



March 2019: UK Residential Market Survey

Brexit impasse continues to challenge the market

- Demand indicator remains negative albeit slightly less so than previously
- Agreed sales and new instructions continue to decline amidst uncertain political backdrop
- Respondents still envisage a modest improvement in activity twelve months ahead

The March 2019 RICS UK Residential Survey results show little departure from the subdued picture evident across the sales market for several months now. Forward looking indicators suggest this lack of momentum is likely to continue for a while longer, although perceptions on the twelve month outlook are a little more sanguine.

The New Buyer Enquiries series returned a net balance of -27% in March, the eighth successive negative monthly reading (albeit slightly less downbeat than -40% previously). When disaggregated, demand reportedly fell to a greater or lesser degree across all parts of the UK.

The recent decline in buyer appetite continues to weigh on agreed sales, with a net balance of -24% of respondents citing a fall at the headline level in the latest report. Alongside this, the average time taken for a residential property to sell, from listing to completion, remained unchanged at 19 weeks (the joint longest since this series was introduced in 2017). The South East continues to exhibit the most protracted duration, up at 21.5 weeks on average.

Looking ahead, near term sales expectations remained broadly stable compared to last month, as respondents envisage transaction volumes dwindling somewhat further through to July. Beyond then, there is a little more optimism, with sales still anticipated to rise over the coming twelve months, although expectations were trimmed slightly relative to the February results.

The ongoing decline in new instructions being listed for sale has intensified of late. Indeed, the supply indicator has now become progressively weaker in each of the past four surveys, falling from a net balance of -20% in December, to -30% currently. As a result, despite the softening in sales activity, average stock levels on estate agents' books remain unchanged at 42 properties per branch. That said, stock levels are currently a little higher in London and the South East when compared with twelve months ago.

Meanwhile, the survey's headline price net balance came in at -24%, from -27% previously. Although still negative, this does bring to an end a streak of eight consecutive months in which the net balance had further deteriorated. Even so, this measure (as a lead indicator) is still pointing to a modest fall in house prices at the national level over the next couple of quarters.

London and the South East continue to display the weakest sentiment regarding house price movements on a regional comparison, while feedback across the South West also remains subdued. Scotland and Northern Ireland are the only parts of the UK to have seen sustained price growth, on a consistent basis, over the past two months.

Notwithstanding this, at the national level, 15% more respondents anticipate house prices will be higher in twelve months time, the strongest reading going back to August 2018. What's more, prices are expected to return to growth across most areas over the coming twelve months, with Northern Ireland, Scotland and Wales leading the way in terms of projections. London and the South East are the only areas where contributors expect prices to continue falling over the year ahead. That said, the outlook is now only marginally negative in both cases, posting net balances of -11% and -12% respectively in March.

In the lettings market, tenant demand continued to rise for a third successive month (non-seasonally adjusted data) while landlord instructions slipped further. On the back of this, contributors are pencilling in rental growth of approximately 2% over the coming twelve months. At the five year horizon, the imbalance between supply and demand is expected to lead to an acceleration in rental growth, which is seen averaging around 3%, per annum, through to 2024.

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:

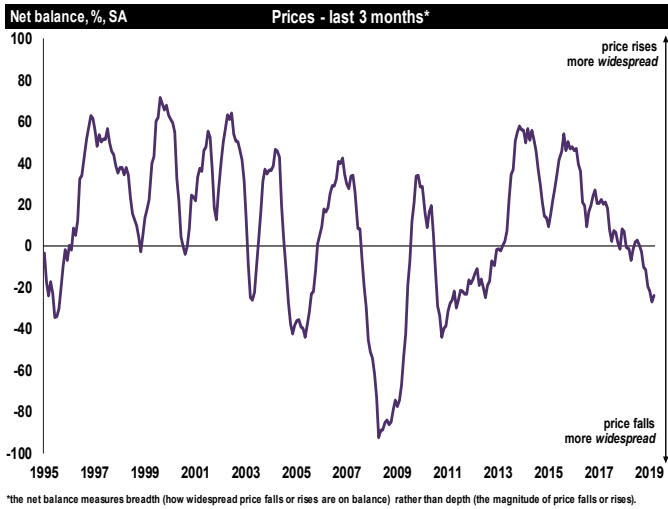
- April Survey: 9 May**
- May survey: 13 June**
- June Survey: 11 July**

Number of responses to this month's survey:

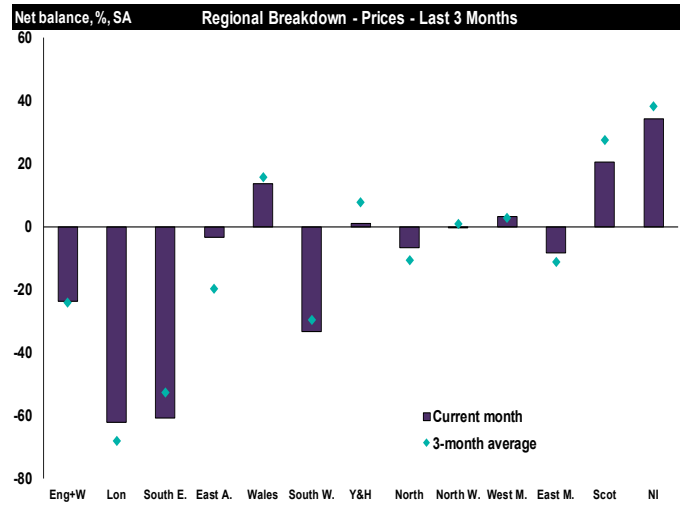
- This survey sample covers 609 branches coming from 313 responses

