



Best Rates For May

In May, the Bank of England is expected to increase Base Rate by a further 0.25% to 1%, with financial Markets anticipating steady rises up to 2.5% over the next year. These increases could translate into a five-year fixed rate, at a Loan-to-value of 90% costing up to 4.5%, and it is inevitable that these rates will deter some purchasers from thinking of trading up.

The Mortgage Shop rates comparison this month is still looking attractive, with leading rates chosen from all mortgage providers. A minimum of a five-year fix is generally recommended, and our team of professional mortgage advisers will be pleased to help if you call them on 789830.

60%	2 year Fixed	1.48%
60%	5 year Fixed	1.65%
60%	7 year Fixed	1.79%
60%	10 year fixed	1.99%
75%	2 year Tracker	1.80%
85%	2 year Tracker	1.94%
85%	2 year Fixed	1.58%
85%	5 year Fixed	1.75%
85%	7 year Fixed	1.89%
90%	2 year Tracker	2.13%
90%	2 year Fixed	1.88%
90%	5 year Fixed	1.99%
95%	2 year Fixed	3.84%
95%	5 year Fixed	3.89%
100%	5 year fixed	3.99%
60%	BTL 2 year Fixed	1.85%
60%	BTL 5 year Fixed	2.18%

Rates correct as at 03/05/2022 BTL = Buy to let mortgage

MARKET UPDATE

A check on the property that was available for sale in Jersey at the beginning of May, shows that just under 500 houses and apartments were listed between 53 estate agents. These numbers do not include houses and apartments that are currently under construction in a number of locations, most of which are likely to have been presold off plan.

Sales in the first four months of the year have been buoyant, particularly in the First Time Buyer sector which has been very active, despite claims that there is insufficient suitable property to satisfy demand.

EMPTY PROPERTIES IN JERSEY

It has been suggested that this shortage could be alleviated by making use of the 4,000 properties that were revealed as being vacant, on the day of the recent census. The counter argument is that many of these properties were empty for perfectly valid reasons, to include the owners being away on holiday, units that were between sales or tenancies, property that were being refurbished or modernised, holiday lets and accommodation used for seasonal agricultural or hospitality staff. The then greatly reduced balance of long-term vacant property may actually be the subject of probate, or be owned by someone who has recently moved into care. In which case, it could be wrong for Government to step in and use it to house families from their waiting list.

MODULAR BUILDINGS TO HELP WITH SHORTAGE?

Jersey Business recently hosted a very well attended meeting at the Town Hall between a group of Polish modular home manufacturers and representatives of the Jersey building industry, along with planners, and other stakeholders.

In a nutshell, modular buildings could be one solution to help solve the island's housing shortage, as the time it takes to construct these buildings on site is significantly shorter than using conventional building methods.

Despite vigorous debate, the end result of the meeting was overall very positive. There remain many obstacles to overcome, such as the lack of suitable sites currently available, the logistics of shipping flat pack houses 2,000 kilometres by road from Poland to St Malo, and then over sea to Jersey, and even more importantly, the ability of Jersey mortgage lenders to be able to accept these new construction methods for mortgage purposes.

It is apparent that there is a mood of change, attributable in part, to the need to provide sustainable housing for the future and in part, to be being an election year. With hopes that promises will be carried through to become positive actions

HERE TO HELP *As always, if you want to review your current mortgage rate, or understand your borrowing options for a new mortgage, our team at The Mortgage Shop are here to help. Please call 789830, or email us on info@mortgageshop.je*



the mortgage shop

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