



# Jeremy Wasden

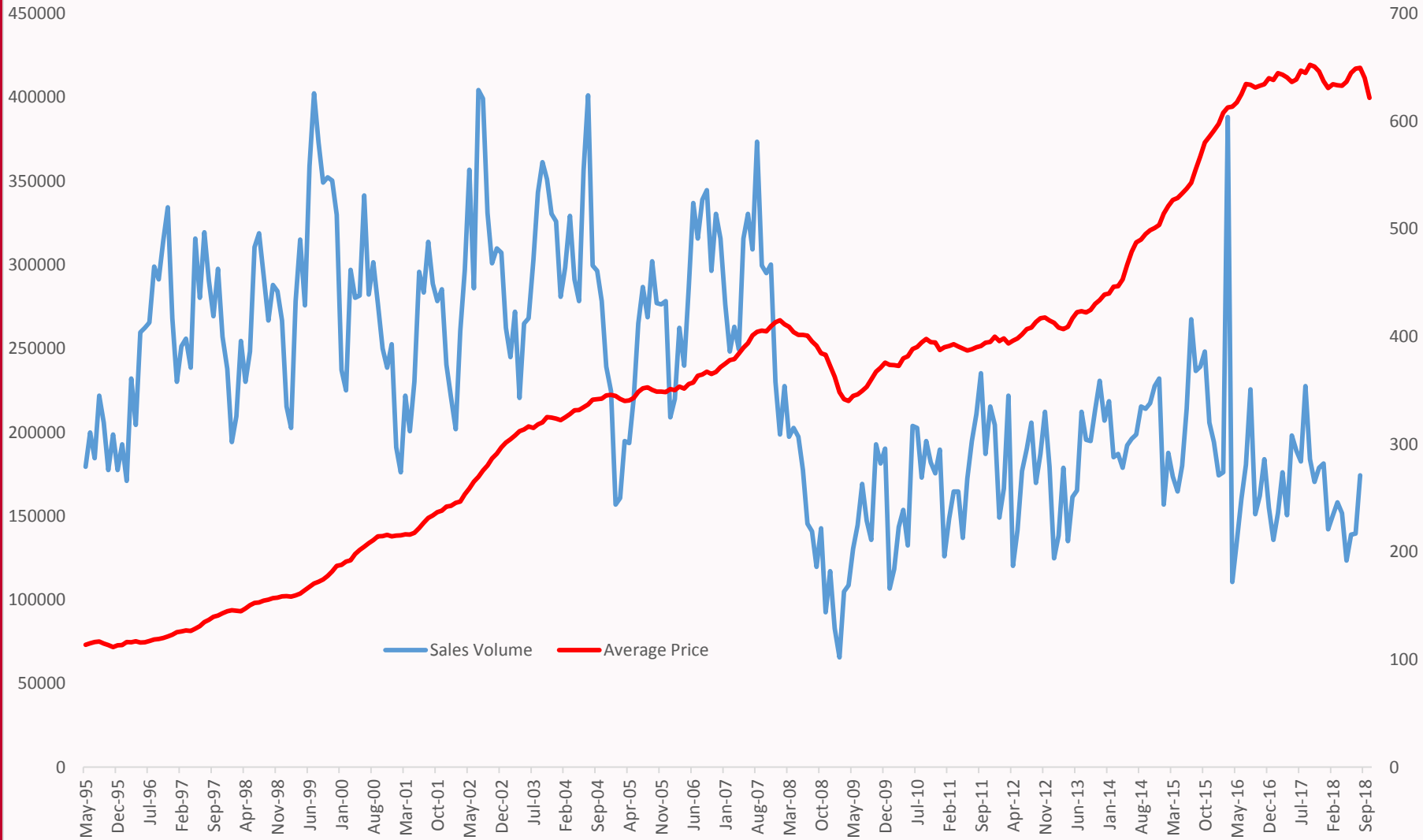
Jeremy is a local estate agent and writes and talks about local property matters.

Are you better off buying or renting a property in Uxbridge?

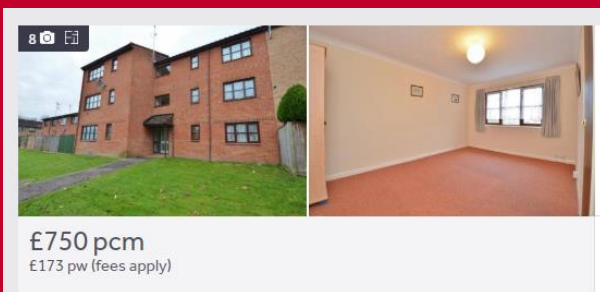
Why are all my neighbours renting?

Is a buy to let property still worth investing in?

Hillingdon Property Prices and Sales Volumes



# Are you better off buying or renting in Uxbridge?



Buying	Renting
<p><b>Monthly Costs</b>  <u>Studio flat</u>                      Cost to borrow ~ <b>£660</b> (£416 interest only). Cost £150K. Deposit of £25K and monthly repayment over 25 years 4% Joint income of £31,250</p> <p><u>3 Bed House.</u>                      Cost to borrow Repay <b>£1,320</b> IO <b>£833</b>                      Cost £400K. Deposit of £150,000 borrow £250,000. Joint income of £62,500 Repayment <b>£1,320</b> Interest Only <b>£833</b></p>	<p>Rent cost £750pcm                      Initial costs deposit etc £1,425</p> <p>Rent from £1350pcm                      Initial costs deposit etc £2,325</p>
<p><b>Lifestyle : Stability</b></p>	<p><b>Lifestyle : Flexibility</b></p>
<p>Home ownership and free of cost on repayment</p>	<p>No asset and on going cost of renting into retirement.</p>

# Why are all my neighbours renting?

Hillingdon (Source ONS)	2016	2006
Owned Outright	27%	29%
Buying with Mortgage	35%	40%
Rented Local Housing Association	15%	18%
Rented from a Private Landlord	23%	13%



Private Landlord : Average tenancy length is 20 months

How often does property change hands?  
Approx every 28 years!

# Is a buy to let property still worth investing in?

Yes	No
Think Long Term, structure & have an plan	Short Term
Afford it and are business like. Low LTV <i>Good tenants deserve good landlords and good landlords deserve good tenants.</i>	Can't afford when problems arise. Not diversified.



# Thank you Ward Williams



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*Any questions?*