Sales market charts

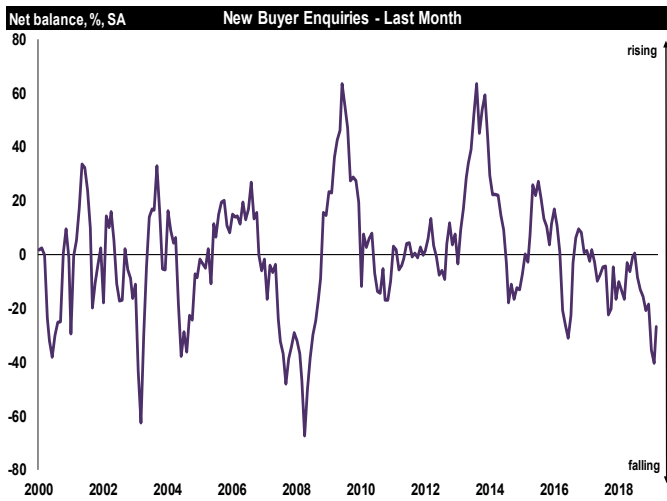
National Prices - Past three months



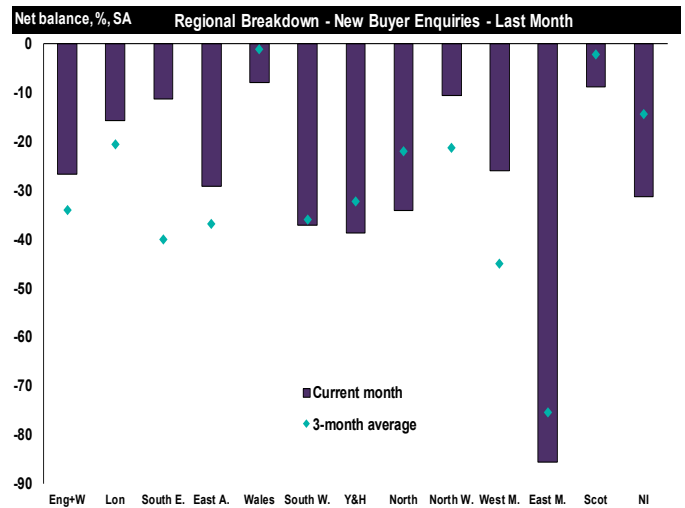
Regional Prices - Past three months



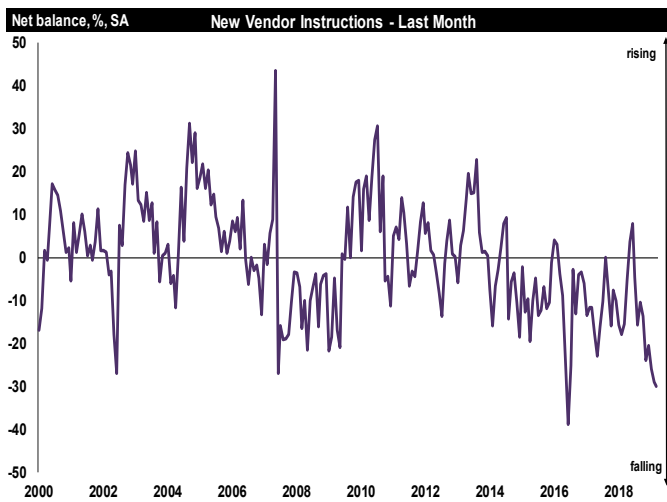
National Enquiries - Past month



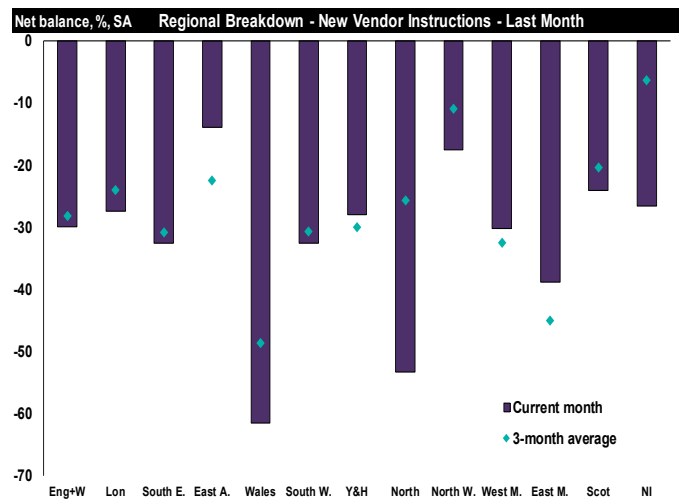
Regional Enquiries - Past month



National New Vendor Instructions - Past month

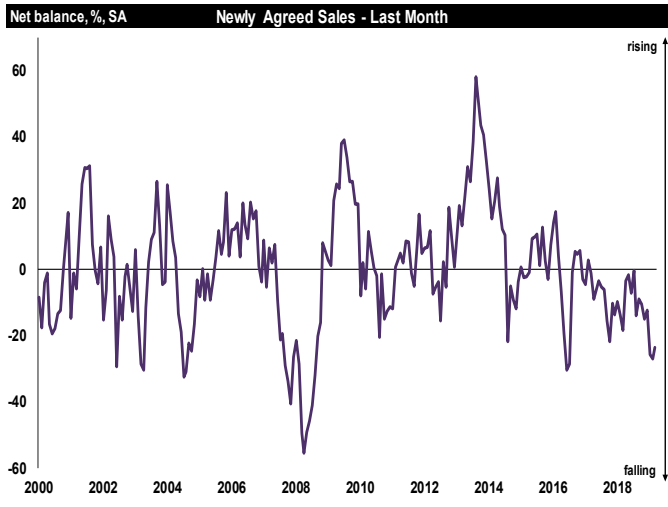


Regional New Vendor Instructions - Past month

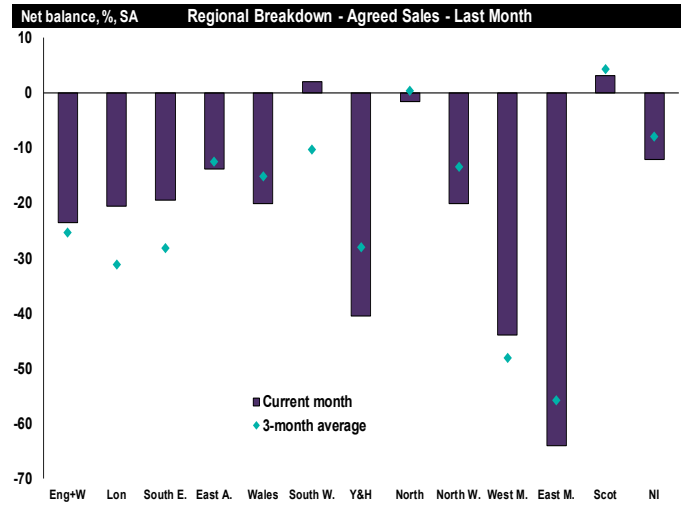


Sales market charts

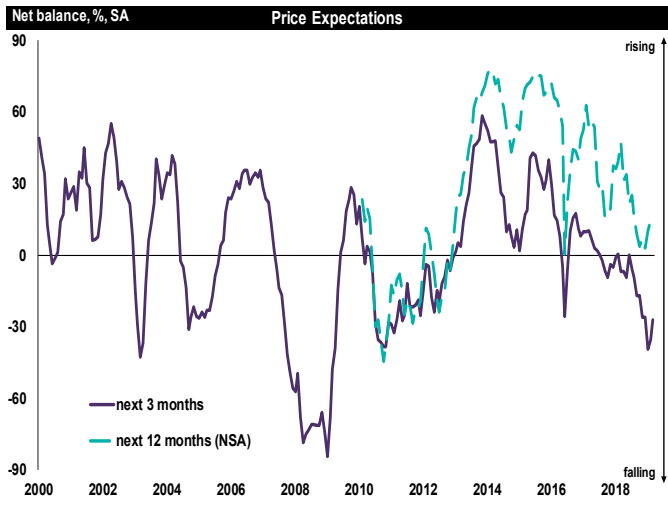
National Newly Agreed Sales - Past month



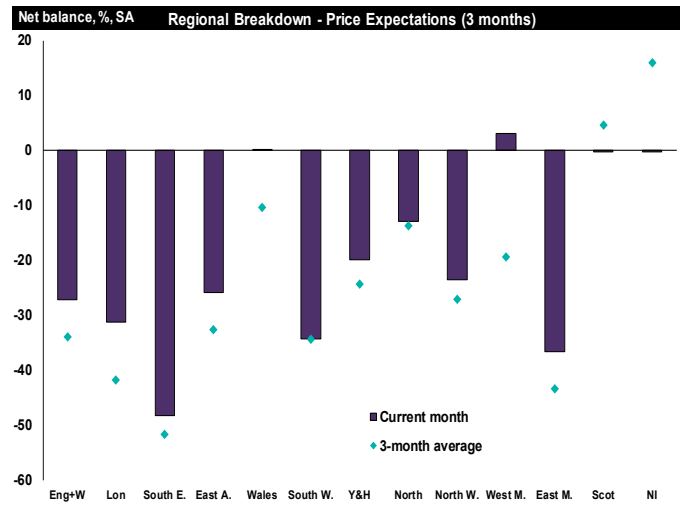
Regional Newly Agreed Sales - Past month



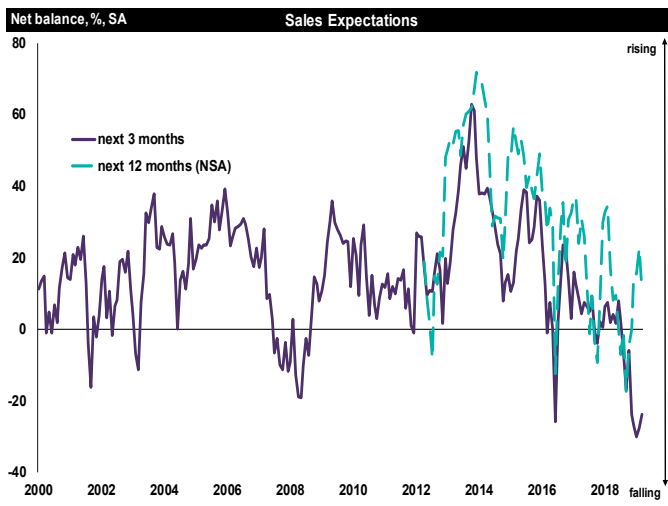
National Price Expectations - Three and twelve month expectations



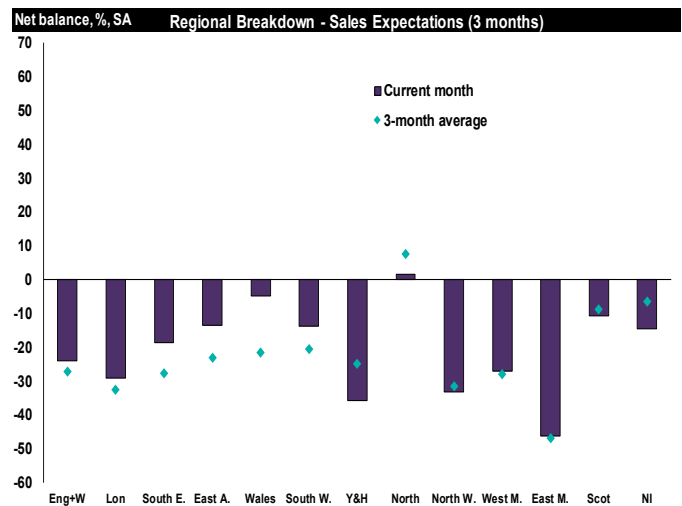
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

