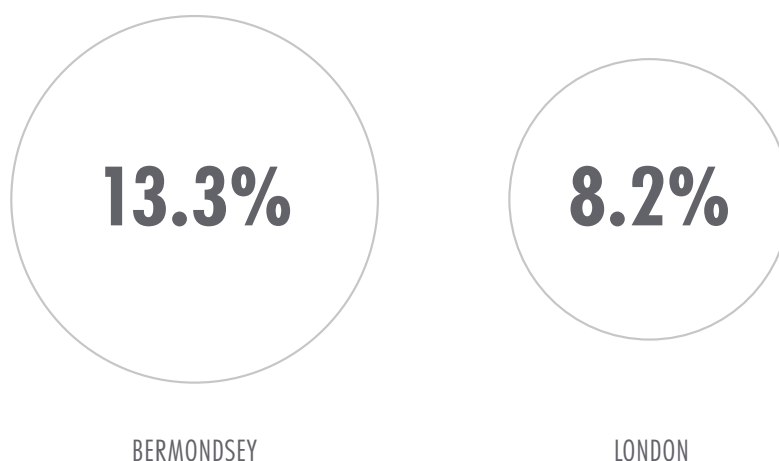


BERMONDSEY PROFILE OF EMPLOYMENT

The most predominant industries of employment are public admin, education & health, distribution, retail, hotels & restaurants and professional, scientific & tech which is in line with London in general.



THE FINANCE & INSURANCE INDUSTRY EMPLOYMENT



PIPELINE

In the pipeline there are currently:

643

UNITS UNDER CONSTRUCTION
AND UNSOLD

4,016

UNITS WITH PLANNING
PERMISSION

373

UNITS AT
APPLICATION STAGE

1,174

NEW HOMES WERE
BUILT IN THE LAST 5
YEARS, AN AVERAGE OF

235

PER YEAR.

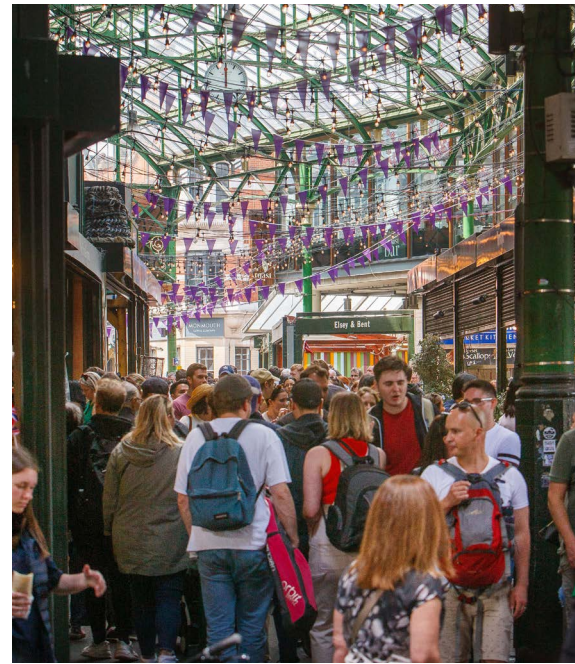
Details – Schemes with 200+ units	Developer	Private	Status
Cantium Retail Park	Galliard Homes	750	Permission - Full
Avanton Ruby Triangle	Avanton	701	Permission - Full
Southernwood Retail Park	Glasgow City Council	505	Permission - Full
Chambers Wharf	Berkeley St James	407	Under construction - Private On Hold
Devonshire Square (HSS + Filling Station)	Pearl & Coutts	345	Permission - Full
Civic Centre + Livesey Place	Shaviram Group	257	Permission - Full
Tustin Estate	London Borough of Southwark	247	Permission - S106 Not Yet Signed
Bermondsey Reach	Wittington Investments	228	Permission - Full
6-12 Verney Road	British Land	226	Permission - Full

Source: Molior, DataLoft

REGENERATION

JLL analysis of regeneration schemes in London over the past decade shows they achieved an average of 5% price growth outperformance per annum over and above the baseline house price growth achieved in the borough where the schemes are located.

