



## August 2019: UK Residential Market Survey

# Respondents further downgrade near term outlook

- Near term sales expectations slip deeper into negative territory
- New instructions and buyer enquiries broadly flat
- Demand for lettings continues to rise against a backdrop of falling supply

The August 2019 RICS Residential Market Survey results point to a renewed deterioration in near term expectations, with respondents anticipating a decline in activity over the next three months. Brexit uncertainty is again highlighted as a significant factor causing hesitation amongst buyers and vendors. Nevertheless, a more stable trend in sales is envisaged at the twelve month horizon.

Following a couple of months in which new buyer enquiries increased modestly, August saw a flatter trend in demand at the national level. Indeed, a net balance of just +3% reported a rise over the month, with a reading so close to zero indicative of virtually no change.

Meanwhile, on a UK-wide basis, the Newly Agreed Sales series inched slightly further into negative territory in the latest results (net balance -8% compared to -6% previously). When disaggregated, most areas posted a flat or negative sales trend in August, with the East Midlands and South West regions displaying the weakest momentum over the survey period. At the other end of the scale, Wales and the North East of England appeared to buck the national trend, as respondents reported a solid increase in activity over the month. Back at the national level, the average time taken to conclude a sale, from initial listing to completion, now stands at an average of roughly 18 weeks (slightly improved on the duration of 19 weeks being reported at the start of the year).

Looking ahead, the near term sales expectations net balance fell from -4% to -23%, representing the poorest return since February this year. Furthermore, sales expectations have weakened in almost all parts of the UK over the past two months. Beyond the next three months, respondents foresee activity stabilising at the twelve month time-frame. At the national level, a net balance of +5% of survey participants expect sales to rise over the year ahead, although this is down from +12% and +22% in July and June respectively.

Alongside this, new instructions to sell were more or less flat once again in August, marking the third consecutive report in which the volume of fresh listings coming onto the market has seen little change. That said, contributors

continue to report that the number of appraisals being undertaken is down compared with the same period a year ago. Moreover, appraisals are reportedly down on a year on year basis across all parts of the UK, pointing to a relatively weak pipeline for instructions going forward.

The generally subdued trends in activity over the past month have ensured price pressures remain muted across country as a whole. The headline RICS Price net balance came in at -4% in August, suggesting house prices were largely unchanged. Even so, the latest reading is slightly higher than -9% posted in July, signalling some downward momentum has abated for now.

At the regional level, respondents across London, the South East and East Anglia continue to report an outright decline in prices, while the North East also returned a negative reading this month. Conversely, according to respondents in Scotland, Northern Ireland and Wales, house price inflation remains firm in their localities.

Regarding the near term outlook for prices, expectations are negative at the national level, with a net balance of -24% of survey participants anticipating a decline over the coming three months (down from -13% last time out). Nevertheless, at the twelve month time horizon, a net balance of +12% of respondents project prices will increase, once again led by the strongest sentiment in Northern Ireland, Scotland and Wales. On the same basis, prices are still seen falling in London, although expectations point to a steadier trend emerging in the South East and East Anglia.

In the lettings market, the August results show tenant demand increased for an eighth month in succession, as a net balance of +23% of contributors cited a pick-up (non-seasonally adjusted figures). Set against this, landlord instructions remain in decline, an ongoing trend stretching all the way back to 2016. Given the consistent imbalance between rising demand and falling supply, rents are seen being squeezed higher over the next three months. In fact, near term rental expectations are now positive, to a greater or lesser degree, across all parts of the UK.

# Methodology

## About:

- The RICS Residential Market Survey is a monthly sentiment survey of Chartered Surveyors who operate in the residential sales and lettings markets.

## Regions:

- The 'headline' national readings cover England and Wales.
- Specifically the 10 regions that make up the national readings are:
  - 1) North 2) Yorkshire and Humberside 3) North West 4) East Midlands 5) West Midlands 6) East Anglia 7) South East 8) South West 9) Wales 10) London.
- The national data is regionally weighted.
- Data for Scotland and Northern Ireland is also collected, but does not feed into the 'headline' readings.

## Questions asked:

- How have average prices changed over the last 3 months? (down/ same/ up)
  - How have new buyer enquiries changed over the last month? (down/ same/ up)
  - How have new vendor instructions changed over the last month? (down/ same/ up)
  - How have agreed sales changed over the last month? (down/ same/ up)
  - How do you expect prices to change over the next 3 months? (down/ same/ up)
  - How do you expect prices to change over the next 12 months? (% band, range options)
  - How do you expect prices to change over the next 5 years? (% band, range options)
  - How do you expect sales to change over the next 3 months? (down/ same/ up)
  - How do you expect sales to change over the next 12 months? (down/ same/ up)
  - Total sales over last 3 months i.e. post contract exchange (level)?
  - Total number of unsold houses on books (level)?
  - Total number of sales branches questions 1 & 2 relate to (level)?
  - How long does the average sales take from listing to completion (weeks)?
  - How has tenant demand changed over the last 3 months? (down/ same/ up)
  - How have landlords instructions changed over the last 3 months? (down/ same/ up)
  - How do you expect rents to change over the next 3 months? (down/ same/ up)
  - How do you expect average rents, in your area, to change over the next 12 months? (% band, range options)
  - What do you expect the average annual growth rate in rents will be over the next 5 years in your area? (% band, range options)
  - What is your sense of current price levels being achieved in your area (Very Expensive, Expensive, Fair value, Cheap, Very Cheap)
- Questions 6, 7, 17 and 18 are broken down by bedroom number viz. 1-bed, 2-bed, 3-bed, 4-bed or more. Headline readings weighted according to CLG English Housing Survey.

## Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the net balance will be 25%).**

- The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises).
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).
- In the case of the RICS price balance, a reading of +10 should not be interpreted as RICS saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).
- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

## Seasonal adjustments:

- The RICS Residential Market Survey data is seasonally adjusted using X-12.

## Next embargo dates:

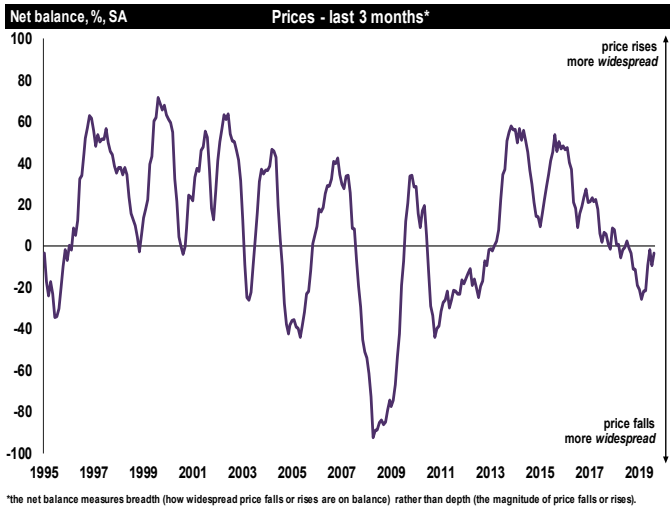
- September survey: 10 October**
- October survey: 14 November**
- November survey: 12 December**

## Number of responses to this month's survey:

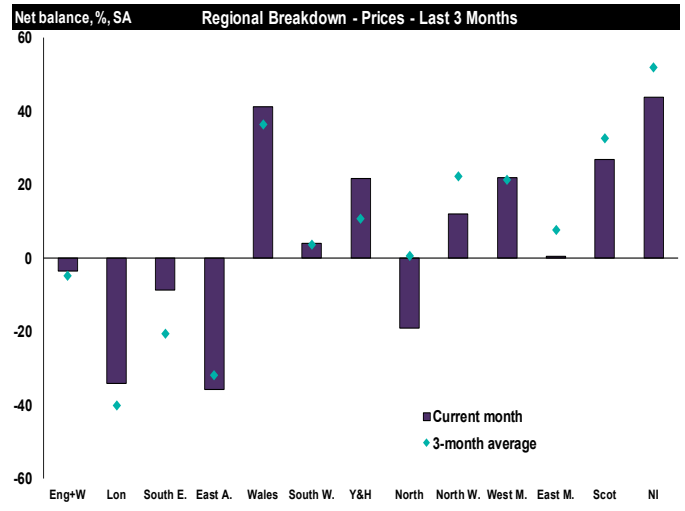
- This survey sample covers 750 branches coming from 361 responses