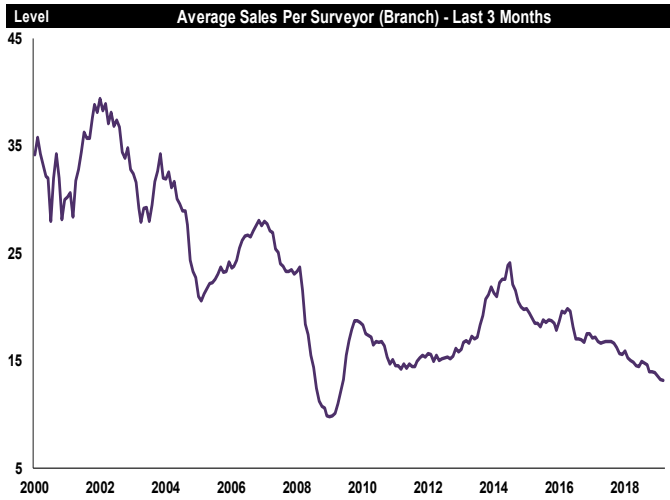


Regional Sales Expectations - Next three months

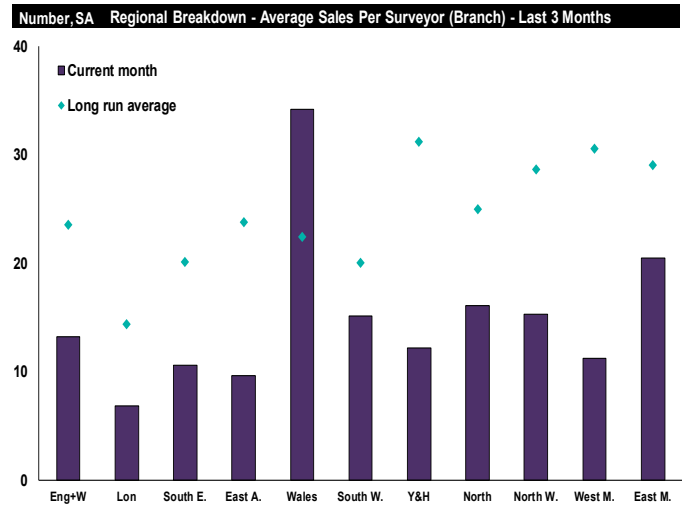


Sales market charts

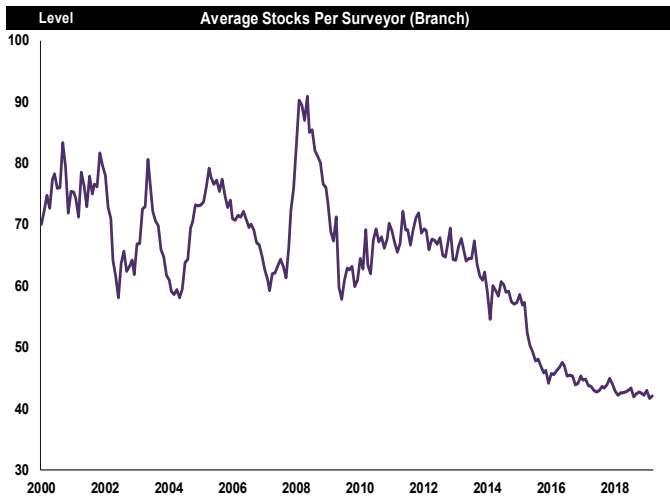
National Average Sales Per Surveyor - Past three months



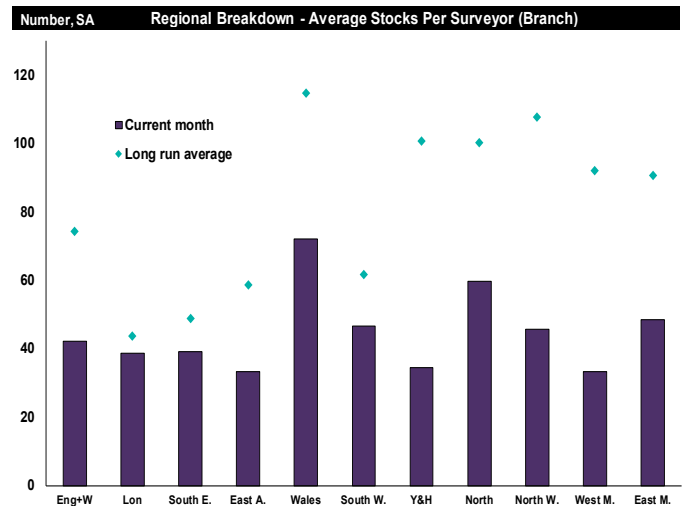
Regional Average Sales Per Surveyor - Past three months



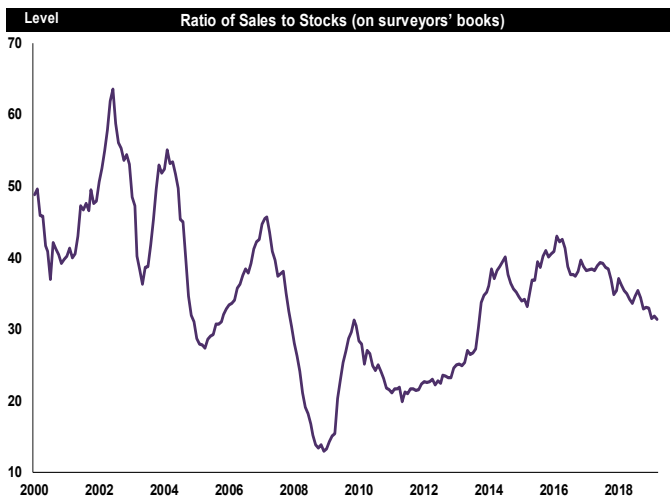
National Average Stocks Per Surveyor



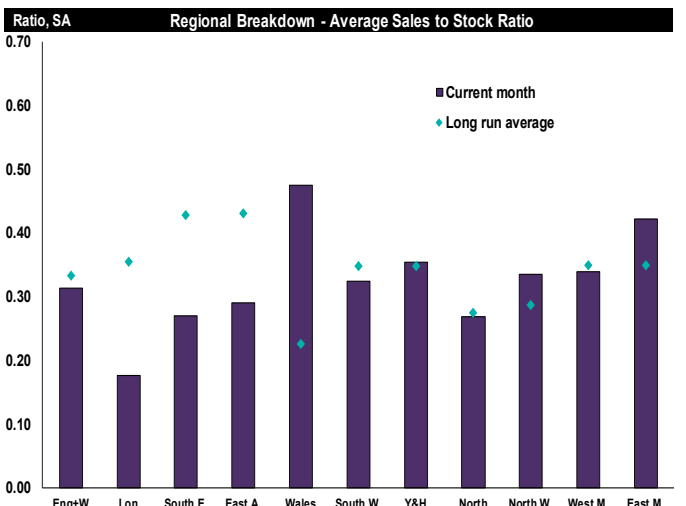
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

