



ECONOMICS



UK Residential Market Survey

January 2022

Pick-up in new buyer enquiries supporting near-term sales expectations

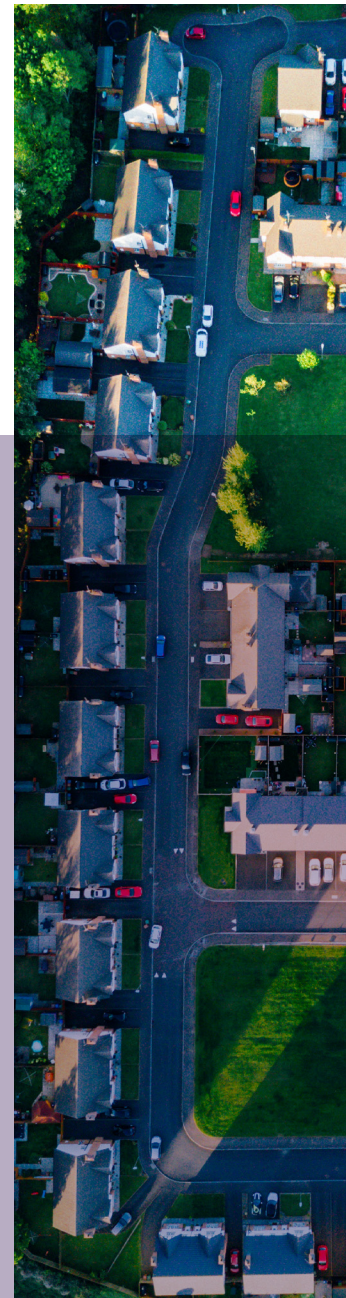
- New buyer demand rises over the month
- Sales steady in January but are expected to pick-up over the coming three months
- Stock remains tight, continuing to underpin house price growth across the country

The January 2022 RICS UK Residential Survey results point to new buyer enquiries gaining momentum slightly to start the year, albeit this feedback was largely gathered prior to the Bank of England's decision to further increase interest rates at their February meeting. Nevertheless, as it stands, respondents continue to expect widespread growth in both sales activity and house prices over the year to come.

With respect to new buyer demand, a headline net balance of +16% of respondents cited an increase in enquiries during January. This is up from a reading of +9% in December and, although only modestly positive, represents the strongest figure since May 2021.

At the same time, the survey's indicator capturing new instructions remained in negative territory, although, at -8%, the latest net balance is the least negative since April 2021. Moreover, the net balance for market appraisals (which gauges the trend in relation to the comparable period twelve months ago) came in at +3%, the first time this series has been above zero since June 2021.

Meanwhile, sales volumes were more or less steady during January, having weakened to some degree throughout much of the second half of 2021. It is also worth noting that the average time to finalise a sale (from initial listing to completion) has steadily fallen over recent months, from an average of 17 weeks in the September survey to 16 weeks in January 2022. Looking ahead, near-term sales expectations improved to a ten month high, with the latest net balance rising to +22% from +16% in both of the two previous reports. In terms of the twelve month outlook, a headline net balance of +24% of survey participants envisage sales volume rising over the year to come (an increase on a reading



of +16% last time).

Looking at house prices, there seems to be no sign of the recent strong pace of growth losing much momentum, with a national net balance of +74% of survey participants seeing an increase during January. As such, this measure has remained in a tight range of between +69% and +74% over the each of the past six months. When disaggregated, respondents across all parts of the UK continue to report a further uplift in prices, with the North West and South East of England now seeing especially sharp rates of growth (in net balance terms).

Going forward, both three and twelve month price expectations series remain firm, returning respective net balances of +36% and +76% (both of which are slightly stronger than the December 2021 returns). Furthermore, all UK regions/countries are anticipated to see a further pick-up in house prices over the year ahead.

In the rental market, tenant demand continues to rise sharply, evidenced by a net balance of +64% of contributors noting an increase (part of the seasonally-adjusted quarterly lettings dataset). In fact, this represents the strongest reading on record, with this particular indicator dating back to 1999. That said, landlord instructions remain very much in decline (net balance -13% vs -29% last quarter).

Driven by the ongoing mismatch between demand and supply across the lettings market, expectations for rental growth over the near term rose from an already elevated reading previously. Indeed, a net balance of +59% of respondents now foresee rents picking up over the coming three months, an increase on +54% taking this view beforehand. Over the course of 2022, contributors envisage rental prices rising by around 4% on average across 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:

1. How have average prices changed over the last 3 months?
(down/ same/ up)
 2. How have new buyer enquiries changed over the last month?
(down/ same/ up)
 3. How have new vendor instructions changed over the last month?
(down/ same/ up)
 4. How have agreed sales changed over the last month?
(down/ same/ up)
 5. How do you expect prices to change over the next 3 months?
(down/ same/ up)
 6. How do you expect prices to change over the next 12 months?
(% band, range options)
 7. How do you expect prices to change over the next 5 years?
(% band, range options)
 8. How do you expect sales to change over the next 3 months?
(down/ same/ up)
 9. How do you expect sales to change over the next 12 months?
(down/ same/ up)
 10. Total sales over last 3 months i.e. post contract exchange (level)?
 11. Total number of unsold houses on books (level)?
 12. Total number of sales branches questions 1 & 2 relate to (level)?
 13. How long does the average sales take from listing to completion (weeks)?
 14. How has tenant demand changed over the last 3 months?
(down/ same/ up)
 15. How have landlords instructions changed over the last 3 months?
(down/ same/ up)
 16. How do you expect rents to change over the next 3 months?
(down/ same/ up)
 17. How do you expect average rents, in your area, to change over the next 12 months?
(% band, range options)
 18. What do you expect the average annual growth rate in rents will be over the next 5 years in your area?
(% band, range options)
- 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 date:

February 2022 Survey: 10 March 2022
March 2022 Survey: 14 April 2022

Number of responses to this month's survey:

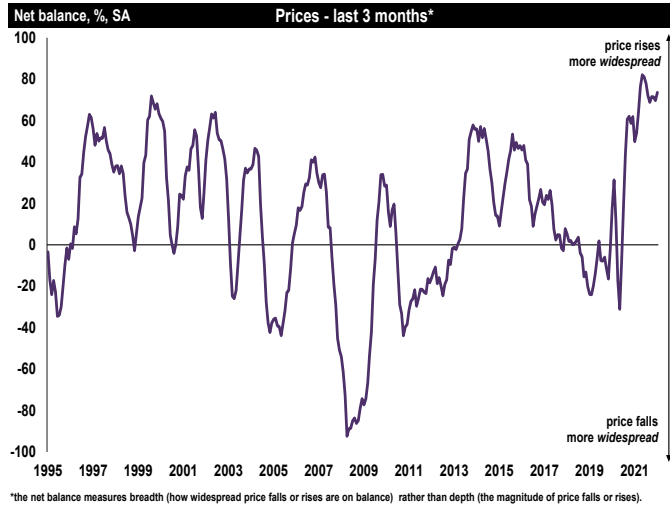
This survey sample covers 494 branches coming from 284 responses.