# Sales market charts

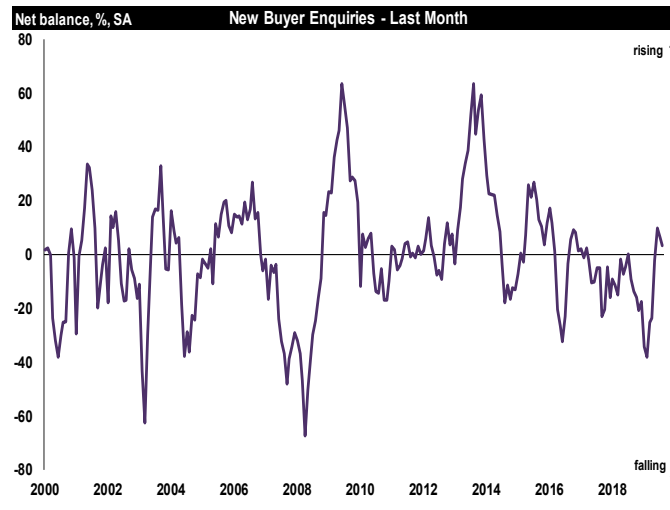
National Prices - Past three months



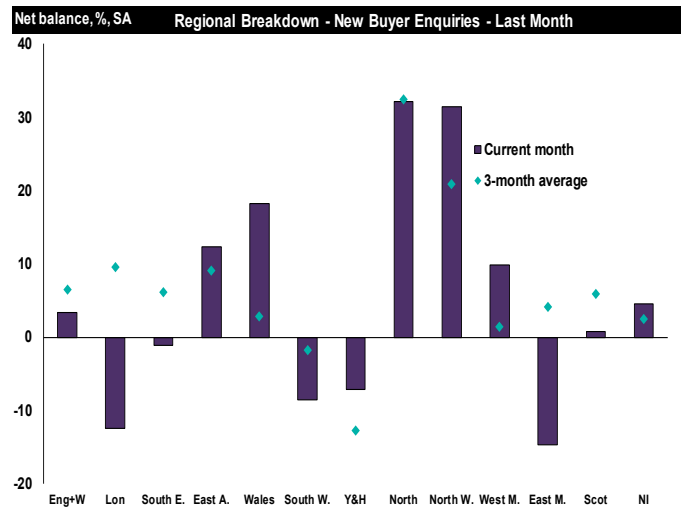
Regional Prices - Past three months



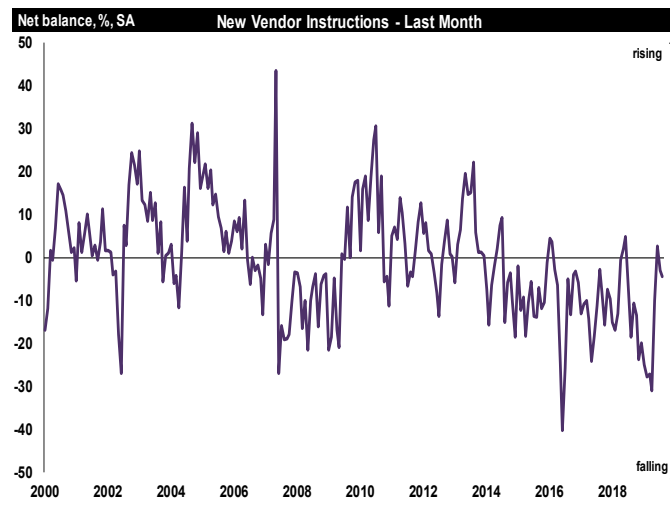
National Enquiries - Past month



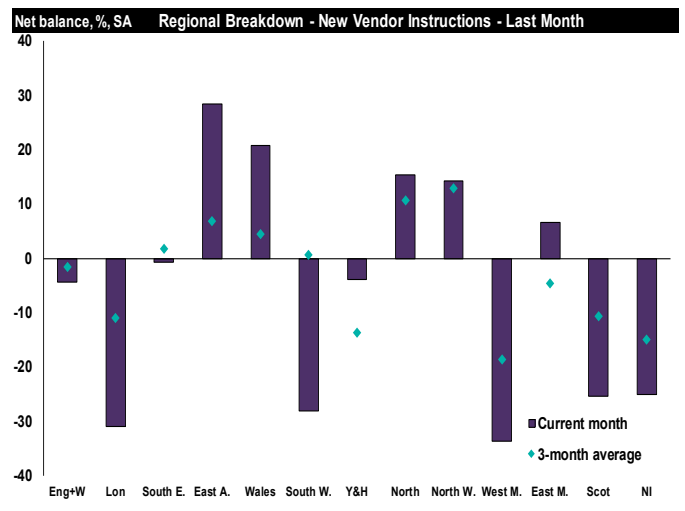
Regional Enquiries - Past month



National New Vendor Instructions - Past month

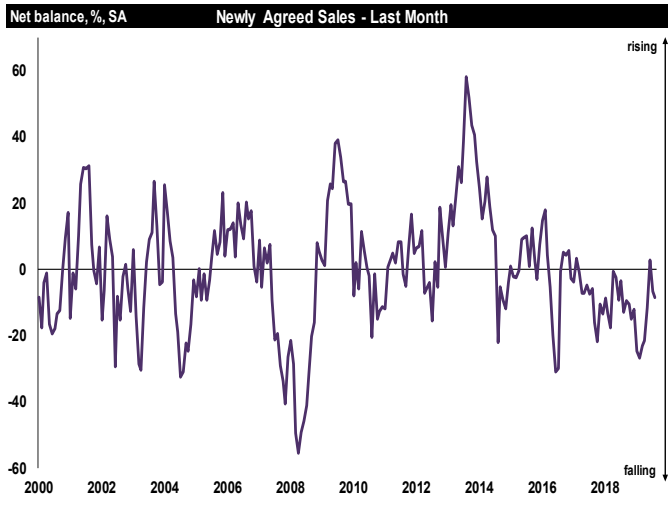


Regional New Vendor Instructions - Past month

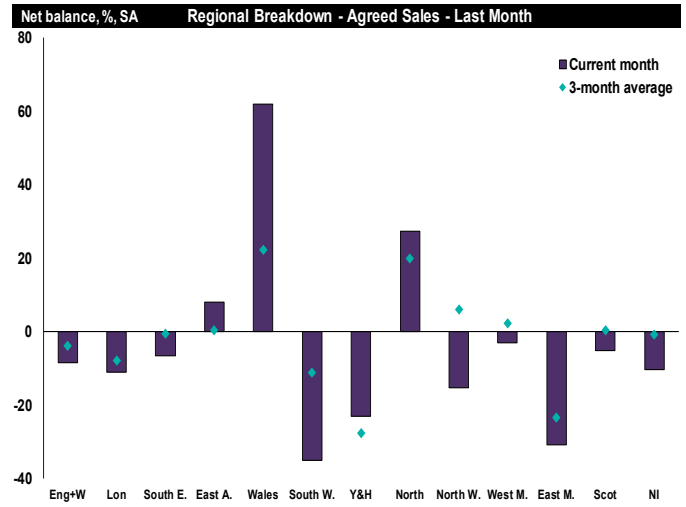


# Sales market charts

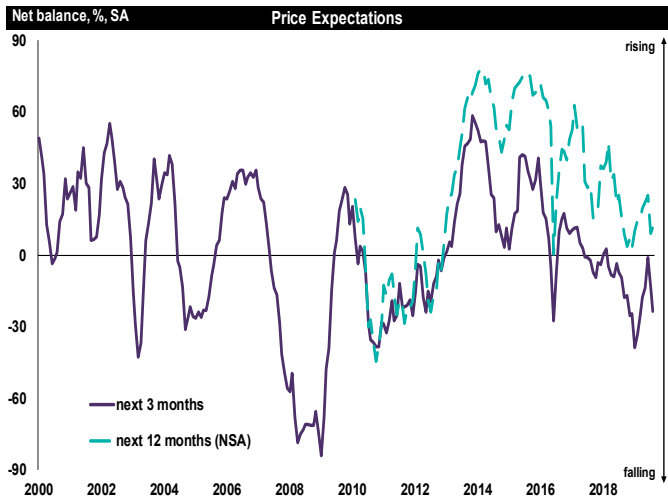
National Newly Agreed Sales - Past month



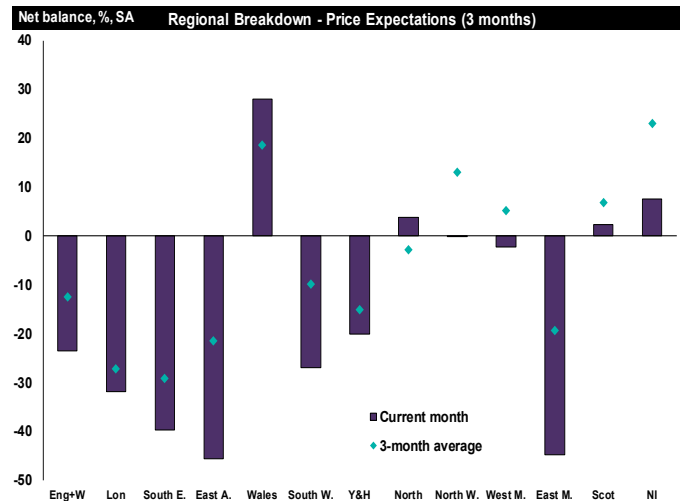
Regional Newly Agreed Sales - Past month



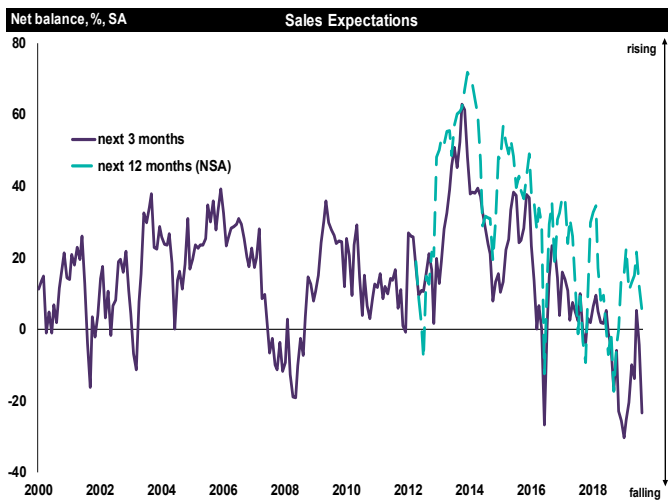
National Price Expectations - Three and twelve month expectations