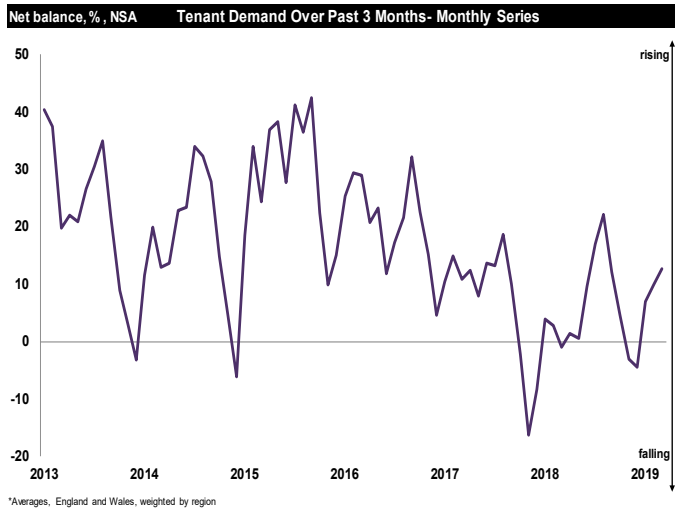


Regional Sales to Stock Ratio

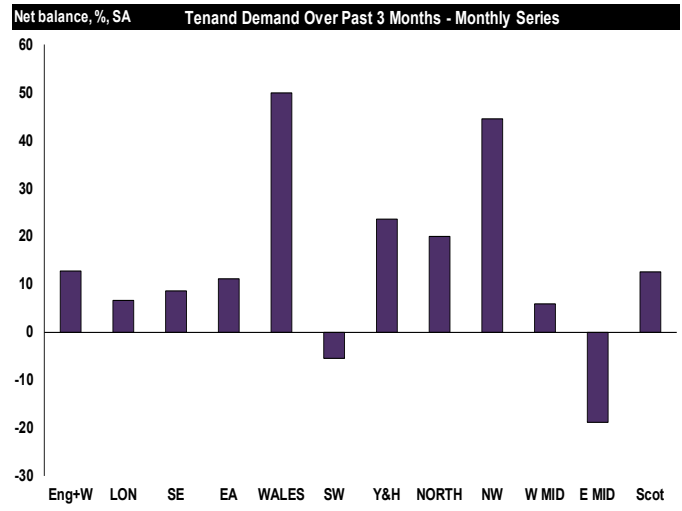


Lettings market charts

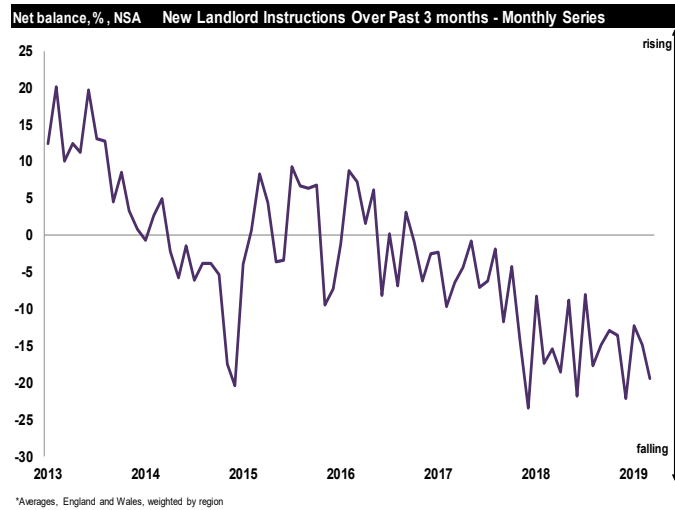
National Tenant Demand - Past three months



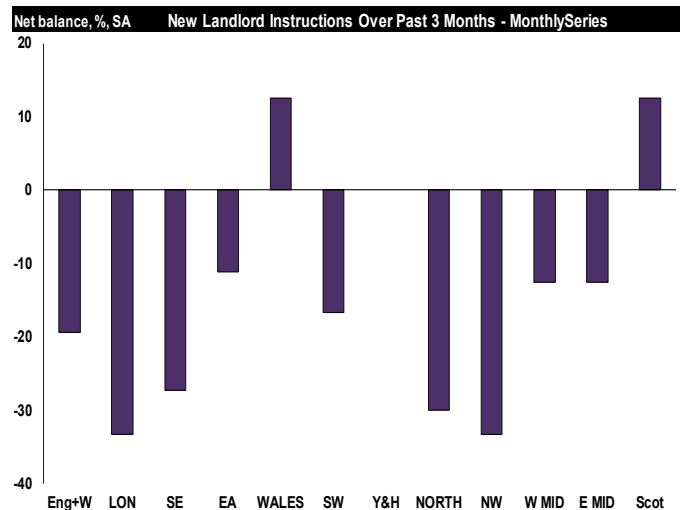
Regional Tenant Demand - Past three months



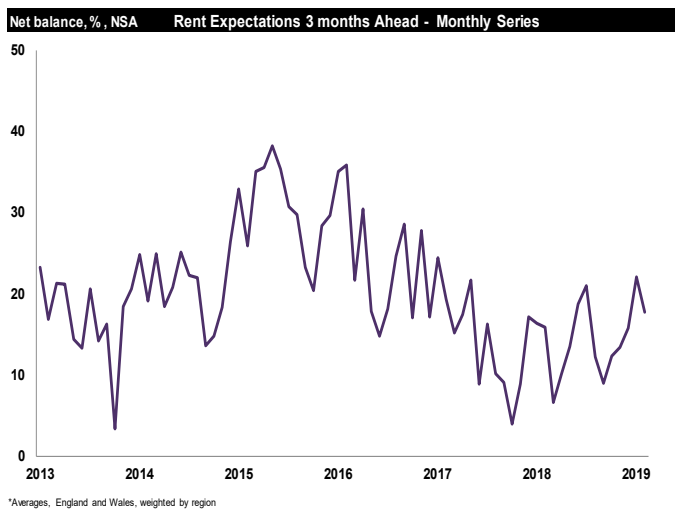
National New Landlord Instructions - Past three months



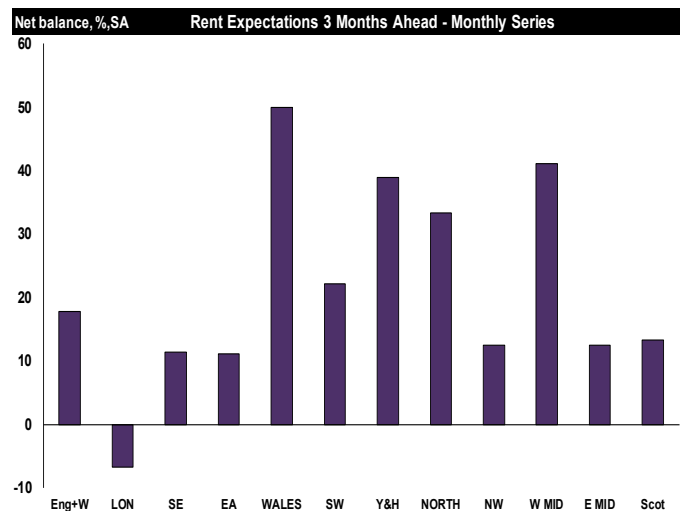
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

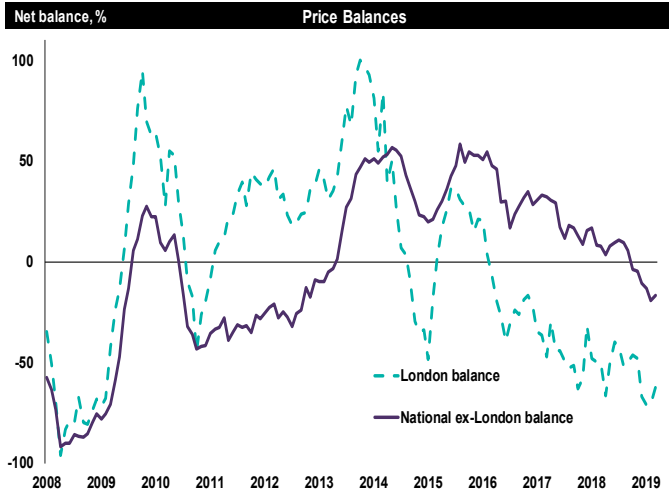


Regional Rent Expectations - Next three months

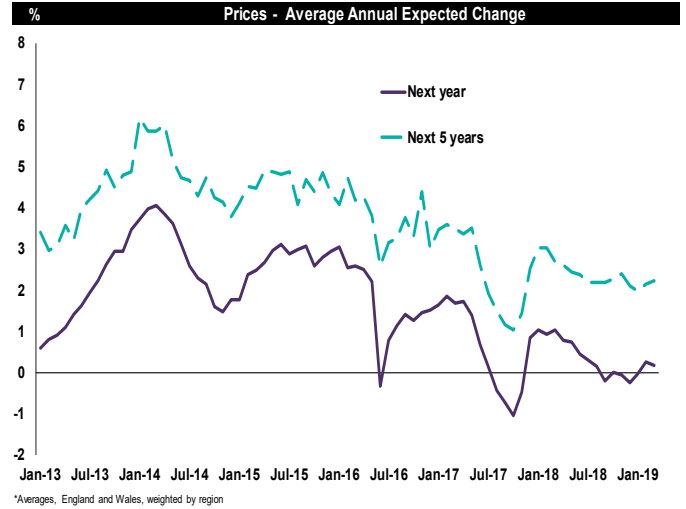


Expectations & other data

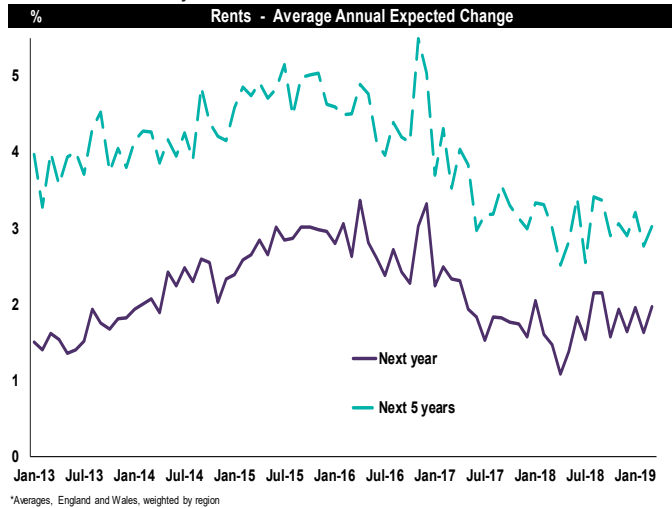
National Price Balance (excluding London) and London Price Balance - Past three months