Bermondsey Heights is well placed to realise a similar regeneration effect being within close proximity to Bermondsey Street with a wealth of eateries, bars and cultural attractions.



There are planned improvements in education with 2 new primary schools, a new university, a new secondary school on the way and the expansion of 9 local primary schools. Student accommodation for the London School of Economics is also under way.

OLD KENT ROAD
REGENERATION WILL PROVIDE
20,000
NEW HOMES AND
7,000
AFFORDABLE HOMES.

REGENERATION WILL BRING
3,500
NEW HOMES AND
35%
WILL BE AFFORDABLE. A NEW STATE-OF-
THE ART INDOOR SPORTS COMPLEX IN
THE AREA WILL BRING **1,250 JOBS**



EDUCATION

SCHOOLS

In the Bermondsey area, there are 16 Ofsted Outstanding schools and 24 Ofsted Good schools.

Ofsted Outstanding | Primary

Albion Primary School

Boutcher Church of England Primary School

The Cathedral School of St Saviour and St Mary Overie

Charles Dickens Primary School

Crampton Primary

Galleywall Primary School

Phoenix Primary School

Redriff Primary School

Riverside Primary School

St Joseph's Catholic Primary School

Ofsted Outstanding | Secondary

Harris Academy Bermondsey

Notre Dame Roman Catholic Girl's School

Spa School, Bermondsey

St Michael's Catholic College

St Saviour's and St Olave's Church of England School

Surrey Square Primary School

EDUCATION

UNIVERSITIES

London is an academic hub with 18 top class universities hosting close to 330,000 students.

Universities and schools	No. students
University College London	45,715
King's College London	38,445
Queen Mary University of London	23,870
City, University of London (including Bayes)	21,325
Middlesex University	20,155
The University of Westminster	19,680
University of the Arts, London	21,105
The University of Greenwich	22,760
Imperial College of Science, Technology and Medicine	21,370
London South Bank University	18,545
The University of East London	17,395
Birkbeck College	12,070
London School of Economics and Political Science	13,455
London Metropolitan University	12,525
Goldsmiths College	9,830
SOAS University of London	5,865
London Business School	2,460
Guildhall School of Music and Drama	1,065

Source: HESA

TRANSPORT

Bermondsey is one of the most connected areas in London:

90

BUS STOPS

3

TUBE STATIONS

1

RAIL STATION



TRANSPORT CONNECTIONS

Rail	South Bermondsey
Jubilee	Bermondsey, London Bridge, Canada Water
Overground	Rotherhithe, Canada Water, Surrey Quays
Northern	London Bridge, Borough
Thameslink	London Bridge

TRANSPORT IMPROVEMENTS

The area's connectivity will improve further as three new tube stations along the Bakerloo line are planned.

New Bermondsey Overground Station/Surrey Canal Railway Station: Lewisham Council approved a TFL planning application for the station in December 2021, in which the name of the station is confirmed as "Surrey Canal". A third of enabling works have been completed. Part of a wider program of transport improvement. Two new bus routes through the site to link the area to central London and south London.



RESTAURANTS

Bermondsey is home to a wealth of bars, cultural attractions and eateries including 3 Michelin star restaurants.