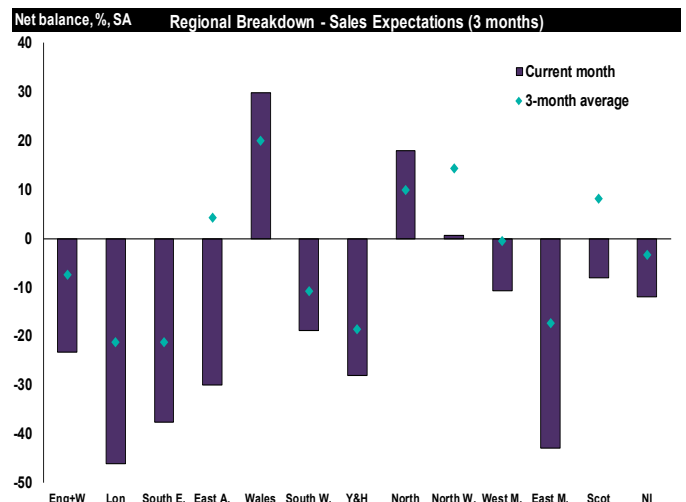
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

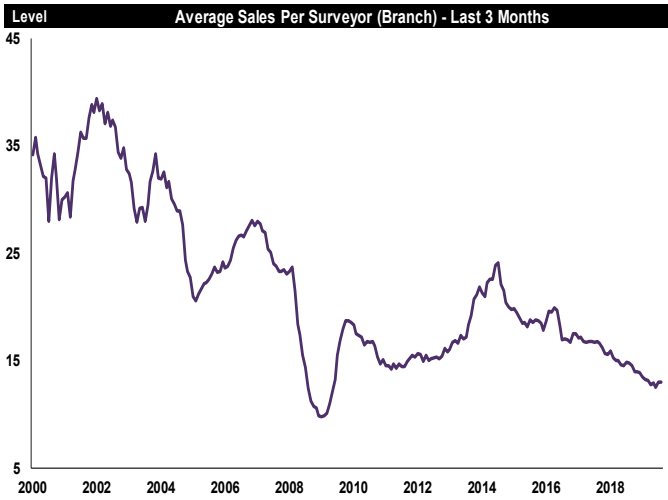


Regional Sales Expectations - Next three months

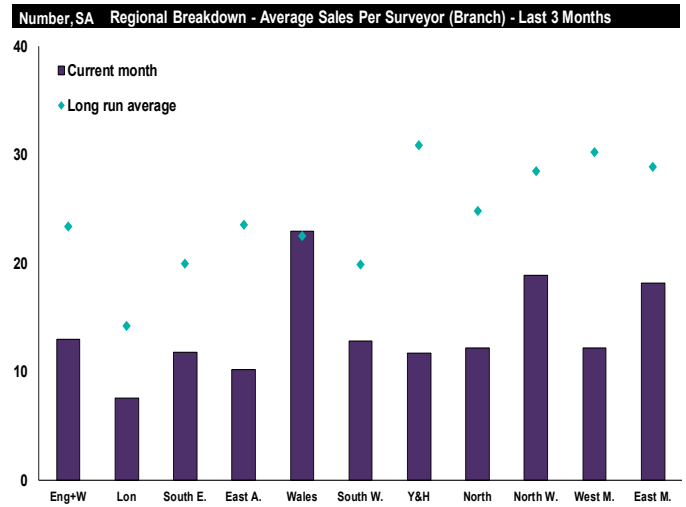


# Sales market charts

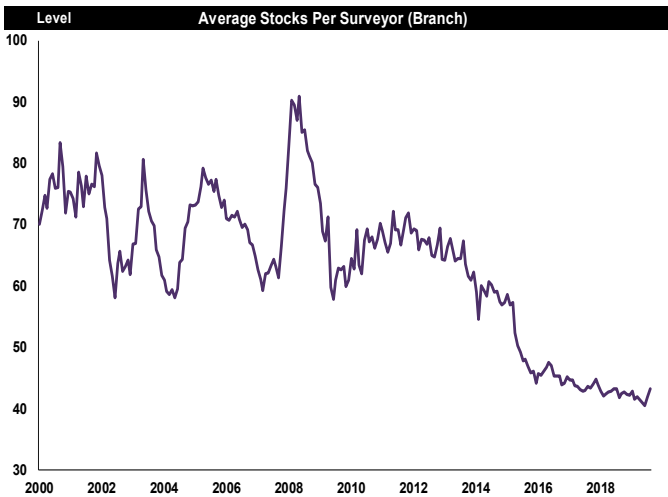
National Average Sales Per Surveyor - Past three months



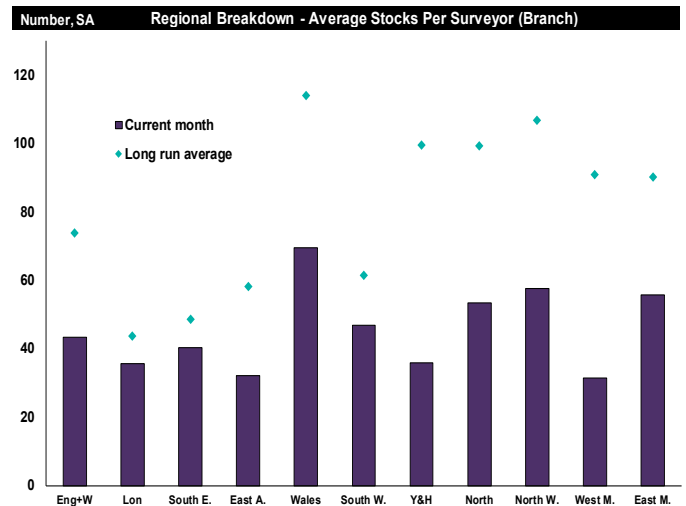
Regional Average Sales Per Surveyor - Past three months



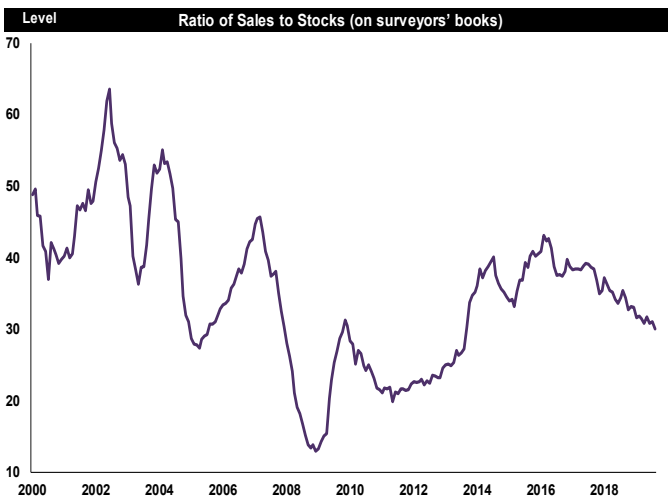
National Average Stocks Per Surveyor



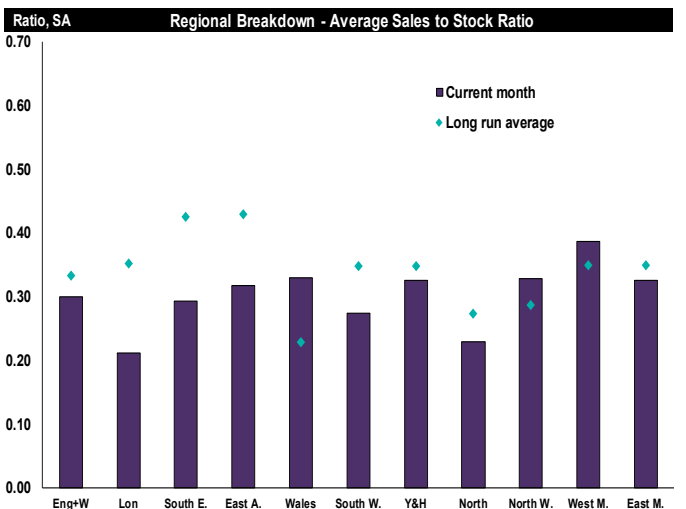
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