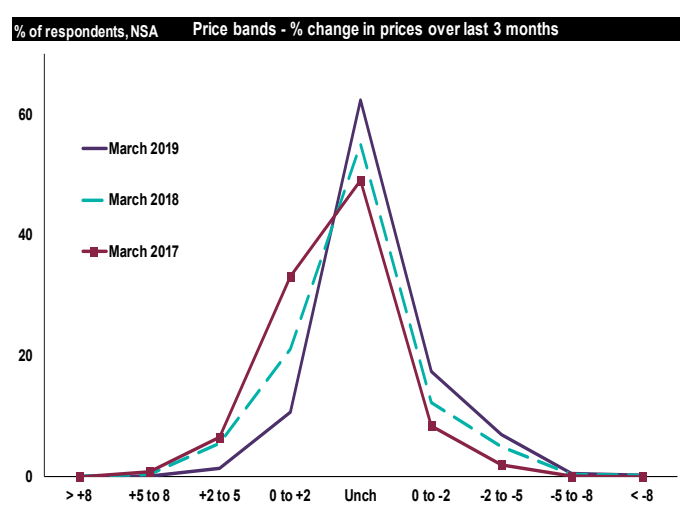
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Neil Foster, FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - Shortage of stock is fuelling the pointless exercise of over valuing, especially by unqualified/regulated estate agents.

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Despite the uncertainty created by the ongoing Brexit saga, a good month with an increased number of instructions compared to the same time last year.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Instructions have increased alongside sales agreed.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - Plenty of general activity from potential buyers leading to some good sales but lack of choice is holding the market back.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - After a promising start to the year and despite kind winter weather, there are low levels of market activity. The market is at risk of suffering a cramp if it sits on its hands any longer.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Shortage of properties coming onto the market due to Brexit uncertainty is hitting turnover although new to market properties are selling well. The shortage is creating demand.

Chris Clubley, FRICS FAAV, York, Clubleys, 01430 874000, clubleys.com, mw@clubleys.com - Brexit is causing increased uncertainty in the market, until a decision is made this will continue. The effect this has on the market cannot be quantified.

David Moor, FRICS, Harrogate, David Moor Chartered Surveyors, www.david-moor.com, moor.yorkhouse@btopenworld.com - Same old same old: Brexit and lack of stock.

Ian Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Brexit so far not impacting buyer confidence greatly in the North, where most people buy properties as a home rather than an investment.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Cannot forecast any growth in property values whilst Brexit uncertainty continues.

John Haigh, MRICS FAAV, Knaresborough, Lister Haigh (Yorkshire) Limited, 01423 860322, listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - Brexit again, again, again, again. Uncertainty Rules

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, rentonandparr.co.uk, ken@rentonandparr.co.uk - Uncertainty is holding back the market with sellers reluctant to commit their house to the market until they find somewhere themselves first.

M J Hunter, Doncaster, Grice and Hunter, 01302 360141, griceandhunter@btconnect.com - All too predictably the Brexit situation still remains unresolved and this certainly appears to be stifling supply.

Michael Darwin, MRICS, Northallerton, M W Darwin & Sons, 01609 773567, info@darwin-homes.co.uk - Uncertainty affecting sales and confidence.

North West

Ian Macklin, FRICS, Hale Hale Barns Timperley, Ian Macklin & Company, 0161 980 8011, ianmacklin.com, halebarns@ianmacklin.com - Brexit uncertainty is still having a slightly adverse affect on buyer confidence particularly in the higher price range.

James Leech, AssocRICS, Preston, Lea Hough & Co, james.leech@leahough.co.uk - Sales activity appears to be steady but agents continue to bemoan lack of new stock. Brexit continues to be blamed.

John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Sadly with the ongoing Brexit saga not being achieved we have seen a drop in valuations and sales at a time of year when we would normally expect activity to be rising.

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - Despite increasing political and economic uncertainty first quarter sales performance proved strong and surpassed that achieved in 2018. Some things aren't easily explained.

Richard Powell, FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - The lack of confidence in the economy mainly due to Brexit has meant less new properties coming to the market.

Stephen H Dodgson, BSc FRICS, Heswall, Wirral, Rainfords Chartered Surveyors, www.charteredredsurveyorcheshire.co.uk, steve.dodgson@live.co.uk - The market seems to have remained relatively buoyant over the last month despite the impending Brexit Deal or No Deal Scenario!

East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Some improvement in activity over the last 3 weeks, possibly in expectation of a Brexit deal (that will probably come to nought!)

Chris Charlton, FRICS, Nottingham, Savills, 01159348020, www.savills.com, ccharlton@savills.com - A surprisingly good month with the best number of agreed sales in the last 12 months. Applicants are up and so are new instructions which is positive but still the underlying influence of Brexit is having an impact for many.

Dan Elliott, MRICS, Chesterfield, Wilkins Vardy, 01246 270123, www.wilkins-varly.co.uk, dan@wilkins-varly.co.uk - New instructions are still quite strong, but sales have slowed, particularly in the mid to high bracket.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Sellers and buyers still cautious due to continued Brexit uncertainty.

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - Valuations remain limited, instructions though are similar to last month. General activity and sales poorer.

Kirsty Keeton, MRICS, Newark, Nottinghamshire, Richard Watkinson & Partners, 01636 611811, www.richardwatkinson.co.uk, kirsty@richardwatkinson.co.uk - Stock levels slowly increasing, by the release of large scale new homes development, freeing up a previously stagnant market. Very good 5 year fixed rate mortgages available a little over 2%. Buyers are loosing faith in Westminster & carrying on!

Surveyor comments - sales

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Surprisingly buoyant market taking into account the political chaos. New homes market is busy, and more Londoners seem to be heading north.

Steve Gadsby, BSc FRICS, Derby, Gadsby Nichols, 01332 296396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk - Brexit is still the main issue causing market uncertainty. This is particularly relevant to mid and higher priced properties where purchasers seem to be awaiting Brexit outcome before commitment

Tim Yeomans, MRICS, Nottingham/Derby, SDL Surveyors, tim.yeomans@sdlurveying.co.uk - Prices for EXLA property rising above others at present.

Tom Wilson, MRICS, Stamford, KingWest, 01780 484 520, www.kingwest.co.uk, twilson@kingwest.co.uk - Frustration is apparent from both Buyers and Sellers. The market feels like it wants to get on with transactions but a lack of liquidity in supply remains a handbrake.

Will Ravenhill, MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Activity levels have definitely dropped due to the uncertainty created by politician's inability to finalise the Brexit withdrawal agreement. However, once done, in the medium to longer term, I think confidence will increase along with transactions.

West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A surprisingly busy month on all counts. There is still some 'bounce' in the market.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Very active market with property selling well. Demand exceeds supply resulting in price increases.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - More property becoming available for sale which is helping to meet demand. However, more properties needed as applicant registration rises.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A shortage of properties for sale resulting in reduced activity, but as spring goes into summer, stock levels should increase which should then stimulate more enquiry.

Mark Wiggan, MRICS, Ludlow, Strutt and Parker, mark.wiggan@struttandparker.com - All about value for money.

Mike Arthan, FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Less sales activity than normal, not really surprising with all the current political and economic uncertainty.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Poorest spring market in a decade, thanks to governmental incompetence etc. Low stock levels, unrealistic asking prices.

Ryan Williams, FRICS, Hay-on-Wye, Herefordshire, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Generally the market is fairly robust at lower levels but political uncertainty is affecting both supply and demand at higher levels. Lack of supply helps underpin an otherwise difficult market.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - The normal spring market has not materialised. There just seems to be a general lack of confidence in the market with viewers indicating that Brexit is a concern and sellers not wishing to commit at this moment.

Stewart H Sherman, MRICS, Birmingham, Chamberlains Chartered Surveyors, 0121 428 4290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk - Brexit uncertainty continues to hang heavily on market activity.

Tim Hughes, MRICS Registered number 00061977, Wolverhampton, Bartlams, 01902 894141, www.bartlams.co.uk, timhughes@bartlams.co.uk - It would appear that there is a presumption that post Brexit, there may be an increase in house prices which is what maybe fuelling the current increase in demand in our area in the lower price ranges.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Spring has come in with a bang, perhaps reflecting a catch up after a quiet couple of months.

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - The market continues to be generally quite dominated by the Brexit discussions. Sales of good quality houses in the right areas at the right price do generate interest but new instructions and buyer enquiries remain weak.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - We have found a marked slowdown in the market during March. Probably lack of confidence due to Brexit "negotiations".

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - An active market, but still shortage of new instructions. Realistic priced property selling quickly.