Disclaimer

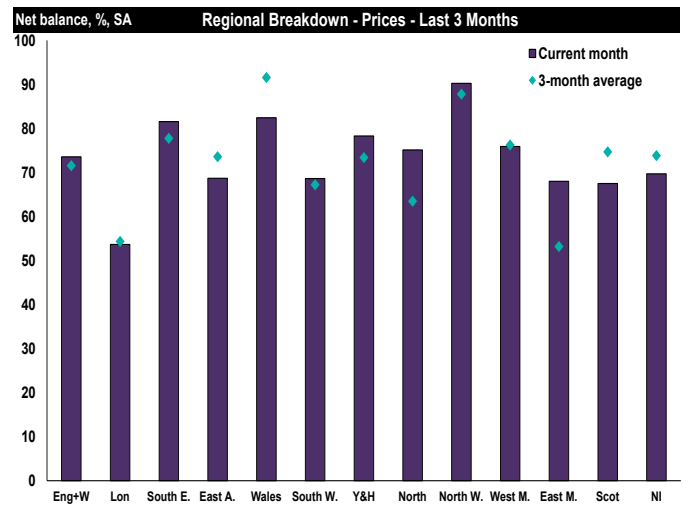
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Sales market charts

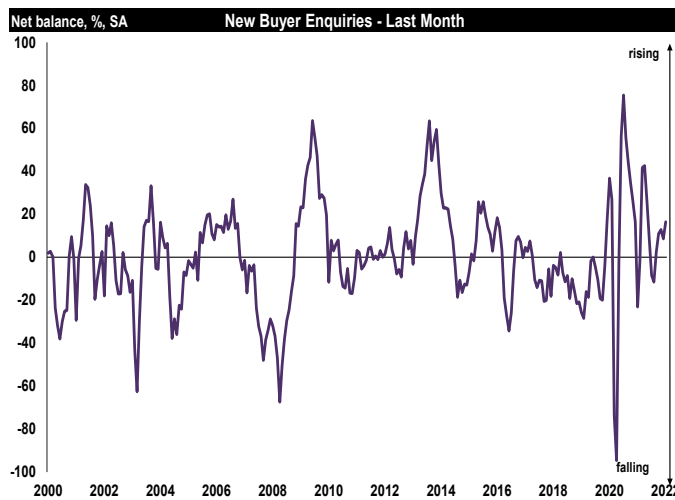
National Prices - Past three months



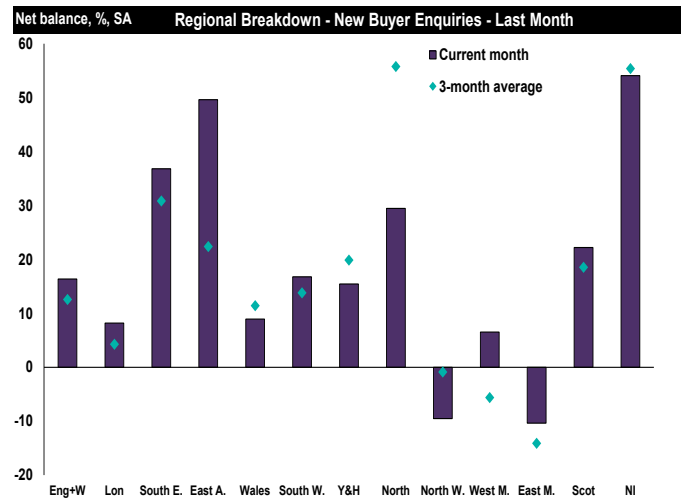
Regional Prices - Past three months



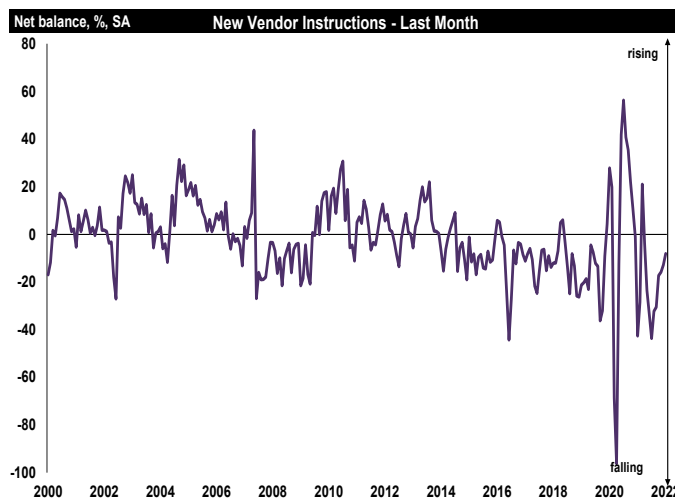
National Enquiries - Past month



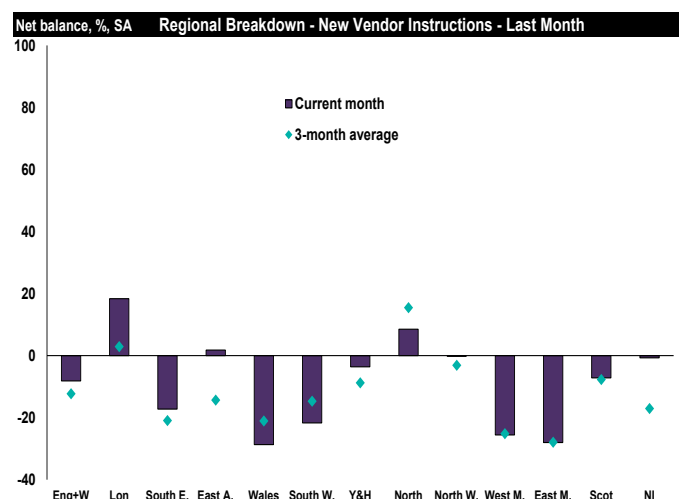
Regional New Buyer Enquiries - Past month