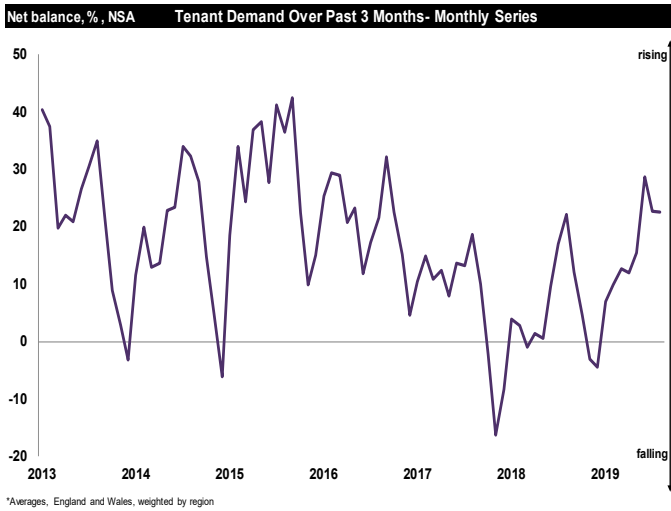


Regional Sales to Stock Ratio

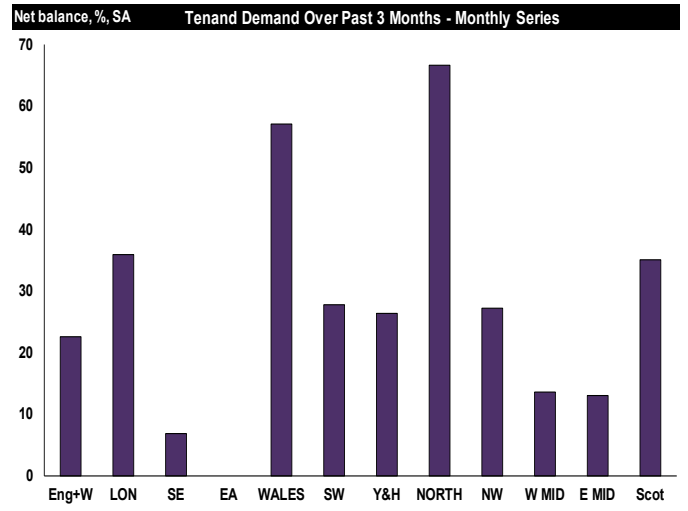


# Lettings market charts

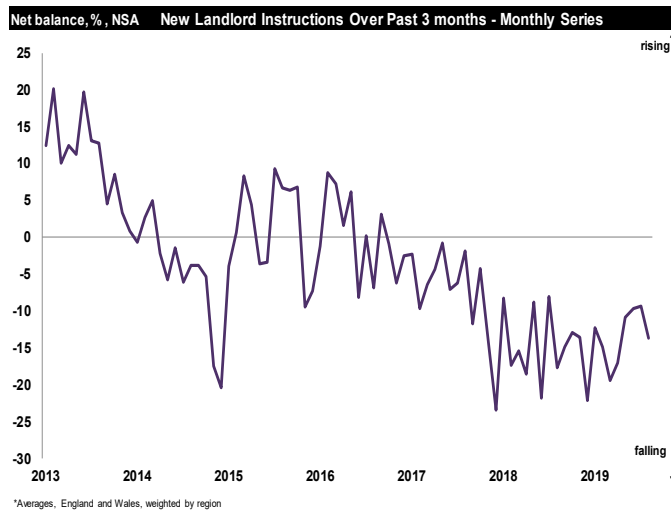
National Tenant Demand - Past three months



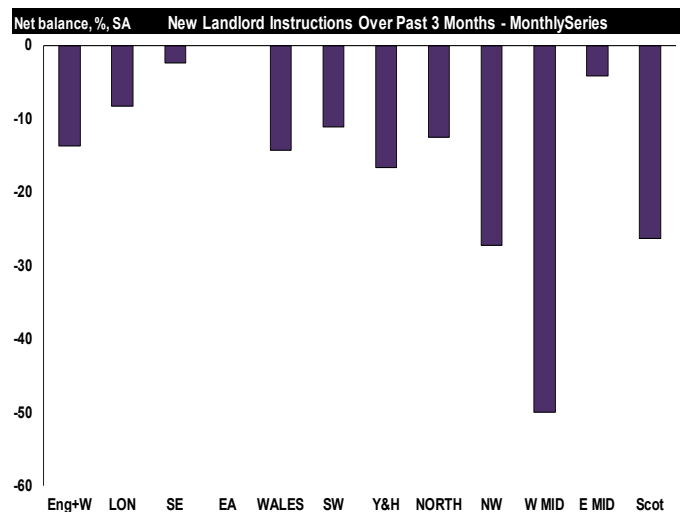
Regional Tenant Demand - Past three months



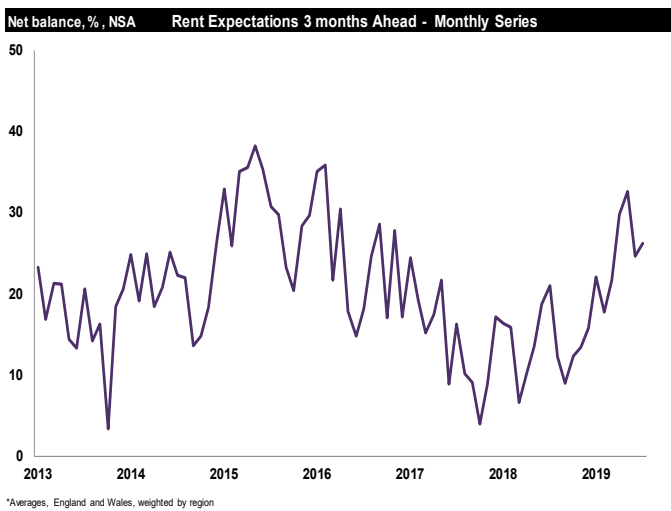
National New Landlord Instructions - Past three months



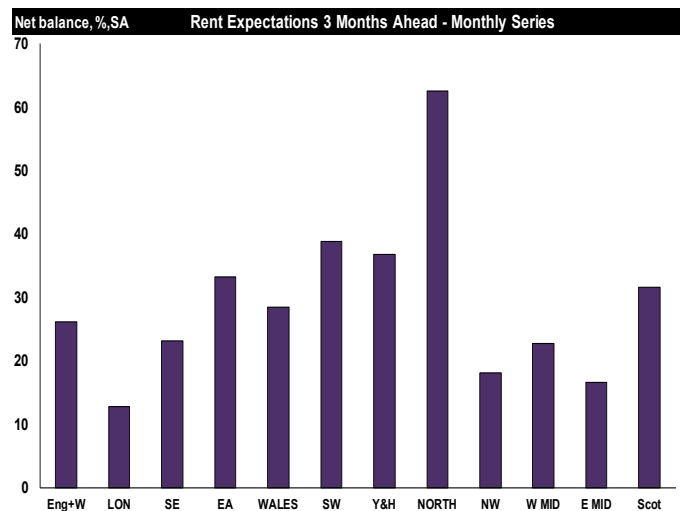
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

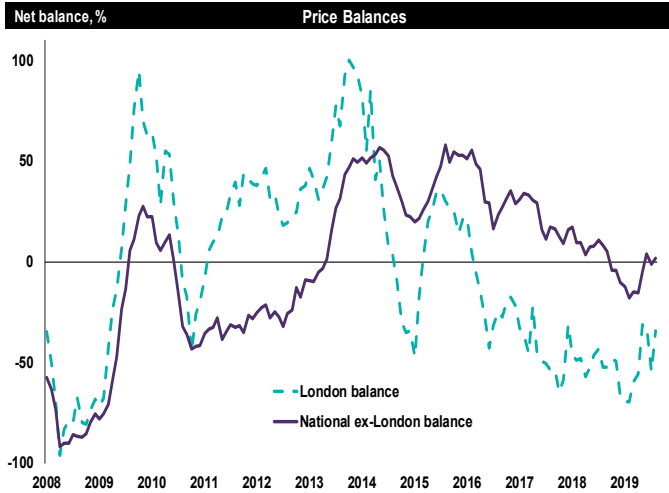


Regional Rent Expectations - Next three months

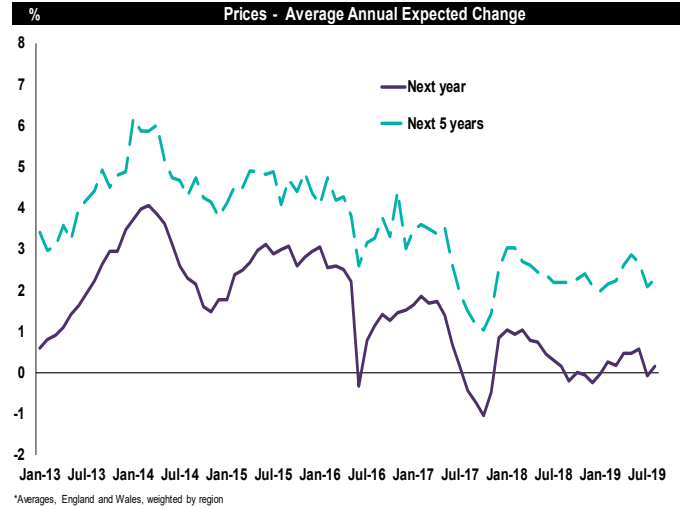


# Expectations & other data

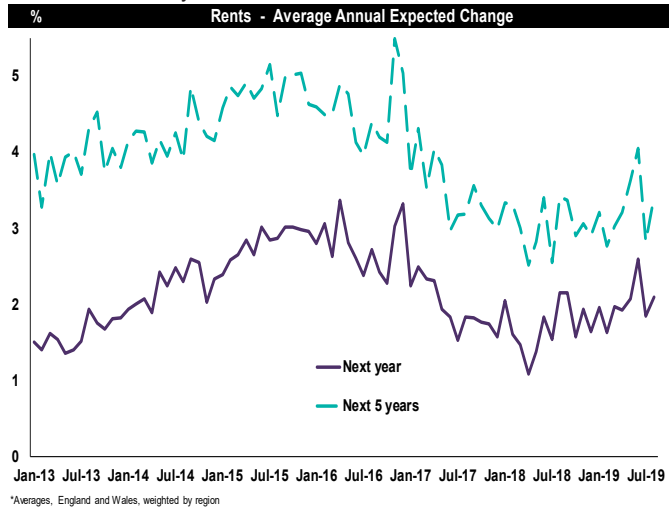
National Price Balance (excluding London) and London Price Balance - Past three months