Mark Wood, MRICS, Cambridge, Carter Jonas, 01223 403330, mark.wood@carterjonas.co.uk - More activity across the market, typical of time of year, yet volume across all price ranges down on previous years, probably the Brexit effect.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Some buyers and vendors are holding back because of Brexit but the good properties at the right price are selling.

Tom Goodley, MRICS, Norfolk, Strutt & Parker, tom.goodley@struttandparker.com - The Norfolk market remains relatively resilient, and we have seen some good sales so far in 2019.

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 1932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Valuation and instruction numbers down. Brexit uncertainty has been cited. Shortage of available properties holding back activity.

Chris Gooch, MRICS, Winchester, Carter Jonas, 01962842742, chris.gooch@carterjonas.co.uk - Spring has delivered an uptick in both new buyer and new seller activity. It seems first time buyers are making the most of the softer prices and chains are being built.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - If we could only see a decision on Brexit quickly, I think there is enough activity in the market to see us through.

David Gillespie, FRICS, Brentwood, David Gillespie, dgillespie01@talktalk.net - There appears to be a definite "Brexit effect" having an adverse impact upon prices.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - The market reflects our exceptional times. Prices are drifting lower. Some owners have to sell but at lower prices. Top prices attract little interest

Surveyor comments - sales

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - The number of properties available for sale has increased whilst the number of sales agreed has reduced. There is an air of caution in the market.

Edward Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Uncertainty stalling the market.

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, ianperry@perrybishop.co.uk - Despite Brexit, the market is returning to normal.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Interest from buyers and the number of offers has picked up month on month. Still some trepidation from buyers due to the on-going Brexit shambles created by Westminster. However some buyers as seeing now as a good time to buy.

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The uncertainty surrounding Brexit is undoubtedly having a negative impact. Many are expecting a tough time ahead if there is a No Deal Brexit and are therefore waiting to commit.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - March was busier than February but Brexit is still being talked about as a reason for indecision.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market remains very unstable with prices continuing to fall and buyers are not willing to offer what the clients expect. There is a long way to go before the market reaches bottom!

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Uncertainty over Brexit, the economy, jobs etc.

John Frost, MRICS, Staines, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit continuing to cause uncertainty.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - A definite upswing in activity by both buyers and sellers either caused by the onset of better weather or a "we can't wait for Brexit anymore let's get on with it" attitude.

Michael Brooker, Fellow, Crowborough East Sussex, Michael Brooker, 01892 663377, Michael Brooker, michael@michaelbrooker.co.uk - A gulf between vendor expectations and market reality. Good level of viewings a but not much quality. Obviously pent up demand but not enough action. In summary, tough and frustrating. Overall lack of confidence.

Nigel Anderson, MRICS Registered Valuer, Rye, Anderson Hacking Ltd, 01797 224852, www.andersonhacking.com, nigel@andersonhacking.com - Uncertainty from Brexit exit is causing vendors and purchasers to be cautious if not stagnant on making any decisions to sell or purchase, market very quiet!!

Robert Green, MRICS, Lymington, John D Wood & Co., 020 3369 1343 - General sense of extreme caution and unease in view of ongoing political uncertainty.

Steven Reynolds, AssocRICS, Southampton, Now Chartered Surveyors, steven.reynolds@now-survey.com - The market has declined in activity since Christmas. Agents are saying Brexit uncertainty is not helping.

Tim Green, MRICS, South Oxfordshire, Green & Co, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Spring shoots are trying to appear but still totally hidden by the persistent blanket of Brexit.

Tom Whitworth, MRICS, Brighton, Connells S&V, tom.whitworth@connells.co.uk - Static market conditions for last two years since the Brexit referendum, with only marginal increases in house prices since that time.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - The uncertainty relating to Brexit is causing everyone to wait and see. Transaction times between arranging a sale and exchange are getting ridiculous.

South West

Christopher Bailey, MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - The month of March saw the first signs of a downturn in buyer activity and confidence due to the uncertainties surrounding Brexit. Sellers, on the other hand, are not delaying.

David Mackenzie, Bath, Carter Jonas, 01225 747250 - Brexit

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A good start to the month, but then it slowed down. Have lost one buyer due to Brexit uncertainty. Very difficult market.

David Robinson, AssocRICS, North Cornwall, Stags, www.stags.co.uk, d.robinson@stags.co.uk - A definite upsurge in activity levels, with more recently proceedable buyers, consequently creating surge in sales. However, lack of stock is starting to really bite, so hopefully vendors will climb off the fence once Brexit debacle is resolved.

Giles Hetherington, Tiverton, Hetheringtons, gileshetherington1@gmail.com - Uncertainty over Brexit resulting in a marked slowdown in sales.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop, ianperry@perrybishop.co.uk - Despite Brexit, market is returning to normal

James McKillop, MRICS, South West, Knight Frank LLP, james.mckillop@knightfrank.com - The continuing flight to value continues and sellers are realising they need to be competitive to sell. Buyers are in a strong position but deals are still being brokered.

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Buyers are cautious, both Brexit and a possible election are undermining confidence.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, crw.co.uk, jeff.cole@crw.co.uk - We have seen a slight increase in sales & valuations as we would expect with Spring & better weather however Brexit uncertainty is no doubt holding things up slightly & we hope it will be sorted in April as confidence is still being affected.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The market remains extremely slow with few proceedable buyers and a lack of decent properties for sale.

Surveyor comments - sales

Julian Bunkall, FRICS, Dorchester, Jackson-Stops & Staff, 07970 8729724 - There is no doubt that the 'Brexit' factor is affecting the market most notably with lack of stock in the middle/ upper range.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Brexit uncertainty still prevails and the market is subdued. Signs that some buyers fed up with waiting for clarity and want to get on and purchase, generally offering well below advertised guide prices initially.

Lloyd Smale, FRICS, RICS Registered Valuer, Exeter, Drew Pearce 1748 Ltd, lms@drewpearce.co.uk - Increased encouraging signs of increased activity as Spring lifts people's mood!

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - The current uncertainty seems to be slowing the market although houses at £500K and under sell well. Pricing as always is paramount.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - The number of appraisals, instructions, viewings and agreed sales are ahead of last year but the weather has been kinder. Buyers are easily spooked.

Matthew Harvey, MRICS, Bourton-on-the-Water, Tayler & Fletcher, 01451 820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - Cotswold Prices remain remarkably constant (now over several years). There is a disconnect between market value and vendors aspirations. Sensible prices seeing good sales. Anything too strong sees zero interest. Excellent run of exchanges.

OF Miles, FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - The market remains fragile due to complete disarray over Brexit.

Richard Waldram, FRICS, Gloucester, E.surv, esurv.co.uk, richard.waldram@esurv.co.uk - There is some reduced activity due to Brexit uncertainty.

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Front end activity very subdued due to Brexit related uncertainty. Viewings and market appraisals down by 30% on norm in March.

Robin Tozer, Plymouth, Stags, 01752 223933 - Low number of valuations and viewings compared to previous months.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - South Devon retains its popularity as a place to live and consequently the residential market remains healthy.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - March was an excellent month on all fronts for instructions and sales in the lower to mid market. The higher end is still very quiet. If Westminster was not such a shambles I'm sure it would be better!

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, lampeter@morgananddavies.co.uk - Supply continues to be restricted. Sales are much in line with 12 months ago and offer fair value for purchasers.

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Activity strong in viewings, however low offers being received, reflecting the nervousness in the housing market at the present time. Reduced numbers of property listings, for this time of year.

Catherine Caines, MRICS, Bridgend & Port Talbot, Payton Jewell Caines, 01656654328, pjchomes.co.uk, catherine.caines@pjchomes.co.uk - Overseas investors has not affected our particular market.

David E Baker, FRICS, Penarth, David Baker Co Ltd, 02910 702622 - Still active market, good new instructions, viewings and offers, lenders becoming a little difficult with their requirements and terms on leasehold properties.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Plenty of enquiries although purchasers a little hesitant.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Activity is relatively slow.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, allanfuller.co.uk, allan@allanfuller.co.uk - March has been a busier month with more sales agreed than any month since August 2017. Greater buyer activity and vendors more receptive to offers. If Brexit sorted activity will increase and prices stabilise.

Anthony James, MRICS, London North West, FP surveying, 07812365675, www.fpsurveying.co.uk, anthony.james@fpsurveying.co.uk - The end of the property cycle, Brexit and the step change in small private investor activity continues to depress the market despite relatively stable macroeconomic conditions. A resolution to Brexit is likely to increase transactions either way.

Anthony Lee, MRICS, London, BNP Paribas Real Estate, 020 7338 4000, realestate.bnpparibas.co.uk, anthony.lee@bnpparibas.com - Continuing uncertainty associated with Brexit is adversely affecting market sentiment and confidence.

