

## ELECTION COMMENT

# THE ELECTION HANGOVER

That hung parliament was a surprise, eh? Here's how people in the property sector reacted, along with their market predictions

**STEPHANIE MCMAHON**  
 HEAD OF RESEARCH,  
 STRUTT & PARKER

"The hung parliament result reinforces that nothing is certain in these turbulent times. From a property standpoint, we know investors don't like uncertainty. However, uncertainty has become the new norm in both the UK and many other parts of the world, and the past few years have shown us that foreign investors are willing to take a long term view when it comes to investing here thanks to the strength of our institutions and global transparency. However, we have since seen sterling slide as an indicator that confidence in the UK is again faltering, which is concerning in the short term. It is also a significant blow for housing that Gavin Barwell, the author of the recent Housing White Paper, has lost his seat. Yet another new housing minister will need to be appointed and we will have to see if his work is continued."


**JULIAN GODDARD**  
 PARTNER AND HEAD OF RESIDENTIAL  
 AT DANIEL WATNEY LLP

"The last thing the London housing market needs right now is more uncertainty. House prices are stagnating and transactions falling, and, without knowing the future direction of travel, buyers and sellers are likely to hold off, compounding the problem."

"No doubt many voters were seduced by Jeremy Corbyn's promises on housing, including rent caps and mass housebuilding by local authorities, but the reality is most of his promises are unrealistic at best or dangerous at worst. Countless cities across the world have experimented with rent controls, and they have all ended with less and poorer quality rental homes. Meanwhile big question marks hang over whether councils have the capacity, resources or know-how to return to housebuilding as major players."


**MATTHEW TURNER**  
 CEO OF ASTUTE PROPERTY SEARCH

"With a hung parliament, we are now likely to see more instability in the market and economy. The British pound will weaken, providing international buyers with the further opportunity to purchase with a favourable exchange rate. However, uncertainty will cause prospective buyers to stay out of the market, leading to fewer transactions going forward. With Brexit on the horizon, the uncertainty is set to continue for the foreseeable future."


**ANTHONY RUSHWORTH,**  
 CEO OF CROWDFUNDING HOMEGROWN

"The hung parliament result will have an impact on both the housing market and economy. All parties have been committed to increasing housebuilding in the UK, which will boost the construction industry. It will take time for new policies to be introduced and agreed on. We've been here before though, and while it may take a bit longer, we will find solution."


**TREVOR ABRAMSOHN**  
 DIRECTOR AT GLENTREE INTERNATIONAL

"Undoubtedly, the pound will drop further against the dollar and euro which, perversely, will render UK property even cheaper for the international buyers and, at the same time, help the exporters. I predict that property values will not change markedly, unless interest rates/mortgage rates are increased at some point in the future in order to keep inflation under control, which seems very unlikely."