National New Vendor Instructions - Past month

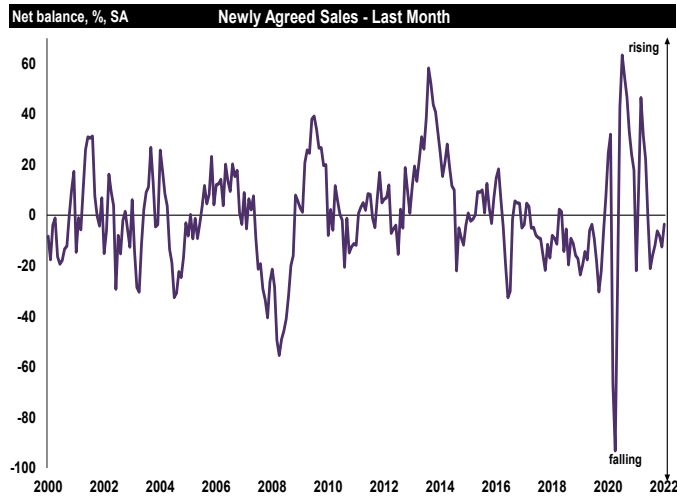


Regional New Vendor Instructions - Past month

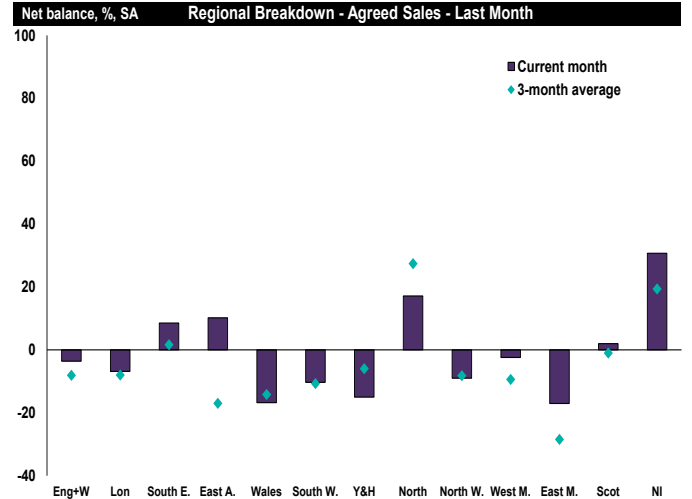


Sales market charts

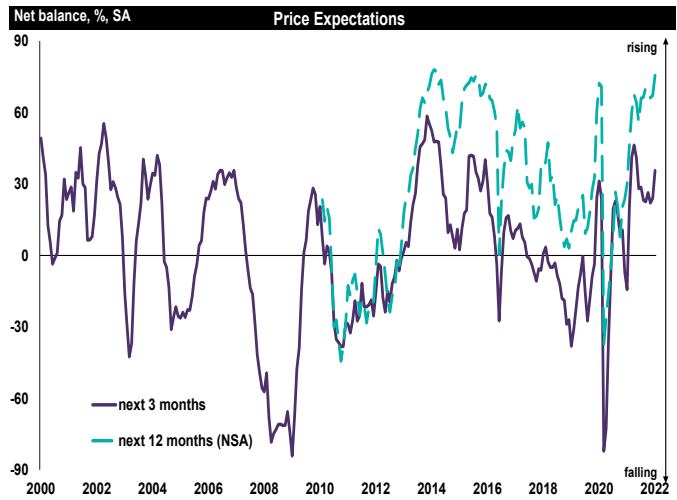
National Newly Agreed Sales - Past month



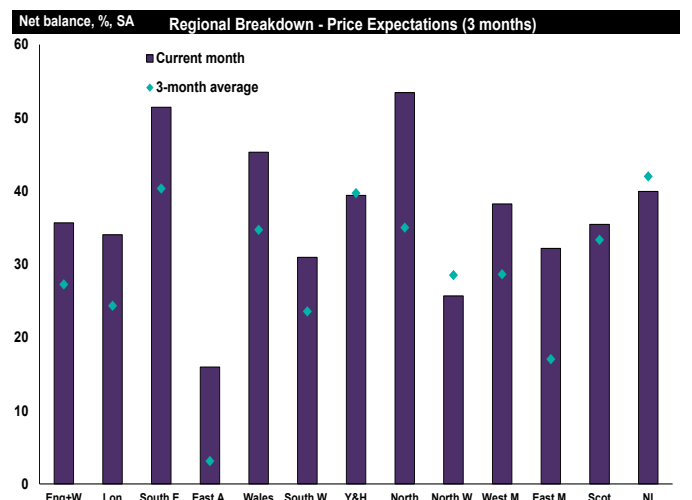
Regional Newly Agreed Sales - Past month



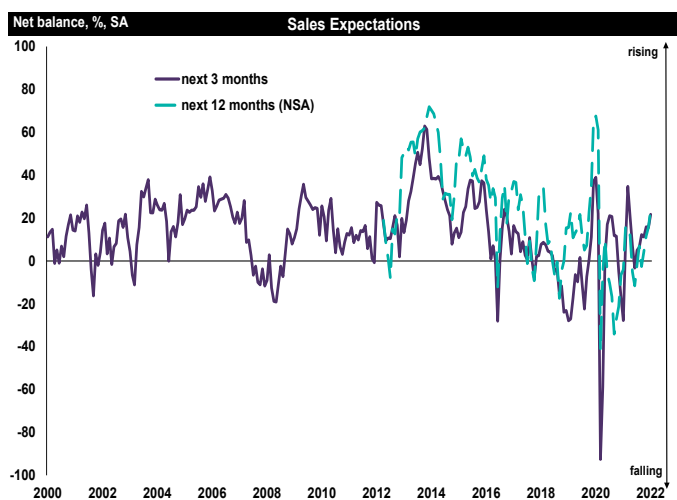
National Price Expectations - Three and twelve month expectations



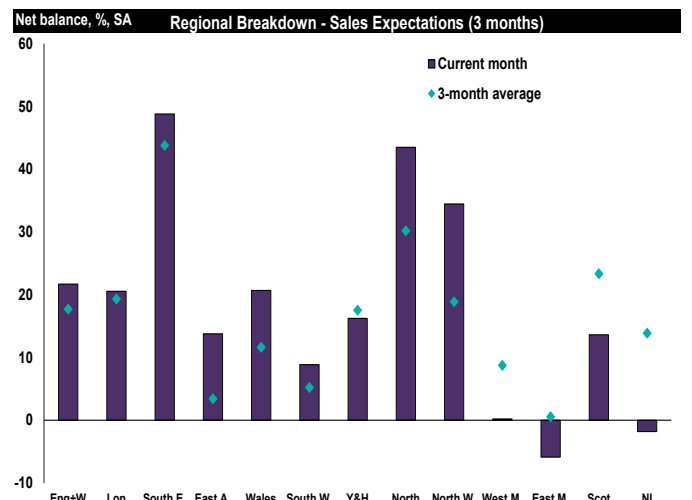
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