Christopher Ames, MRICS, Belgravia/London, Ames Belgravia, 020 7730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - Vendors have now joined purchasers in deferring transactions until Brexit outcome is known.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A much better month with sales agreed greater than at anytime this year. Sales progression remains testing as the period to conclude a sale has slipped due to uncertainty over the economy displayed by our politicians.

J.J.King, FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Busiest month for new registrations and number of viewings. The results were disappointing, one offer every 15 viewings and one sale every 20. That is tough but motivation is not the problem.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Instructions tailing off after a busy start to the year. Buyers remain cautious in respect to Brexit.

James Perris, MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Increase in activity in prime central London, with sales transactions occurring where vendors have adjusted prices downwards to reflect the market and buyers perceive good value. However, the overall market remains subdued and very price sensitive.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, 02084464295, jeremy@jeremyleaf.co.uk - We certainly noticed more buyer enthusiasm last month as we approach spring but sellers are still nervous reflected in the disappointing listing numbers. We still believe pent-up demand will be released once the odds on a Brexit deal shorten.

Surveyor comments - sales

Nick Carline, MRICS, South London, Esurv, nick.carline@esurv.co.uk - There is a sense of increased activity, with more sales being achieved. I have seen a case of gazumping recently which is the first I have seen for some time. Colleagues have also said they have seen an upturn in activity. Multiple offers.

Nick White, FRICS, Brockley SE4, Esurv, nick.white@esurv.co.uk - Brexit is the key reason for the downward forecast. A disaster for the economic well-being of the country.

Robert Green, MRICS, Chelsea, John D Wood & Co, 020 3369 1343 - We have seen strong activity through the first half of March, with the second half much quieter as buyers and sellers all stop and stare at Westminster in disbelief. Underlying market is stronger than it has been for a while.

Robert Green, MRICS, Battersea, John D Wood & Co, 020 3369 1343 - Real lack of stock and valuation/appraisal numbers have remained low. Lack of supply but plenty of demand.

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777 - Brexit Uncertainty

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - We have to report Brexit is affecting the transactional side of our prime London offices, both with the lack of stock and uncertainty amongst buyers.

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

Tom Dogger, MRICS, London, B N Investment Ltd, 07976 610 001, www.bakkenetune.com, tdogger@bninvestment.co.uk - The Brexit circus continues to dampen the market. There is renewed interest from bargain hunters, looking for 'best in class' buying opportunities. We should expect historically low transaction volumes to remain unchanged.

William Delaney, AssocRICS, City of London, Lawrence Ward & Co, 020 73379600, william@lw-london.com - The usual motivating factors behind moving home do not apply in our area. Therefore, the ongoing chaos in parliament and economic uncertainty continue to affect confidence which is critical.

Scotland

Adrian Stott, FRICS, Lothians, J and E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Residential sales still seem to be moving on in terms of volume of transactions.

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - We have seen an increase in the number of new properties coming on to the market over the last month, as we move into spring and the better weather.

Chris Hall, MRICS, Edinburgh, Rettie and Co, 0131 220 4160, www.rettie.co.uk, chris.hall@rettie.co.uk - Market continues to be steady despite wider uncertainties. Supply of property for sale remains constrained.

Craig Henderson, MRICS, Ayrshire, Graham & Sibbald, 01292 271030, www.g-s.co.uk, craig.henderson@g-s.co.uk - Brexit, Brexit and Brexit, the biggest factor in the property market right now and the continued uncertainty!! Stock levels are low as vendors are worried about what impact Brexit will have. This means demand is outstripping supply!

Eric H Curran, FRICS, Greater Glasgow, DM Hall LLP, 01412 332 8615, www.dmhall.co.uk, eric.curran@dmhall.co.uk - Pent up demand outstripping supply of stock resulting often in good upset prices. Despite political turmoil, markets are resilient. This may change if there is clarity around Brexit.

Gordon Macdonald, FRICS, Aberdeen and Aberdeenshire, Allied Surveyors Scotland, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Forget Brexit and let's get on with life.

Graeme Lusk, BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele (e.surv), 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - Another good month for home report instructions, although some agents are reporting that enquiries are down slightly. The lack of supply to the market still means there is good demand for a property in a good location.

Graham Tonner, MRICS, Dundee, Graham and Sibbald, 01382200064, www.g-s.co.uk, gtonner@g-s.co.uk - Once again lack of stock is affecting the market. Prices achieved are generally in excess of home report values.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Definitely noticing a lull in the market driven more by the market taking a breather after intense activity rather than Brexit affect.

Greg Davidson, MRICS, Perth, Graham and Sibbald, 01738445733, www.g-s.co.uk, gdavidson@g-s.co.uk - Political uncertainty remains a factor but the market has a feeling of stability and as long as the politicians don't muck it up totally, I believe the market will perform normally with inflationary type growth.

Ian Fergusson, FRICS, Scotland, J&E Shepherd, ian.ferguson@shepherd.co.uk - Sellers continue to take advantage of lack of supply.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The market has picked up from a slow start to the year but confidence is not high amongst buyers and sellers due to uncertainty in the economy.

John Brown, FRICS, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-uk.com - March saw a strong month of sales activity boosted by enquiries from incomers to Edinburgh. Still limited supply curtailed by sellers being concerned about purchase and the cost of LBTT, necessity sales. This has caused prices to rise.

Kevin Hay, BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - There is still a strong demand for property and a number of properties are selling in excess of the home report values.

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - Despite relentless political unrest, the Highland housing market continues to perform well with strong demand resulting in relatively quick sales and good prices achieved in both the second hand and new build sectors.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Lack of stock continues to be a concern, but buyers are keen, very active and largely ignoring the Brexit chaos.

Peter Drennan, BSc MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com - Edinburgh has been an astonishing market. Value sensibly based on comparable evidence. Price accordingly - a bit below. Sell well.

Robin Smith, MRICS, Dundee/Angus/Fife, Walker Fraser Steele, www.walkerfrasersteele.co.uk, robin.smith@walkerfrasersteele.co.uk - Activity is continuing to increase in the Dundee market with a few Brexit hiccups along the way. Mid range properties selling very well with closing dates becoming more prevalent and Home Report values being exceeded.

Surveyor comments - sales

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Busy month of March looks promising for the spring/summer ahead. Brexit extensions not brilliant for the overall market and the lack of confidence.

Tom Murray, AssocRICS & RICS Registered Valuer, Ayrshire, GAP, 01465 713498, www.gapinthemarket.com, murray@gapinthemarket.com - The first quarter of the year has been very busy. Number of instructions and sales considerably up on the same period last year. Moving toward Spring indications are that the market will remain settled.

Northern Ireland

Daniel Mc Leron, FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Sales activity has been fairly flat over the winter months. More First-Time Buyers properties coming to the market. Larger properties harder to sell. Brexit uncertainty now showing a real effect.

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Market is very quiet with limited new instructions and buyers adopting a wait and see approach! Otherwise no change in the commentary over the last 12 months.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - We have found that sales are strong in new build but felt the market has slowed down due to Brexit. Uncertainty and purchasers felt the market might drop slightly.

Samuel Dickey, MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The market is still strong despite the headwinds of Brexit and the uncertainty of a deal or no deal.

Surveyor comments - lettings

North

Neil Foster, FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - There is a desperate shortage of 3 and 4 bedroom family homes at sensible (£700 - £900 pcm) rental levels. By contrast the market for apartments is fairly soft.

Richard Towler, MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - The market locally remains steady. Landlords selling are prompted more by personal considerations than by government measures. Still evidence that people are prepared to commit to the buy-to-let market.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - The impending lettings fee ban will have a significantly detrimental change to the lettings industry as most rents are susceptible to being increased by Landlords.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - There continues to be a strong level of demand within the private rented market, particularly for superior quality properties in well-regarded areas where rent levels continue to increase.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Shortage of properties to rent keeping demand strong.

Chris Clublely, FRICS FAAV, York, Clublelys, 01430 874000, clubleys.com, mw@clubleys.com - The tenant fee ban will increase rents, we are managing this and advising landlords to remain realistic or they will risk longer periods when the property is empty or more frequent change of tenants which will incur more costs to them.

Ian Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - HMO market for Eastern Europeans still buzzing.

Richard Blamires, Birstall, Blamires Property, richard@blamiresproperty.co.uk - Ever increasing demand from Housing Benefit/UC tenants who cannot afford the property that they want/need.

North West

John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignealman.co.uk, jane@gascoignealman.co.uk - Landlord instructions have reduced. Fee pressure remains high. Nervousness in the market facing the fee ban.

Richard Powell, FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - There has been a substantial increase in landlords selling up mainly due to tax changes.

East Midlands

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

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Uncertainty in market still prevalent due to Brexit.

John Chappell, MRICS, Skegness, Property Office, 01754 763520 - The usual seasonal take up of one bed flats has got off to a slower start than normal.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk - The warm weather has improved enquiries on both lettings and surveys! Brexit fears does not seem to be an issue.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Despite the general uncertainty with Brexit and the tenant fee ban we are seeing increased activity from both landlords and tenants.