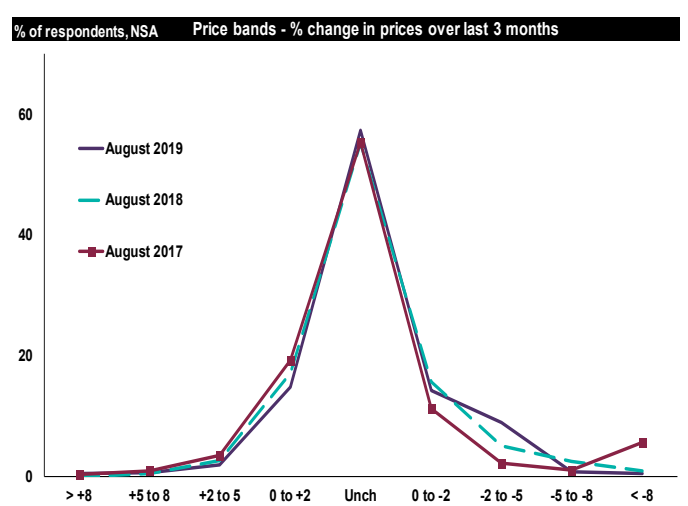
National Average Annual Expected Price Change (point estimate) - Next one and five years



National Average Annual Expected Change in Rents (point estimate) - Next one and five years



Price Bands - Past three months





# Surveyor comments - sales

## North

Andrew C H Holmes, MRICS, South Lakeland, Armitstead Barnett - Cumbria Office, 01539 751 993, abarnett.co.uk, andrew@abarnett.co.uk - August has been a slightly slower month amidst the summer holidays however we have seen an increase in overall activity towards the end of the month and we are expecting a busy Autumn.

Dan Johnson, AssocRICS, Darlington, Highways England, dan.johnson@highwaysengland.co.uk - The obvious I'm afraid. The drawn-out process of Brexit is causing jitters. In my opinion, delaying Brexit has been far more damaging to the housing market than the prospect of leaving the EU.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - A typically listless August, not helped by ongoing political uncertainty, but with evidence of determined activity amongst sellers and buyers.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Strong level of instructions over the summer months coupled with high sales.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - Brexit and the holiday period have slowed activity, but it remains to be seen if the former dictates market activity for the rest of the year.

## Yorkshire & the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.McNeil@bramleys1.co.uk - A subdued summer with no levels of market activity despite there being strong underlying demand.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - A strong summer market with buyers and sellers getting on with their lives and realizing that life will continue with or without Brexit!

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fsla.com - At the moment there are fewer properties coming on to the market.

I Adams, MRICS, East Yorkshire, Metropolis, Ianadams31@yahoo.co.uk - Brexit seems to be having little effect on market conditions.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Since the election, buying activity seems to have increased.

James Watts, MRICS, Bradford, Robert Watts Estate Agents, 01274 878878, www.robertwatts.co.uk, jameswatts@robertwatts.co.uk - The market is steady at present and most vendors and buyers are aware of reports suggesting house prices are rising in York & the Humber, however many people are still cautious with the ongoing uncertainty on Brexit.

John Haigh, MRICS FAAV, Knaresborough, Lister Haigh (Yorkshire) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - Cannot wait for November.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, rentonandparr.co.uk, ken@rentonandparr.co.uk - Despite uncertainty, activity levels especially sales were encouraging during the traditional holiday period.

M J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - The holiday period, as usual, experienced limited meaningful activity. We are now moving into a period which, in terms of the economy/property markets could be one of the most influential in living memory.

Stephen Edwards, FRICS, North Yorkshire, Cundalls, 01653 697820 - School holidays.

## North West

John Ashall, BSc MRICS, Manchester, Spring PCC Ltd, john.ashall@springandco.co.uk - The outcome of Brexit will have a big influence on values going forward.

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - Despite the un-ending political uncertainty, sales performed well in August (exceeding 2018).

Katie Constable, MRICS, Rochdale, Risk Averse Ltd, katie@riskaverseltd.co.uk - Brexit

Lawrence Copeland, FRICS, Manchester, Lawrence Copeland Town and City Centre, 0161 834 1010, lawrence@lawrencecopeland.com, www.lawrencecopeland.com - Global economic factors could bring major problems to our sales market at home.

Robert Keith Dalrymple, FRICS, Isle of Man, Keith Dalrymple Chartered Surveyor, 07624 480901, keith.dalrymple@outlook.com - Brexit uncertainty, annual holidays.

## East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.com, andrew.york@mooreandyork.co.uk - Economic and Brexit uncertainty increasingly discouraging the market.

Chris Charlton, BSc FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com - Increased activity with increased number of new applicants and in new properties coming to the market. We just need to match the new stock to buyers but understandably the current uncertainty in the economy will have an impact.

Christopher Shallice, FRICS FAAV, Holbeach, Lincolnshire, Hix and Son, 01406 422777, wendy@hixandson.co.uk - Summer holidays has slowed down the market to an extent, new housing slows down the secondary sales market.

D P Hammond, BSc FRICS, Eastwood, Nottingham, David Hammond Chartered Surveyors, 01773 533 666, www.david-hammond.co.uk, residential@dvdhammond.co.uk - Brexit uncertainty stifling demand and supply.

David, BSc MRICS, Chesterfield, Copelands, 01246232698, Copelands/Auction House, Djt@copelands-uk.co.uk - Political instability will cause house prices to reduce by 10%.

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - More general activity this month compared with August. Still a very fragile market!

Kirsty Keeton, MRICS, Richard Watkinson & Partners, 01636 611811, www.richardwatkinson.co.uk, kirsty@richardwatkinson.co.uk - In Newark, we have had our busiest Q2 for the last 5 years, notably an extremely busy July & August. More vendors are "taking the offer" possible due to Brexit fears, rather than losing sales waiting for better offers in a rising market.

M Elliott, FRICS, Northamptonshire, MEA, elliot.mark@virgin.net - Uncertainty over Brexit



# Surveyor comments - sales

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Instructions and sales similar to last August but activity generally reflecting the holiday period and economic uncertainty.

Peter Woodthorpe, BSc MRICS, Leicester, Readings Property Group Ltd, 0116 2227575, pwoodthorpe@readingspropertygroup.com, pwoodthorpe@readingspropertygroup.com - Still waiting for the Leicestershire property market to collapse! Strangely the "double whammy" of plummeting London prices and Brexit (can a "double whammy" last 3 years?) have yet to have any real impact on our local market. Not really surprising.

Richard Jenkins, MRICS, Nottingham, Wilham Properties Ltd, richardjenkins57@gmail.com - Unusually strong activity in August.

Stephen Gadsby, BSc FRICS FSVA, Derby, Gadsby Nichols, 01332 296396 - Uncertainty over Brexit still apparent although lower price levels still selling.

Tom Wilson, MRICS, Stamford, King West Ltd, 01780 484 520, www.kingwest.co.uk, twilson@kingwest.co.uk - Inconclusive mutterings from Westminster regarding SDLT have applied a further headwind to sentiment with buyers increasingly inclined to "wait and see". There are deals to do but a lack of liquidity remains a frustration for both buyers and sellers.

## West Midlands

Alexander Smith, FRICS, Birmingham, Alex Smith & Company, 0121 784 6660, alex@alex-smith.co.uk - Brexit uncertainty.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Another surprisingly busy month with a large increase in new instructions and continuing strong levels of sales. One of our best August in years.

Jeremy Dell, MRICS, Oswestry, JJ Dell & Company, property@jydell.co.uk - Slight increase in activity but generally the market is subdued due to the political uncertainty.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A quieter month mainly due to the holiday season, yet despite less new instructions, still a healthy level of enquiry.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Signs of the market slowing down as less property becomes available. Potential purchasers still anxious to buy, but shortage of choice resulting in reduced sales.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Surprisingly busy month despite fewer new instructions. Buyer enquiries and sales increase.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - With quieter months with less property becoming available; as a result, levels of enquiry also reduced. Typical of the holiday season. Sale likely to improve in autumn, dependant on the outcome of Brexit.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, mark.wiggin@struttandparker.com - Vendors need to be more realistic. Supply drying up.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Busier August than expected. Prices maintained due to low stock numbers.

Patrick Cluxton, MRICS Registered Valuer, Birmingham, Patrick Cluxton, pjcluxton@blueyonder.co.uk - August was very quiet.

Rebecca Vaughan, MRICS, Leamington Spa, Marson Homes Limited, rebeccavaughan@hotmail.com - Brexit uncertainty.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - The inept handling of the European withdrawal and the uncertainties it creates means that parties have little incentive to act on any major investment.

Ross D'Aniello, AssocRICS, Bridgnorth, Nock Deighton, 01746767767, www.nockdeighton.co.uk, r.daniello@nockdeighton.co.uk - Political & economic events causing some disruption in the core market but top end of market remains very frustrated.

Ryan Williams, FRICS, Hay-on-Wye, Herefords, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Still surprisingly robust despite the huge uncertainty. Lack of supply helps underpin prices. No idea where we'll be in 3 weeks, 3 months or 3 years.

Susie King, MRICS, Shropshire, Madeleys, 01952 727007, www.madeleys.co.uk, susie@madeleys.co.uk - Properties with a manageable number of acres attached to them ie: between 5-10 acres are very scarce.

Tracy Markham, Warwick/Solihull - Brexit and uncertainty is stopping the housing market moving. People are worried about the future and are sitting tight.