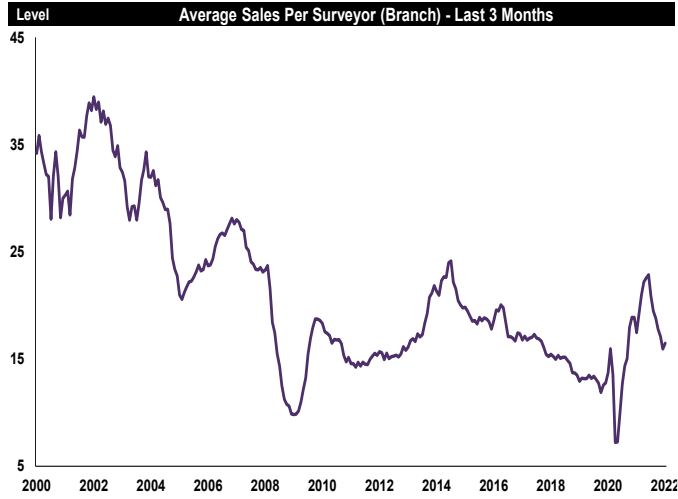


Regional Sales Expectations - Next three months

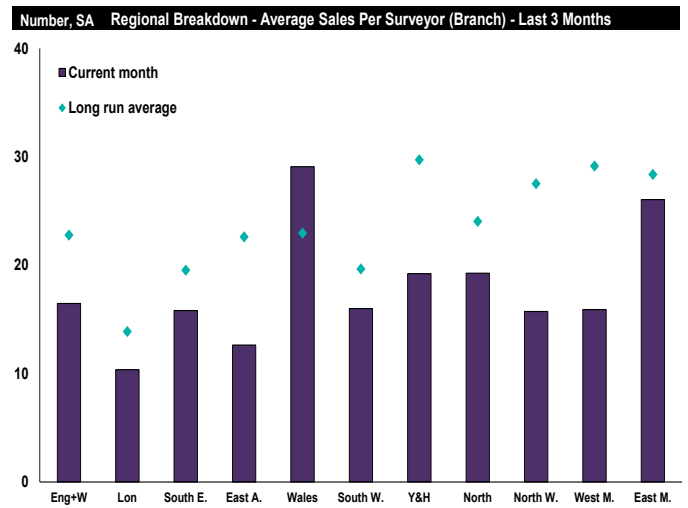


Sales market charts

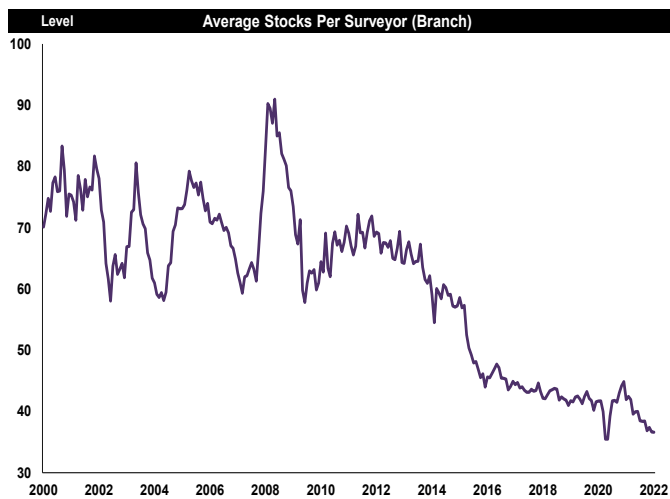
National Average Sales Per Surveyor - Past three months



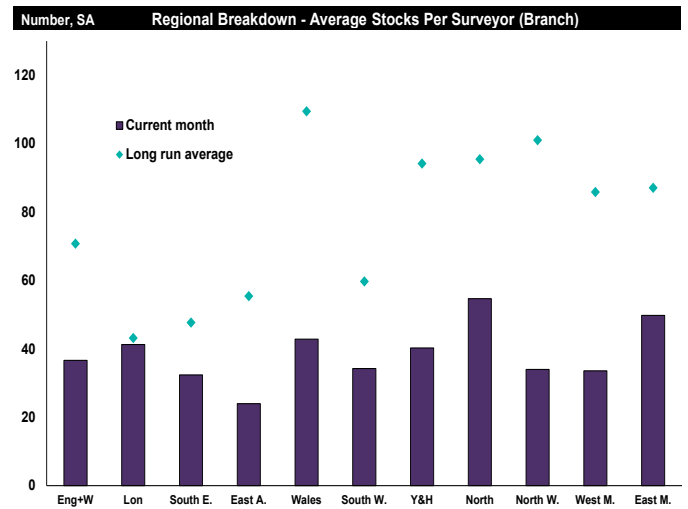
Regional Average Sales Per Surveyor - Past three months



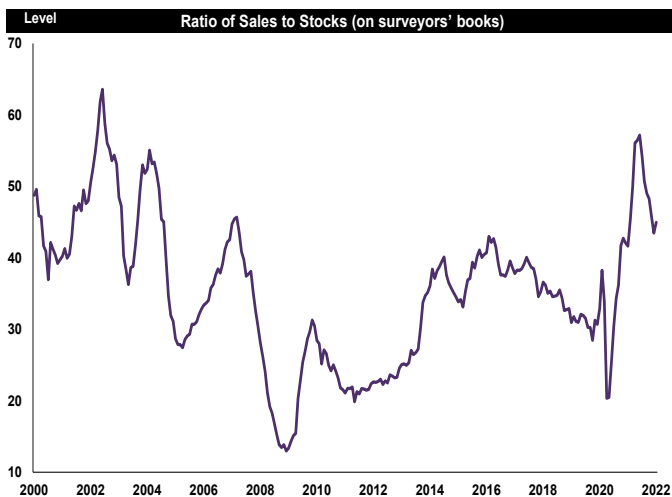
National Average Stocks Per Surveyor



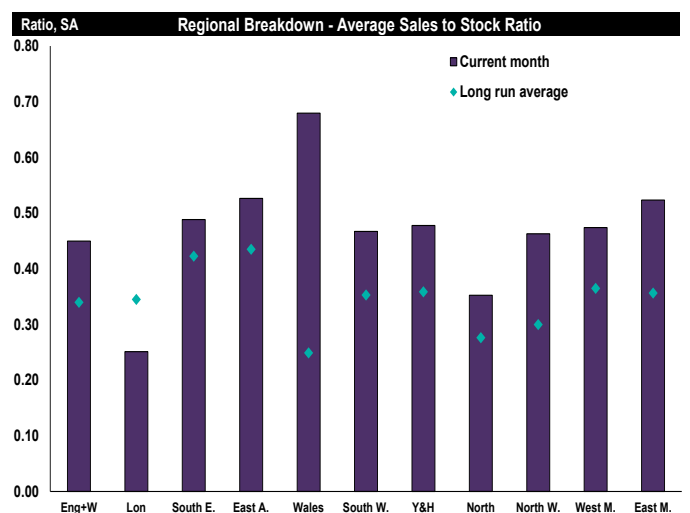
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