Tim Yeomans, MRICS, Nottingham/Derby, SDL Surveyors, tim.yeomans@sdsurveying.co.uk - Investors still purchasing in the area at present.

Will Ravenhill, MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Landlords are not selling in such high numbers now. Market is quite flat; however, rents will increase over the next 2-3 months to compensate for an increase in landlord fees once tenant fee ban comes in, which the Government were warned about!

West Midlands

Andrew Pearce, MRICS, Wolverhampton, Millennium Properties, 01902 836036 - More landlords selling up, a trend that will escalate once tenant fee ban comes in and their costs go up further making being a landlord less viable.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A steady month. Still more supply needed to meet the demand from tenants.

John Adnrrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - A constant steady demand for all types of rented properties, with more property needed to satisfy demand.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Property generally letting well, with rents increasing gradually. Strong demand for both flats and houses.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - All types of properties, flats & houses letting well, with more stock needed to satisfy demand.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Still a good balanced lettings market place locally.

Nicholas Lamb, MRICS, Birmingham, Naismiths Ltd, 0121 2623450, www.naismiths.com, nicholas.lamb@naismiths.com - Continued demand for quality properly managed family housing.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Stock levels are good and strong applicants for many houses. Rent levels are rising for detached houses with gardens as supply shrinks.

Ryan Williams, FRICS, Hay-on-Wye, Herefordshire, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Steady supply and demand though less buy to let activity given taxation changes and general uncertainty.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - The market remains relatively quiet still for the time of year.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Still plenty of activity

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

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Applicants to rent exceed properties which are currently available. More stock needed to satisfy demand.

Surveyor comments - lettings

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Quality and good presentation wins every time as long as the rent is at the right level.

Oliver Holloway, MRICS, Framlingham, Clarke & Simpson, 01728 621200 - Demand has dropped slightly compared to the last quarter of 2018, but the lettings market remains relatively buoyant.

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 1932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Demand for rental properties is good and rental levels are static.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - The lettings market is continuing to perform. New landlord instructions have slowed down but relets remain healthy as tenants take opportunities to move.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - A steady demand but overpriced properties are not letting. Rents remain fairly static.

Debbie Gibbs, Wadhurst, East Sussex, Ashton Burkinshaw, 01892 782133, debbie.gibbs@countrywide.co.uk - Brexit is having an effect.

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, ianperry@perrybishop.co.uk - Fewer 1st time buyers.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Lack of investment in buy to let and landlords selling is resulting in lower stock levels for Maidenhead thus pushing up rents.

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Tenant Fee Ban is expected to prompt landlords to increase rents to cover costs.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Busier than February.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - No buy to let, rental tax, rental stamp duty.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Uncertainty over taxation of landlords.

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

Michael Brooker, Fellow, Crowborough East Sussex, Michael Brooker, 01892 663377, michael@brooker.co.uk - Steady. Fewer applicants and rents peaked. As with sales, realistic pricing essential.

Nigel Anderson, MRICS Registered Valuer, Rye, Anderson Hacking Ltd, 01797 224852, www.andersonhacking.com, nigel@andersonhacking.com - Brexit causing limited movement in letting properties available, impact of interest rate relief disappearing, and extra stamp duty has stopped second house purchasing into BTL market.

Robert Green, MRICS, Lymington, John D Wood & Co., 020 3369 1343 - General sense of extreme caution and unease in view of ongoing political uncertainty.

Tom White, MRICS, Saffron Walden, Audley End Estate, tom.white@audleyendestate.co.uk - There is an air of caution and hesitancy in decision making and even good property is taking longer than usual to let.

Tom Whitworth, MRICS, Brighton, Connells S&V, tom.whitworth@connells.co.uk - Fairly static prices but always good demand in my location (Brighton and South East).

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welters, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - More tenants looking but only at the right rent. Those properties asking too much are not letting.

South West

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, ianperry@perrybishop.co.uk - Less demand from 1st time buyers.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Good demand currently for 1 & 2 bed units, slower for larger family units. Tenant fee ban will increase agents fees to landlord who will then want to try and mitigate the extra fees paid by increasing market rents.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Supply and demand remains strong.

Martine Harris, MRICS, Cardiff, Moginie James, Martine@moginiejames.co.uk - Impending tenant fee ban and Rent Smart Wales legislation have effected supply and demand.

Matthew Harvey, MRICS, Bourton-on-the-Water, Tayler & Fletcher, 01451 820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - Upward pressure on rents with lack of stock the key issue.

Paul Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent, 01285 648 118, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - Tenant demand remains strong but fewer new landlords coming forward due to changes in taxation, legislation, etc.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - Tenant demand remains strong. With the tenant fee ban coming it is likely that rents will increase.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - With a slow sales market, the rental market is as strong as ever.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, allanfuller.co.uk, allan@allanfuller.co.uk - Very strong demand for 1 to 3 bed flats. Lack of supply, some landlords concerned about staying in the market due to tax changes and if we were to have a Labour Government re-introduce rent controls.

Angela Kelly, MRICS, City and Clerkenwell, Hurford Salvi Carr, 020 7490 1122, www.hurford-salvi-carr.co.uk, angela.kelly@h-s-c.co.uk - Whilst tenants in finance and banking sit on their hands, all other industries are proceeding with recruitment and relocation of staff as normal as we navigate the eye of the Brexit storm.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Activity levels remain high with new tenant registrations. Lack of new stock is not helping. Landlords contemplating latest legislation and how it will effect net income.

Surveyor comments - lettings

J.J.King, FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Lack of new stock is re-addressing demand although potential tenants remain patient seeking lower rents/ fees while landlords evaluate their holdings.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Increased applicant demand has started to push rents upwards due to the limited stock. Landlords still considering selling rather than renewing.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, 02084464295, jeremy@jeremyleaf.co.uk - 'Accidental' landlords in particular are withdrawing from the market resulting in a slight hardening of rents. Tenant quality has improved too particularly from aspiring first-time buyers unable to take advantage of softening house prices.

Mark Wilson, MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - Thanks to Brexit (or not) Easter has come early. Business is tough and new instructions are thin on the ground.

Nick Carline, MRICS, South London, Esurv, nick.carline@esurv.co.uk - Surplus of property available keeping rental prices stable.

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777 - Brexit uncertainty

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Small falls in rentals levels being achieved, albeit still good levels of activity especially at the lower end of the market.

Terry Osborne, FRICS, Westminster, Tuckerman Residential, 020 7222 5510, tuckermanresidential.co.uk, tosbome123@yahoo.com - Brexit and over-supply of modern flats.

Tom Dogger, MRICS, London, B N Investment Ltd, 07976 610 001, www.bakken Neptune.com, tdogger@bninvestment.co.uk - Rents are continuing to prove very robust. A shortage of stock will and stagnation of the sales market will ensure a steady flow of Tenants.

Will Barnes Yallowley, Assoc RICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Lettings are still active, but very price sensitive

William Delaney, AssocRICS, City of London, Lawrence Ward & Co, 020 73379600, william@lwondon.com - Whilst the ongoing chaos in parliament and economic uncertainty has seen a steep decline in corporate funded tenants from the EU, some of the availability is being taken up by tenants from outside the EU coming to London with highly skilled jobs.

Scotland

Carolyn Davies, MRICS, Dumfries, Savills, 01397263066, www.savills.co.uk, cmdavies@savills.com - New patterns of tenancy length being seen with PRT and landlord frustration at short tenancies (less than 6 months).

Gordon Macdonald, FRICS, Aberdeen and Aberdeenshire, Allied Surveyors Scotland, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Supply still exceeds demand, but rents for well-presented property have stabilised after many months of falls.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Lack of quality stock continues to drive rents up whilst lower quality stock stagnates.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The demand for rental properties continues and we are seeing overseas investors buying property for their portfolios.

John Brown, FRICS, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-uk.com - Landlords are becoming more aware of costs of ownership and legislation. Reduced stock, new units to be built at Edinburgh Waterfront, this will increase rental opportunities. Less investment from individuals as landlords.

John Gell, MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Very active market. Shortage of 3-4 bed properties for tenants looking to rent long-term or decide on next step after house sale. Brexit chaos adding to heightened uncertainty, particularly for company lets.

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Market split in performance between poor quality and good quality.

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Approaching the normal busy summer rental market. Activity levels and stock levels increasing as normal, rents improving across the board.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market has been very strong, all students properties renting quickly.

Samuel Dickey, MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Rental continues to perform strongly and is likely to continue to perform well over the next few months.

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Housing market and lettings market data (questions 1-19). This is the complete data set including the bedroom breakdown for questions 6-7 and 17-18.

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