## East Anglia

Andy Greed, MRICS, Cambridge and The South, Camsure Homes, www.Camsurehomes.com, Andygreed@camsurehomes.com - Brexit

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - The market's quiet because of Brexit, the economy and holidays, but vendors are still being over optimistic.

David h Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - The quietest month of the year, the holiday season and Brexit led to fewer enquiries in general. Let us hope there is a pick up when the schools go back.

Ed Russell, Bury St Edmunds, Jackson-Stops & Staff, 01638 662231 - Surprising activity for August, new instructions up with new buyer enquiries, how long will this last? Market making hay while it can.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - A quiet holiday period.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Market still choppy. Shortage of stock coming onto market with no guarantee (taking continuing Brexit uncertainty into account) that supply will increase during the normally busier months of September and October.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - While the Brexit chaos continues the market will suffer with a lack of confidence.

T P H Stephens, MRICS, Norwich, Humberts, 01603 661199, Humberts, norwich@humberts.com - Politics. Brexit.

## South East

Alan Young, MRICS, Faversham, Kent, alanryoung@gmail.com - Brexit is causing uncertainty

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Plenty of long running sales are now concluding, happy days!! Remarkably, we are still listing and selling property, fee levels remain the most challenging issue.

## Surveyor comments - sales

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - A holiday month is always quiet but there has been a flurry of instructions. The world will not wait for Brexit. The immediate future remains very uncertain.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - More sales are now being agreed but prices remain static. There is evidence of more confidence on the part of prospective purchasers.

E M Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - BREXIT will become a noise again but generally summer has been better than last year in respect to activity and transaction levels.

Habib Sanni, MRICS, Bexley, London Borough of Bexley, habib.sanni@ymail.com - Uncertainty due to Brexit and government measures such as extra 3% stamp duty and other Landlord taxes.

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - A quiet August.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Number of buyers over the past month has increased and buy to let investors are becoming active.

Jeremy K Treliving, MRICS, Sevenoaks, Sheffords, 7oaks@sheffords.co.uk - Brexit and excessively high levels of stamp duty.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - August has been a reasonable month for sales, lack of instructions in general and some agents still overvaluing and locking vendors into long selling agreements.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit and Stamp Duty are having a considerable effect on this area, however for an August there has been a reasonable level of sales.

John Frost, MRICS, Staines, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit is continuing to cause uncertainty in the residential market. Significant increase in second hand instructions in the town has been unusual this month.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Political uncertainty is being reflected in a very 'flat' market place, lack of applicants. August has seen a slowdown of instructions. As long as self-induced uncertainty remains this will affect the market place significantly.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Summer holidays for a lot of people.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market locally remains quiet as buyers are unwilling to put an offer on properties which are highly priced. This is causing the market to stagnate. Price reductions are essential to attract buyers willing to commit in the current climate.

John Frost, MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The only people wishing to move are for a genuine requirement, the level of people moving has decreased.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Quiet August as expected but it will be interesting to see if we get the usual Autumn bounce in view of the ongoing political situation and approach of 31st October.

Montague Howard, MRICS, High Wycombe, Montague Howard Associates, 01494 528006, www.mha-turnkey.co.uk, montaguehoward@tiscali.co.uk - Both buyer and sellers either have to move or prefer to move and are tired of waiting for the effect of Brexit to lessen. family life goes on and often it involves moving.

Neel Dilip, MRICS, Surrey, neelrd@blueyonder.co.uk - Government have destroyed BTL. Higher SDLT results in less activity which in turn means less stock for buyers. We are told of a Housing/Accommodation shortage, but this is actually only a Social Housing 'crisis'.

Nigel Gould, FRICS, Ashford Kent, Gould and Harrison, 01233 646411, gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Market has been good over the last 3 months in our area but there are concerns over Brexit and interest rates.

Richard Jones, MRICS, Sheerness, RGJ Consultants, richard.jones12.rj@gmail.com - Challenging funding for developers and buyers. Brexit concerns for house builders.

Russell James, MRICS, Cobham, Surrey, Brix, 01932 863563, www.brixproperty.co.uk, hello@brixproperty.co.uk - Predictably the Summer Holiday slowdown took hold further impacting the more challenging market conditions in most part due to continued uncertainty on Brexit.

Steven Reynolds, AssocRICS, Southampton, Southampton City Council, stevereyoldssfc@gmail.com - Brexit is causing uncertainty in the market.

Tim Green, MRICS, South Oxfordshire, Green & Co, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Increased activity for more essential moves this month perhaps due to the end of the political stalemate.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Wellers, 01483880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - Typical August. A lot of people away. Less valuations and sales and with the uncertainty in parliament everything seems to have stalled.

### South West

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A quiet month with sales and exchanges good, but instructions poor. Vendors still have high expectations.

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Despite Brexit debacle, still plenty of buyers wanting to live in the West Country and correctly priced properties are achieving quick sales, low stock levels critical as we approach the winter period (general election imminent?)

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - The Brexit problem is still affecting all parts of the market.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - A very quiet August.

James McKillop, MRICS, South West, Knight Frank LLP, james.mckillop@knightfrank.com - We are on for a record year but this masks a chronic shortage of stock amidst uncertainty over SDLT changes and "Brexit".

## Surveyor comments - sales

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Demand remains for sensibly priced property under £1 million despite political uncertainty.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - August started very slowly but we agreed some good sales later in the month. Stock levels are low, but we are hopeful things will pick up in September as things get back to normal after the summer holidays.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The market remains subdued although slightly more activity from interested applicants over the last few weeks. A satisfactory result to the political situation would be a great advantage.

Lidia Bosa, Bridgwater, EDF Energy, lidia.bosa@edf-energy.com - Help to buy has to shift from new buildings to all property to stimulate sales. It will allow families to upsize and get the market moving.

Mark Annett, FRICS, Chipping Camden, Mark Annett & Company, 1386841622 - Activity has been good despite the summer holidays. As always, the market is quite price sensitive.

Mark Lewis, FRICS FAAV FNAVA, Dorset, Symonds & Sampson, Symonds & Sampson, mlewis@symondsandsampson.co.uk - This has been the busiest August I have ever experienced. Sales at all levels have been agreed and we had a record number of exchanges. Most sales are 93-100% of the guide.

O F Miles, FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk - Historically, August is a quiet month and this year was no exception with the added negativity of Brexit and political uncertainty.

Peter Olivey, MRICS, Padstow, Cole Rayment and White, 01841 533386, www.crw.co.uk, peter.olivey@crw.co.uk - Extremely low new stock levels even for August together with uncertainty regarding SDLT resulting in a slowdown in the housing market.

Richard Nocton, FRICS FAAV, Marlborough, Woolley & Wallis, 01672 515252, w-w.co.uk, r.nocton@w-w.co.uk - The overhanging debacle of Brexit entirely caused by politicians has wreaked havoc with confidence and is likely to continue doing so in the next 2 years, things may recover after that.

Richard Webber, MRICS, South Molton, North Devon, Greenslade Taylor Hunt, 01769 574500, richard.webber@gth.net - Ever increasing conveyancing periods are resulting in an increased risk of aborted sales.

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Surprisingly good levels of sales given political and economic backdrop with many so fed up they are 'just getting on with it'.

Robin Tozer, Plymouth, Stags, 1752223933, r.tozer@stags.co.uk - Cautious buyers, renegotiations for no reason.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Modest supply levels compared with good demand has fuelled a positive summer market in the ever-popular South Devon.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - August was another great month for new and completing sales. A shortage of houses coming on to the market is causing a problem.

### Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morganandd Davies.co.uk, lampeter@morganandd Davies.co.uk - Seasonally busy for us compared to previous summers. Many lifestyle buyers returning to the region. Good level of first-time buyer activity.

Anthony Filice, FRICS, Cardiff, Kelvin Francis, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Surprisingly busy and active August, despite being the holiday season. Strong level of new instructions and sales. First time buyers struggling to find suitable properties, because demand is exceeding supply.

David James, FRICS, Brecon, Jmaes Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Busy month but mostly at the lower end of the market.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Despite Brexit, the market in West Wales remains quite strong.

### London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, allan@allanfuller.co.uk - August is traditionally a slower month for sales. September with the Brexit fiasco will remain slow but we are finding activity with people needing to get on with their lives.

Christopher Ames, MRICS, Belgravia London, Ames Belgravia, 02077301155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - There was renewed activity and sales when parliament went into summer recess. The phones have stopped ringing the day MPs have returned. Brexit squabble continues!

Frank Lambie, ARICS, Crouch end/London, Cfrankie Property Consultantancy Ltd, cfrankie@icloud.com - Government intervention is needed to encourage and also cater for a rise in 1 and 2 bedroom dwellings.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Active month for exchanges but little motivation for vendors to list. With the political temperature rising and uncertainty, the outcome being a period of feast or famine.

J.J.King, FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Valuation appraisals remain low and instruction numbers even lower at present. Traditionally we expect this to pick-up, but this may come sooner or later depending upon the political outcome

James Perris, MRICS, London, De Villiers, 020 7887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Market activity has improved over the last few months and will continue to do so if Brexit is resolved. Another delay is likely to dampen the market.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Our market has proved surprisingly resilient over the past month as enquiries and offers have been higher than expected. Realistic buyers and sellers who can wait no longer seem to be looking beyond Brexit and negotiating hard.

Joss Sarvis Baker, Brentwood, Countryside, jossbaker89@gmail.com - Market usually slows down in the summer months although it has been particularly slow since Boris Johnson became prime minister. Would expect the market to pick up a bit in September.