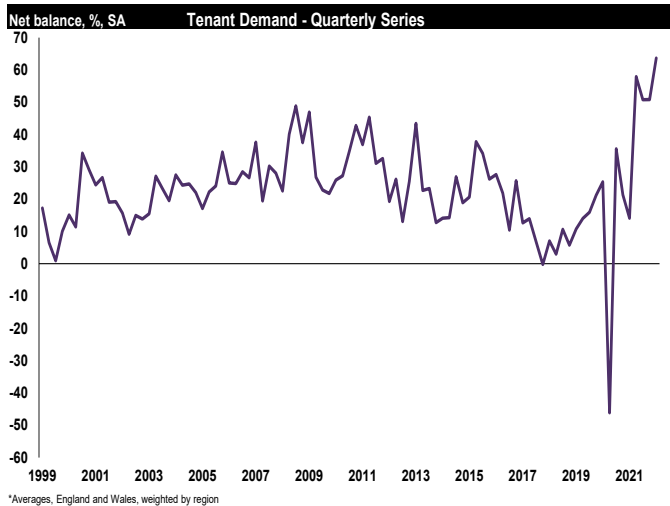


Regional Sales to Stock Ratio

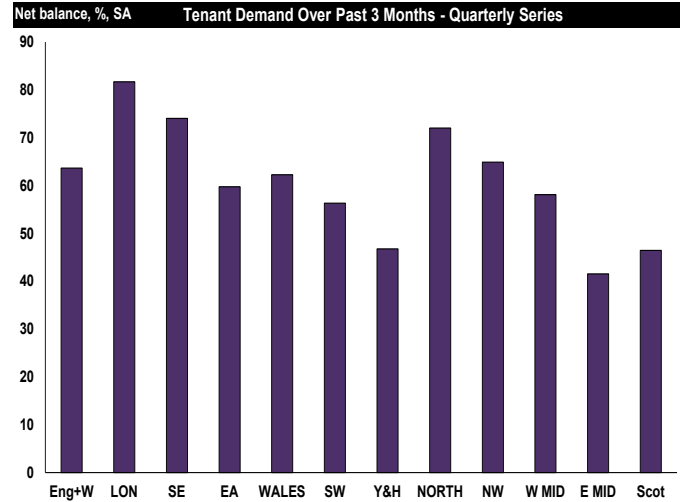


Lettings market charts

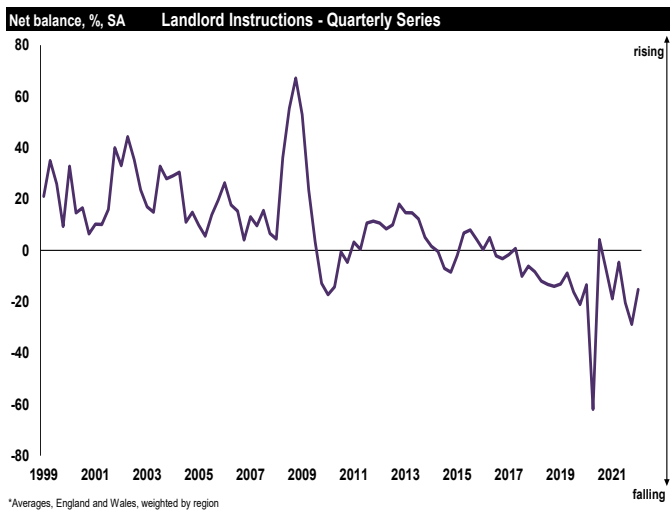
National Tenant Demand - Past three months



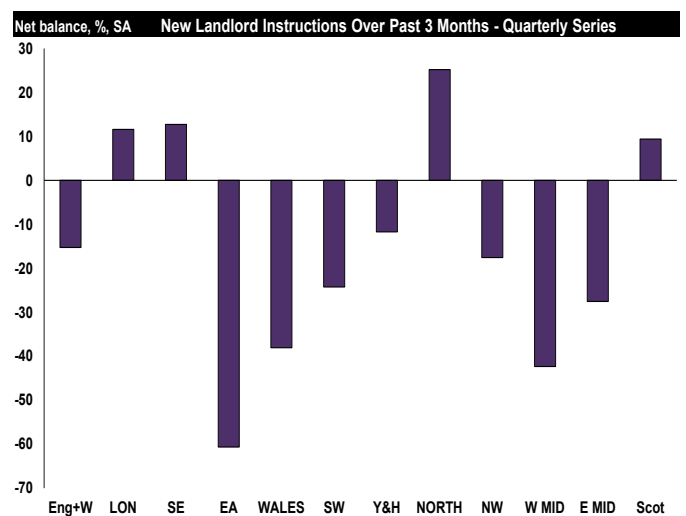
Regional Tenant Demand - Past three months



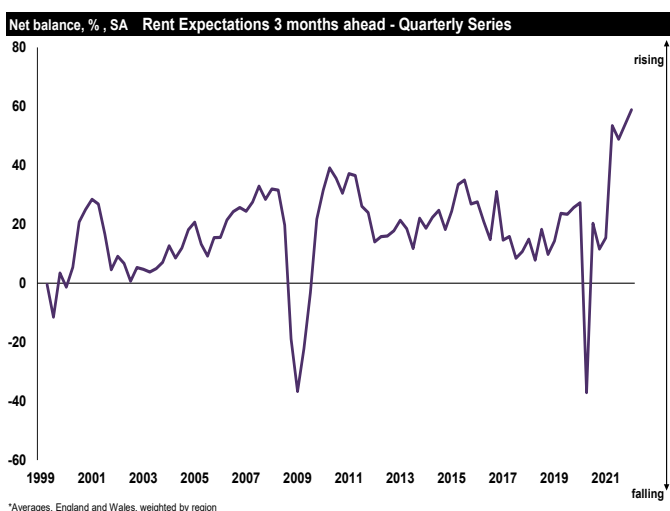
National New Landlord Instructions - Past three months



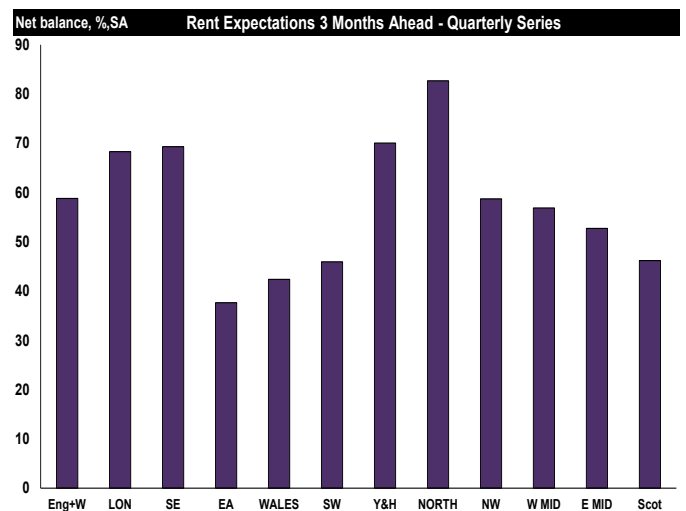
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