MICHELIN STAR RESTAURANTS:

- Restaurant Story, Southwark
- Sollip, Southwark
- Trivet, Bermondsey





OTHER RESTAURANTS:

- 40 Maltby Street, Bermondsey
- Bermondsey Yard Café, Bermondsey
- Casse-Croute, Bermondsey
- The Garrison, Bermondsey
- Jose, Bermondsey
- Pique-Nique, Bermondsey
- Pizarro, Bermondsey
- Tanner & Co, Bermondsey
- Village East Bermondsey

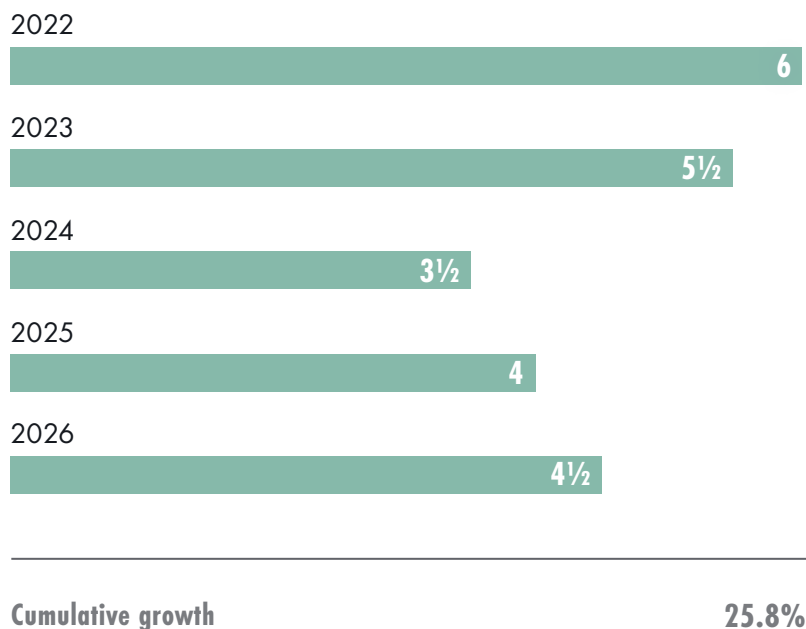




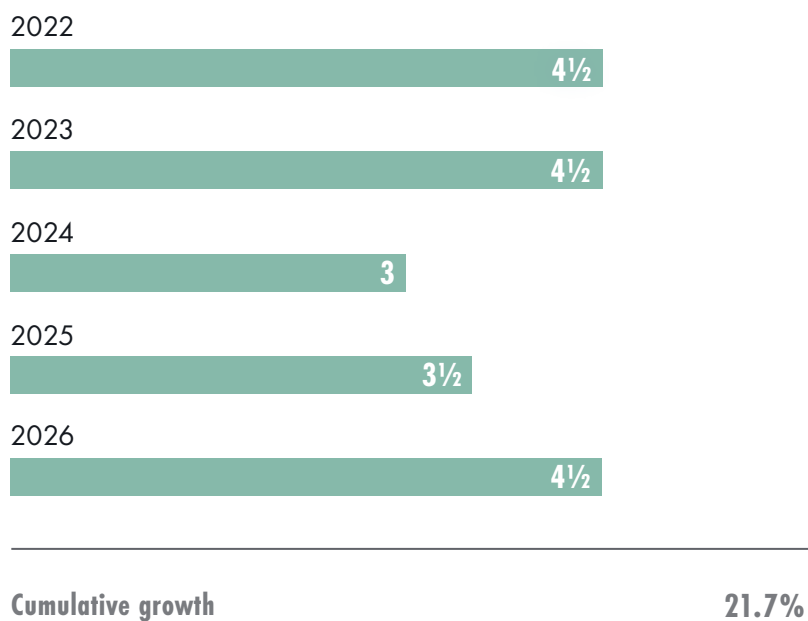
FORCASTS

SALES FORECASTS

LONDON HOUSE PRICE GROWTH (%PA)



UK HOUSE PRICE GROWTH (%PA)



RENTAL FORECASTS

LONDON RENTAL VALUE GROWTH (%PA)

2022



2023



2024



2025



2026



Cumulative growth

15.9%

UK RENTAL VALUE GROWTH (%PA)

2022



2023



2024



2025



2026



Cumulative growth

12.6%



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