# Surveyor comments - sales

R J Hughes, FRICS, Northfleet, Portman PM, 02082099663, www.portmanpmlimited.com, john@portmanpmlimited.com - Economic uncertainty is constraining the market

Robert Green, MRICS, Chelsea, John D Wood & Co, 020 3369 1343 - August was unseasonably busy for the Chelsea market, with excellent sale agreed numbers, and also exchanges. Vendors are realistic and those buyers who have been around, decisive.

Simon Aldous, MRICS, London, Savills, 02070163861, Savills.co.uk, saldous@savills.com - For the discretionary parts of the prime London market, we are seeing a reduction in transactions due to the uncertainty. The market at around £1m is a lot stronger than the higher value markets.

Terry Osborne, FRICS, Westminster, SW1, Tuckerman Residential, 020 7222 5510, to Osborne123@yahoo.com - Brexit

Tom Dogger, MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenepetune.com, tdogger@bninvestment.co.uk - Profound uncertainty, caused via government commentary on potential changes to SDL, combined with Brexit chaos, is hampering transactions.

William Delaney, AssocRICS, City of London, Lawrence Ward & Co, 02073379600, lawrenceward.co.uk, william@lwLondon.com - The sales market is emerging from the summer holidays into an even more volatile political and economic climate that promotes uncertainty and drains confidence. The chaos could result in a government that would destroy the private housing sector.

## Scotland

Adrian Stott, FRICS, Lothians, j and e shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Uncertainty continues to affect prices.

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - We have had a busy August with a big jump in viewings and closing dates being set. Sellers are keen to get on to the market for the normally strong Autumn selling period.

Calum Hogg, MRICS, Fort William, Highlands, Bidwells LLP, 01397 608535, www.bidwells.co.uk, calum.hogg@bidwells.co.uk - Lochaber property market is extremely buoyant presently, due to high influx of people and tourism, coupled with a lack of properties.

Craig Henderson, MRICS, Ayrshire, Graham & Sibbald, 01292 271030, www.g-s.co.uk, craig.henderson@g-s.co.uk - Ongoing saga of Brexit and the current Westminster mess is no doubt continuing to segregate the market. Increased numbers of would be vendors are concerned about what impact Brexit may have, although those that come to market are selling well!

Eric H Curran, FRICS, Glasgow, DM Hall LLP, 0141 332 8615, www.dmall.co.uk, eric.curran@dmhall.co.uk - A natural summer slowdown in the market has occurred however there remains an issue with supply which, coupled with pent up demand, results in high upset prices being achieved for desirable properties.

Gary Firth, Chartered Surveyor, Glasgow South, alliedsurveyors, gary.firth@alliedsurveyorsscotland.com - Sales in recent years have been affected by bad weather, school holidays and major political uncertainty, i.e. Scottish independence vote!

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - The summer slowdown is nearly over, and we expect increased levels of new listings shortly. No sign of a Brexit inspired crash though.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The market is slowing again due to political uncertainty feeding a lack of confidence in sellers and buyers.

Jack Mc Kinney, FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Uncertainty in the short term restricting the market.

John Brown, FRICS MRTPI DLE, Edinburgh, John Brown and Company, john.brown@jb-uk.com - August, a holiday month and Edinburgh's festival changes the city dynamics. Quieter market and less stock. Selling prices positive and mainly competitive, concentrated interest in traditional areas. 'B' word.

Kevin Hay, BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - Property is still selling well if it is fairly priced.

Marion Currie, AssocRICS, Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Sales in Dumfries & Galloway continue at a good pace, with the west of the region in particular experiencing an uplift in activity.

Martin Fleming, MRICS, Hamilton, Allied Surveyors Scotland PLC, martin.fleming@alliedsurveyorsscotland.com - Brexit

Paul Letley, FRICS, Dundee, Pavillion Properties, 01382 224446, www.pavillionproperties.net, paul.letley@gmail.com - The development of the Dundee Waterfront and the combination of higher rents and cheap accommodation is attracting residential investment to Dundee.

Richard Smith, FRICS, Inverness, Allied Surveyors Scotland, 01463239494, www.alliedsurveyorsscotland.com, richard.smith@alliedsurveyorsscotland.com - The market has over a number of years been restricted to March to November. Help to buy has distorted the true market and increased property prices. SDLT has restricted the number of properties coming to the market

## Northern Ireland

Daniel Mc Leron, FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - More properties coming to market. Demand at lower end still positive. I feel that the proposed changed in Stamp Duty Levy will see sellers increasing asking prices.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Our sales have been very strong with lots of completions happening over the summer. We find new builds or renovations extremely popular. Lots of discussion on the change in HMO market which is having an impact.

Mark Lynch, MRICS, Banbridge, Lotus Homes, 02840660141, the lotus group, mark.lynch@thelotusgroup.co.uk - Obviously Brexit is the big issue. We are finding that Brexit is perhaps a key factor affecting funders' willingness to lend with some under-valuing against agent's market advice.

Ruairi O'Donnell, MRICS, Belfast, Belfast City Council, rprodonnell@gmail.com - We are less than 2 months out from Brexit with still no clear evidence that the UK will leave the EU with a deal. A no deal scenario will negatively impact the Residential Market in the UK.



## Surveyor comments - sales

Samuel Dickey, MRICS, Belfast,  
Simon Brien Residential,  
02890595555, [www.simonbrien.com](http://www.simonbrien.com),  
[sdickey@simonbrien.com](mailto:sdickey@simonbrien.com) - The New Homes market is performing well with strong levels of activity as we approach winter, re-sales activity should fall back but still remains strong.

Timothy O'Brien, AssocRICS,  
Warrenpoint, Eoin Lawless  
Estate Agents, [info@lawlessestateagent.co.uk](mailto:info@lawlessestateagent.co.uk) -  
Holiday period has seen a decrease in enquiries and overall market activity, uncertainty over Brexit has affected commercial activity.

# Surveyor comments - lettings

## North

Dan Johnson, AssocRICS, Darlington, Highways England, dan.johnson@highwaysengland.co.uk - I'm finding that more people are wanting short term lets and are opting against a major purchase (i.e. a home) while uncertainty hangs over the economy because of Brexit being delayed.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Large family sized houses are in high demand with upward pressure on rent unrelenting.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Lettings instructions have increased, though not to the level that the demand requires it.

## Yorkshire & the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Private rented market remains relatively strong with rental growth over the last 6 months as the market adjusts to reflect tenant feedback.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Lack of rentals and strong demand = rent rises.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - The lettings market continues to be very busy.

I Adams, MRICS, East Yorkshire, Metropolis, Ianadams31@yahoo.co.uk - Still have eastern Europeans arriving and maintaining supply and demand for HMO family sector steadier.

Stephen Edwards, FRICS, North Yorkshire, Cundalls, 01653 697820 - Very few new landlords due to government measures in not being able to claim back interest on mortgages.

## North West

John Ashall, BSc MRICS, Manchester, Spring PCC Ltd, john.ashall@springandco.co.uk - The outcome of Brexit will have a big influence on rental levels going forward.

Katie Constable, MRICS, Rochdale, Risk Averse Ltd, katie@riskaverseltd.co.uk - Brexit.

Lawrence Copeland, FRICS, Manchester, Lawrence Copeland Town and City Centre, 0161 834 1010, lawrence@lawrencecopeland.com, www.lawrencecopeland.com - Removal of section 21 notices will have a profound negative effect on the buy to let market.

Robert Keith Dalrymple, FRICS, Isle of Man, Keith Dalrymple Chartered Surveyor, 07624 480901, keith.dalrymple@outlook.com - Shortage of good quality, well maintained property to let, especially flats.

Wesley Cochrane, MRICS, Belfast, Private Landlord, wesleyc59@yahoo.co.uk - Holiday period.

## East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Market locally still in equilibrium.

Christopher Shallice, FRICS, FAVV, Holbeach, Lincolnshire, Hix and Son, 01406 422777, wendy@hixandson.co.uk - The tenant fee ban has led to more activity however the summer holidays have caused enquiries to be lower.

D P Hammond, BSc FRICS, Eastwood, Nottingham, David Hammond Chartered Surveyors, 01773 533 666, www.david-hammond.co.uk, residential@dvdhammond.co.uk - Tenant enquiries improved.

David, BSc MRICS, Chesterfield, Copelands, 01246232698, Copelands/Auction House, Djt@copelands-uk.co.uk - Increased difficulty getting on the ladder.

John Chappell, BSc (Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk@ - With landlords still leaving the market, there's still a shortage of 2 - 3 bed accommodation available to rent.

M Elliott, FRICS, Northamptonshire, MEA, elliot.mark@virgin.net - Uncertainty over Brexit.

Nicholas Richardson, FRICS, Beeston/Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk - The holiday season has slowed activity, but fewer tenants are moving and we've less to let. Brexit has had no impact yet on Lettings!

Will Ravenhill, MNAEA MARLA, Leicester, Readings, wravenhill@readingspropertygroup.com - Since the introduction of the Tenant Fee Act, we've seen a big increase in tenant notices, but a downturn in re-lets. Go figure!

## West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Another steady month but still a shortage of new instructions.

Dean Taylor, MRICS, Harborne/Birmingham, JP Taylor, 0121 4284333, www.jptaylor.co.uk, dean@jptaylor.co.uk - Tenant enquiries have improved, and we expect this to continue as we push through into September. We still have a lack of good quality houses.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - A very busy summer, we couldn't bring property to the market fast enough.