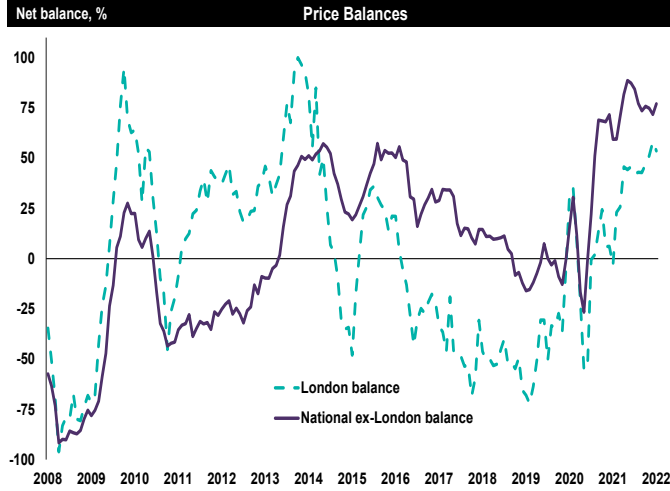


Regional Rent Expectations - Next three months

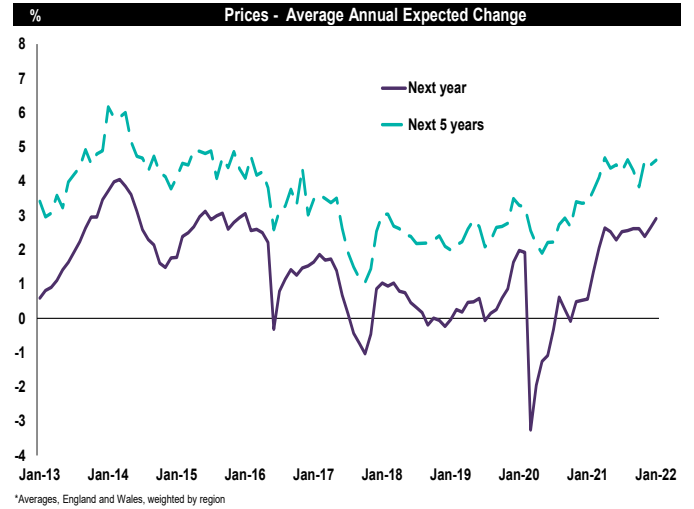


Expectations and other data

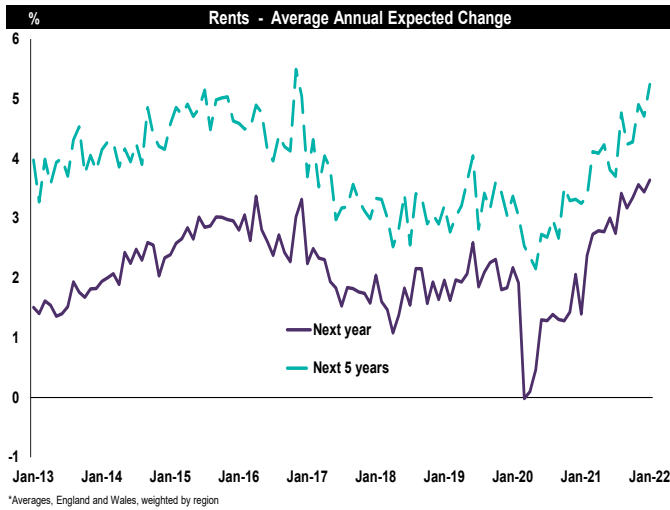
National Price Balance (excluding London) and London Price Balance - Past three months



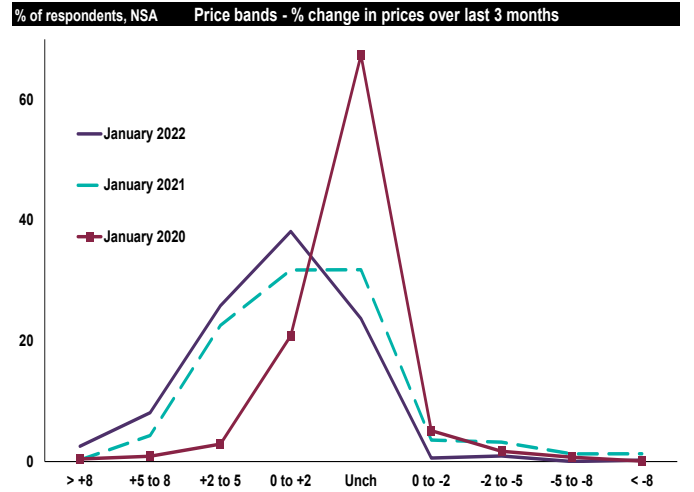
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - Sales

North

David Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - A very positive start to the new calendar year with increased valuations, instructions and sales [as compared to this time in 2021].

Mr Keith Alan Pattinson FRICS, Newcastle-upon-tyne, Keith Pattinson Ltd, keith.pattinson@pattinson.co.uk - There is inflation, with too much demand from tenants and landlords chasing too few options. The Government interfere and wages for van drivers are higher than MP's! Minimum wages rise 10% but existing staff rise by more...why?...if not, new staff would get more experienced, or even managers/or MPs.

Neil Foster MRICS, Hexham, Foster Maddison Property Consultants, neil@fostermaddison.co.uk - Signs emerging of more positive vendor engagement, the mild winter helping in that respect, but stock levels remain woeful with buyers competing for the few available homes.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Demand remains strong with values being maintained by desperate shortage of new stock.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudsonmoody.com - Lack of properties coming to market pushing up prices as nearly everything goes to best offers.

David J Martindale MRICS, Wakefield, FSL estate agents, david.martindale@fslea.com - There is now a general lack of supply.

James Brown MRICS, Richmond, Norman F Brown, james@normanfbrown.co.uk - The market this year has set off in much the same vein as it performed last year, a lack of stock and plenty of buyers.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Highest month for appraisals since March last year. Many more buyers than sellers for family homes as properties continue to sell above asking prices.

M J Hunter MRICS, Doncaster, Grice and Hunter, griceandhunter@btconnect.com - Instructions have started to increase, enquiries are not quite as strong.

Michael Darwin MRICS, Northallerton, M W Darwin & Sons, info@darwin-homes.co.uk - Few properties coming onto the market, some sales falling through as sellers cannot find suitable property and are withdrawing.

North West

Amin Mohammed , Greater Manchester, Le Baron Haussmann, aminm7@gmail.com - The stamp duty relief last year helped a lot in sales volume.

David Champion , Fyldy Coast/ Blackpool, ChampSurv, championdavid@ymail.com - Slow start, uncertainty over interest rate rises.

Ian Fox AssocRICS, Liverpool, Selletlets Ltd, ian.fox@select-homes.co.uk - The market remains strong however I do feel that this is, in part, being driven by a number of sellers who have yet to find an alternative property to move on to which may well dwindle in the coming months.

John Williams FRICS MEWI, Wirral, Brennan Ayre O'Neill LLP, john@b-a-o.com - An encouraging start to 2022.

Nigel French FRICS, Liverpool, ESG, nigelsussex03@gmail.com - Market active.

Simon Wall FRICS, Formby, Stephanie Macnab Estate Agents, simon@stephaniemacnab.co.uk - 2022 has started with a bang, with continued strong buyer demand and an increase in valuation requests as well as new instructions.

East Midlands

Dan Elliott MRICS, Chesterfield, Wilkins Vardy Residential Ltd, dan@wilkins-varvy.co.uk - Still plenty of demand, particularly from first time buyers and investors. Middle/upper market supply is extremely low, with many vendors cautious about moving due to a lack of onward options.

David Hawke FRICS, Worksop, David Hawke Property Services, enquiries@davidhawke.co.uk - A slow start to the New Year with regards to valuations and instructions, but strong interest and offers on limited stock.

James Abbott MRICS, Stamford, Lincolnshire, Savills, Jabbott@savills.com - January has seen great activity, with a marked demand/supply imbalance. Far more sales than January 20, and more pitches, but some reluctance to launch given the shortage of houses for sale. When instructed, houses are selling, with plenty being agreed before full launch.

Stephen Gadsby BSc FRICS, Derby, Gadsby Nichols, stevegadsby@gadsbynichols.co.uk - Much quieter start to the year compared to last year. Early signs of no further price increases in the short term and a reduced number of enquiries.

Tom Wilson MRICS, Stamford, King West, twilson@kingwest.co.uk - No shortage of buyer enquiries, frustrated by ever tightening supply.

Will Ravenhill , Leicester, Readings, wravenhill@readingspropertygroup.com - Available stock levels are still the lowest they've ever been, but what stock we do have is selling quickly-unless it's a city centre apartment.

West Midlands

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - A steady start to the year with plenty of new buyers registering interest. Still a shortage of new stock to sell. Looks as though prices are going to continue rising albeit more modestly than last year perhaps.

John andrews FRICS, Bridgnorth, Doolittle & Dalley Ltd, johnandrews@doolittle-dalley.co.uk - Sales enquiries still exceeding supply and lack of new instructions resulting in prices still increasing. More stock needed.

John Andrews FRICS, Kidderminster, Doolittle & Dalley Ltd, johnandrews@doolittle-dalley.co.uk - Year started with very low stock and now market appraisals are on the increase together with new instructions. This is resulting in higher viewings and more stock needed.

John Shepherd , Solihull'S, ShepherdVine, john@shepcom.com - Time of year.

Nick Millinchip , Stourport, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk - New instructions very slow. Current stock today down to only 6 properties for sale which is the lowest I can remember in 20 years.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore, richard@franklingallimore.co.uk - Instruction levels are good considering the time of year. Evidence of the spectre of re-possession is a worrying dynamic given interest rates and this points to major issues should rates proceed to rise to stem inflationary pressures.

East Anglia

David Boyden Bsc MRICS, Colchester, Boydens, david.boyden@boydens.co.uk - New instructions remain key. Levels of interest has increased week on week in January with some very pleasing new instructions coming to market.

David Plaskow FRICS, Rayleigh, Hair and son LLP, Dplaskow@gmail.com - Very unusual times. Shortage of good quality properties.

Jan Hytch FRICS, Norwich, Arnolds Keys, jan.hytch@arnoldskkeys.com - Stock levels at an all time low - instructions running at an average of around 10 properties per branch in Norfolk (Rightmove). Buyers who sold in 2021 and put themselves into rented accommodation are back in the market, realising they're losing pace with prices, and are now making compromises due to lack of choice.

Jeffrey Hazel FRICS, King'S Lynn, Geoffrey Collings & Co, jhazel@geoffreycollings.co.uk - Steady demand to purchase but few vendors coming to market thus demand exceeds supply.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - Lack of stock in all price ranges, although more appraisals hopefully will see more coming to market as is usual after the Christmas period.

Rob Swiney MRICS, Bury St Edmunds, Lacy Scott and Knight, rswiney@lsk.co.uk - Market still very buoyant, lack of instructions but high demand continues.

South East

Chris Gooch MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - A busy start to the year, stock is tight and buyer demand is strong; prices continue to rise.

David Nesbit FRICS, Portsmouth, D.M.Nesbit & Company, davidnesbit@nesbits.co.uk - More registrations from buyers, but very cautious. Supply remains a major issue. Rising rates and household costs of concern as is the political situation.

Ed Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Supply remains low but indicators point towards a near-term increase.

John Card FRICS, Reigate, MAP Surveyors, jca@mapsurveyors.co.uk - Increase in demand but lack of stock.

Keith Fox FRICS, Eastbourne, Keith Fox Surveyors, keithfox10@gmail.com - Steady demand - low supply.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgars.uk.com - After a brief Christmas lull, the pressure on prices has returned as demand continues to outstrip available properties.

Tim Green MRICS, South Oxfordshire, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk - The 2022 market has started well with increased activity in both supply and demand. The future of this year's market is likely to be played out between inflation and interest rate pressures versus the post covid domestic resolve to plough on with important family plans.

Tony Jamieson MRICS, Guildford, Clarke Gammon, tony.jamieson@clarkegammon.co.uk - Market still very active with the correctly priced property getting multiple interest and more buyers wanting to move out of London. The only issue is the distinct lack of stock. The lack of new homes which have been delayed through planning and construction issues, has also impacted the market.

South West

David Hickman FRICS, South Devon, , onetrip100@outlook.com - Answers appear contradictory as the market is turning, agents share prices have fallen, rising interest rates and utilities, redundancies, credit card bills, rising taxes, global issues, more Covid waves causing serious concern and due for a recession since Dec 2020.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury Winchcombe, Perry Bishop and Chambers, ianperry@perrybishop.co.uk - New instructions have increased during January but there is still strong demand.

James McKillop MRICS, Salisbury, Savills, james.mckillop@savills.com - The key issue in balancing the market out is stock. There are far more buyers than there are properties to sell at present and this needs to balance out to achieve a more equitable market.

James Wilson MRICS, Shaftesbury, Jackson - Stops, james.wilson@jackson-stops.co.uk - More appraisals than last month which augurs well.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - A busy start to the year with some more appraisals being undertaken and some new instructions. Hopefully this will now continue into the spring as generally stock levels are still quite low

John Corben FRICS FCABE, Swanage, Corbens, john@corbens.co.uk - The demand for coastal properties remains relatively high and prices continue to rise as a consequence. It is anticipated that demand will outstrip supply for several months to come.

John Doody FRICS, Gloucestershire, John S Doody FRICS, johndoody@msn.com - Subject to no significant increase in interest rates.

John Woolley FRICS, Salisbury, John Woolley Ltd, john@johnwoolleyltd.co.uk - Too early to judge the trend for the year ahead so status quo may prevail for now.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, mark.f.annett@gmail.com - Lack of stock and new instructions is an issue. There are still plenty of buyers out there.