Jeremy Dell, MRICS, Oswestry, JJ Dell & Company, property@jydell.co.uk - Finding good quality tenants is not easy.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Rents starting to increase due to tenant fee ban, continuing shortage of accommodation being available to let.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Still a very active market with demand exceeding supply. Likely changes in legislation relating to rented accommodation could restrict volume of new rented properties becoming available.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Reduced supply of new instructions, resulting in rents increasing. This is also likely due to tenancy fees ban.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Again quieter month due to the holiday season. Tax implications for landlords are starting to reduce the supply of new rental properties coming available.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Shortage of stock. Good tenant demand. Rents increasing.

Rebecca Vaughan, MRICS, Leamington Spa, Marson Homes Limited, rebeccavaughan@hotmail.com - Brexit impact, less industry take up of staff in the area.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - The negative comments coming out of Whitehall, i.e. rental market intervention is causing rents to increase.

Ryan Williams, FRICS, Hay-on-Wye, Herefords, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Steady as we go. Plenty of tenants and higher taxes and other restrictions on landlords has, yet, not resulted in them abandoning ship.

# Surveyor comments - lettings

Susie King, MRICS, Shropshire, Madeleys, 01952 727007, www.madeleys.co.uk, susie@madeleys.co.uk - There are a lack of properties with land attached coming onto the lettings market

Tracy Markham, Warwick/Solihull - Annual holidays always see a slowdown in the lettings market. September is usually a better month

## East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Still strong demand, as some landlords withdraw from the market because of past and proposed government interference.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - Steady demand and supply.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Rents currently seems fairly stable and activity/interest generally reasonably good in all property ranges.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Tenants are showing signs of feeling the pinch and being more selective.

Oliver Holloway, MRICS FAV, Framlingham, Clarke & Simpson, 01728 621200 - Following a period of stability and flatlining rents for the first six months of 2019, demand has increased, with limited supply, rents have started to move upwards.

## South East

Chris Gooch, MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - In spite of everything there is a market.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Demand noticeably dropped, landlords are still coming to market, although rent expectations are inflated due to poor media coverage. Tenant fee ban continues to cause issues.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - Demand is generally good, particularly for good quality properties with easy access to amenities. Rents remain static.

Habib Sanni, MRICS, Bexley, London Borough of Bexley, habib.sanni@ymail.com - Limited supply due to Brexit and government measures.

Howard Mecklenburgh, MRICS, Watford, LP&M, howard@lpandm.co.uk - Local area has a backlog of undeveloped planning consents for 1 and 2 bedroomed flats.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Tenant demand remains strong across the market.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Lettings market is still strong.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Stamp Duty (+3%), Tax Allowances (Buy To Let) cuts supply of property, limited stock available will see rents rising.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - People moving before schools go back.

Les Long, FRICS, Colchester, Eyesurvey Chartered Surveyors, 01206545139, www.eyesurvey.co.uk, ljl@eyesurvey.co.uk - Present government's ideas about making it more difficult for Landlords to get possession or remove a tenant who may be unsatisfactory will be unwelcome. The markets improved immensely by the Housing Act 1988 and cut the bulk of the Rent Act 1977.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Lettings market continues to be very settled with a steady supply of good tenants for all types of properties.

Neel Dilip, MRICS, Surrey, neelrd@blueyonder.co.uk - Letting demand is weaker and rents are stagnant/falling. No need for rent controls as Landlords will keep good tenants. Tenant Fees Act is ridiculous as is s21 reforms. Need more judges and speed up court process.

Nigel Gould, FRICS, Ashford Kent, Gould and Harrison, 01233 646411, gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Tenants delayed until fees were exempt.

S B B Askaroff, BSc (Hons) MRICS, Eastbourne, Estatewise, 01323 412010 - Rents are being increased to compensate for Landlords' higher costs due to agents not being able to charge fees for work carried out.

Stuart Gray, MRICS FAV, St Albans, Strutt & Parker, 01727 738280, www.struttandparker.com, stuart.gray@struttandparker.com - Generally good summer market, considering holidays.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Wellers, 01483880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - Oversupply of stock and fewer tenants currently looking has led to a subdued marketplace.

South West

Lidia Bosa, Bridgwater, EDF Energy, lidia.bosa@edf-energy.com - Stop punishing landlords

Marcus Arundell, MRICS, Bath, HomeLets, 01225 484811, homeletsbath.co.uk, marcus@homeletsbath.co.uk - Busy summer months with a flurry of transactions in August. Rents holding and new stock coming through.

Mark Annett, FRICS, Chipping Camden, Mark Annett & Company, 1386841622 - Rents have risen and demand from tenants is good.

Mark Lewis, FRICS FAV, FNAVA, Dorset, Symonds & Sampson, Symonds & Sampson, mlewis@symondsandsampson.co.uk - The number of tenants moving in before term starts is unprecedented and we are desperately short of property to let.

Richard Webber, MRICS, South Molton, North Devon, Greenslade Taylor Hunt, 01769 574500, richard.webber@gt.net - Increased landlord legislation and less favourable tax incentives are reducing availability of rental property and increasing rents.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - The tenant fee ban has led to an explosion of demand for rental properties with the obvious result of increasing rents.

## Wales

Andrew Pearce, MRICS, Wolverhampton, Millennium Properties, 01902 836036 - Government policy has seen supply decline. Demand had risen causing rents to rise. This combined with abolishing tenant fees has caused a marked rent increase. Pet owners are finding it hard to rent as deposits are now capped!



# Surveyor comments - lettings

Anthony Filice, FRICS, Cardiff, Kelvin Francis, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - No sign of demand for rentals properties changing. Letting quickly as demand is exceeding supply. Rents are likely to increase, with increasing shortage of properties and introduction of Tenants fee ban in Wales on 1st September.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Rental activity is relatively strong.

## London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, allan@allanfuller.co.uk - Strong tenant demand levels, would be first-time buyers happy to rent while the country's future is uncertain.

David King, FRICS, London, King Capital Consulting, davidkingfrics@gmail.com - Fall in supply of property to rent as a result of BTL investors moving out of the market. This shortage is driving rents upwards

Franco Cirillo, FRICS, London, Dorrington, franco.cirillo@dorrington.co.uk - Further legislation such as removing section 21 and rent control will depress supply and increase rents.

Frank Lambie, ARICS, Crouch end/London, Cfrankie Property Consultantancy Ltd, cfrankie@icloud.com - Tax incentives for landlords to produce more quality dwellings would increase medium to long term renters.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Tenant demand remains high securing early agreements. This is driven by better quality homes to let.

J.J.King, FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Increased stock levels has produced greater activity with more tenants viewing this temporary period as a time to rent rather than buy.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - 'Accidental' landlords are fed up with recent tax and regulatory changes as well as the prospect of rent control and 'tenant right to buy' so are selling. Resultant lower stock and high demand at this time of year is maintaining upward pressure on rents

Mark Wilson, MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - A few more flats to let would be much appreciated. Government initiatives to kill buy to let are working.

Terry Osborne, FRICS, Westminster, SW1, Tuckerman Residential, 020 7222 5510, tosborne123@yahoo.com - Brexit.

Tom Dogger, MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenepetune.com, tdogger@bninvestment.co.uk - Strong price growth, compounded by the Tenant Fee ban and low stock levels, will see rents continue to rise.

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - It currently appears that our paralysed political policy is reflected in the housing market.

William Delaney, AssocRICS, City of London, Lawrence Ward & Co, 02073379600, lawrenceward.co.uk, william@lwondon.com - Properties are letting if the asking rent is realistic and the property is well presented. There has been a distinct fall off in enquiries from European corporate tenants. There has been a higher than normal ratio of renewals with tenants staying put.

## Scotland

Calum Hogg, MRICS, Fort William, Highlands, Bidwells LLP, 01397 608535, www.bidwells.co.uk, calum.hogg@bidwells.co.uk - Very few properties advertised formally, most let on word of mouth basis. Difficult for people moving in to the area.

Charles Gow, FRICS, Angus, Charles A H Gow FRICS, 07764 986586, charlesahgow@gmail.com - Lettings market in the Angus area has remained remarkably constant despite the downturn in oil and uncertainty due to Brexit. There is a feeling that the lettings market may expand due to increased costs of buying and selling.

chris hall, MRICS, Edinburgh, Rettie and Co, 0131 220 4160, chris.hall@rettie.co.uk - Market still constrained by lack of supply in the rural areas of Scotland. there is plenty of buying power in the market but at higher values buyers are being selective.

Fraser Crichton, MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - The market in Edinburgh is very busy with a shortage in supply of most types of property. There have been changes in the normal pattern of HMO lets due to the new PRT/holiday lets, etc.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Overall levels of private landlord listings continues to drop and only partly replaced with BTR.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Rental demand is high as uncertainty continues in the sales market.

Jack Mc Kinney, FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Uncertain market in the short term is to be expected.

Martin Fleming, MRICS, Hamilton, Allied Surveyors Scotland PLC, martin.fleming@alliedsurveyorsscotland.com - Brexit.

Paul Letley, FRICS, Dundee, Pavillion Properties, 01382 224446, www.pavillionproperties.net, paul.letley@gmail.com - An increased number of students coming to Dundee is pushing up demand particularly for quality accommodation. Sub-standard accommodation with dated fittings is becoming harder to let.

## Northern Ireland

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rentals have been exceptional, not enough stock for the demand. Great interest in 1 and 2 bedrooms and typically not enough 3 bedrooms available.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The rental market continues at pace.

# Contacts

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