Mark Lewis FRICS, Sturminster Newton, Symonds & Sampson, mlewis@symondsandsampson.co.uk - Sellers are beginning to come out of hibernation. Delays to searches and planning enquiries at Dorset Council are now at crisis point and local MPs are involved. Land Registry are also a shambles. There appears to be no strong management or incentive to clear the backlog.

Oliver Miles FRICS, Swanage, Oliver Miles, olivermiles@olivermiles.co.uk - A busy month on all fronts but stocks need to increase. During January, new instructions were sold very quickly, either at full price or over.

Richard Tuck APC Candidate, Gloucester, Michael Tuck Estate Agents, rtuck@michaeltuck.co.uk - Shortage of stock leading to price increases.

Roger Punch FRICS, South Devon, Marchand Petit, roger.punch@marchandpetit.co.uk - Demand still outstrips supply, but a combination of increasing levels of appraisals and signs of slightly more cautious sentiment from would-be buyers could be early signs of a moderating market, which may make moving a more practical prospect for many over the next few months.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops, simon.milledge@jackson-stops.co.uk - From a sales perspective, this report is similar to last month's because very little happened over Christmas. However, valuations and buyer enquires are well up, so what happens next very much depends on sellers feeling confident enough to put their houses on the market.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan & Davies, lampeter@morgananddavies.co.uk - Seasonally quieter but we are finding intent in the market continuing as spring approaches with a good level of appraisals.

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Numerous valuations and increasing numbers of properties coming onto the market for sale. High levels of applicants registering to buy, demand heavily outstripping supply, leading to competing offers. Competition with 'Buy to Let' Landlords increasing demand even more for first time buyer properties.

Christopher Thomas MRICS, Swansea, Clee Tompkinson Francis, chris.thomas@ctf-uk.com - Values continue to strengthen in Swansea with demand continuing at a high level from the end of 2021.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Sales market remains strong.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, paul@rklucas.co.uk - Sales activity has declined because estate agents' stock is much less than 12 months ago. However, demand remains high thus fuelling price increases.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, allan@allanfuller.co.uk - January has been a busy month for us, particularly in terms of the level of agreed sales of flats which has exceeded our expectations. A mix of people moving back to London, investors and it seems people are getting on with their lives. This augers well for a busy spring market with the planned Covid restrictions to consider.

Ashley Osborne MRICS, London, Du Val Group International, ashley@duvalproptech.com - Domestic market to soften and international sales to increase.

Darren Michael Richardson, Kingston Upon Thames, Blakes Surveyors, daz_richardson@hotmail.com - Low levels of stock.

Fiona Sandison MRICS, London, Cushman & Wakefield, fi13@hotmail.co.uk - Sales market stagnant, steady demand and activity levels. Houses tending to perform better, particularly those with outdoor space.

James Perris MRICS, London, De Villiers, james.perris@devilliers-surveyor.co.uk - A busy month with buyers competing for the general lack of stock on the market, pushing up prices. This demand will be further fuelled with travel restrictions lifted.

John King FRICS, Wimbledon, Andrew Scott Robertson, jking@as-r.co.uk - January has seen a spike in applicant registrations and valuations, new instructions are improving, resulting in open day offers above the asking prices. Chain sales are appearing as a result that will slow down the process so we are expecting delays in sales exchanging.

John King FRICS, L.B.Merton, Andrew Scott Robertson, jking@as-r.co.uk - A spike in new applicant registrations during January, while the number of new instructions has improved. Houses in particular are averaging one offer for every 4 viewings while open days are achieving bids above asking prices in some quarters.

Nicholas White FRICS, London, Esurv Chartered Surveyors, nick.white@esurv.co.uk - The cost of living and fuel price increases, together with Covid impact/recovery are the most important issues.

Richard Going MRICS, Royal Borough Of Kensington And Chelsea, Farrar, richard.going@farrar.co.uk - The market in Chelsea seems to have picked up early this year, buyers are out making decisions which is positive and 50% of our agreed deals this year have been over asking price. Hopefully the market is finally on an upward trend

Robert Green MRICS, Chelsea, John D Wood & Co., rgreen@johndwood.co.uk - January has been a good month for exchanges, and buyer confidence remains high. The issue at present is the number of properties coming to the market being so low. There is an expectation that the Spring will be a good time to sell, and so this imbalance may be corrected in the coming months.

Rupert Merrison MRICS, London, Dexters, rupertmerrison@dexters.co.uk - The market is extremely busy and we expect to continue to see high levels of activity over the coming months.

Simon Aldous MRICS, London, Savills, saldous@savills.com - Larger houses continue to see growth, led in particular by our west London offices, smaller flats close to London's business districts are thankfully beginning to recover. We are still waiting on a sustained recovery in our central London offices.

William Delaney AssocRICS, West End, Coopers of London, william@lwondon.com - Prices are resilient in the face of concerns about rising inflation, tax hikes and a lack of confidence in the government's competence. The "rush to the countryside" seen during the height of the pandemic has abated. London properties with character and outside space remain in most demand.

William Taper MRICS, Hammersmith, Willmotts, w.taper@willmotts.com - Busy market for first time buyers and people upscaling from their first purchase.

Scotland

Alan Kennedy MRICS, Fraserburgh, Shepherd Chartered Surveyors, alankennedy@shepherd.co.uk - After a sluggish start to the year, the local market has now kicked into gear and activity levels are high given the time of year. Decent properties coming onto the market are typically selling quickly. Optimistic for the year ahead, though interest rate rises could impact buyer demand in due course.

Alasdair Seaton MRICS, Dunfermline, DM Hall, alasdair.seaton@dmhall.co.uk - Still too early in the New Year to predict how the market will react in 2022. January has been busier than last year, but with less retractions at Christmas and New Year I think we had hoped to be busier. Still good demand for properties which do come to the market.

Craig Henderson MRICS, Ayrshire, Graham & Sibbald, craig.henderson@g-s.co.uk - Market conditions remain strong across Ayrshire. The issues remain the same, stock levels not sufficient to satisfy demand, and many sellers reluctant to market their home until they can see a home they would buy. Buyers positivity remains strong, and I expect this will continue.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland PLC, grant.robertson@alliedsurveyorsscotland.com - The January market has started briskly with existing stock selling quickly but the dearth of new listings means stock levels are even lower which is continuing to drive sales values up. We expect stock levels to creep up as we enter spring but for values to avoid falling back.

Greg Davidson MRICS, Perth, Graham + Sibbald, gdavidson@g-s.co.uk - There continues to be a shortage of supply which is restricting market activity. It is still a sellers' market with post lockdown demand still unsatisfied.

Ian Morton MRICS, St Andrews, Bradburne and Co, info@bradburne.co.uk - It has been a slow start to the year with hesitancy from sellers coming forward despite purchasers looking to buy.

John Brown FRICS MRTPI DLE, Edinburgh, John Brown and Company, John.brown@jb-uk.com - Brisk start to the New Year, no lag and weather has been mild. More activity but stock numbers are low in all sectors. Interest rates as yet not an issue. But, increased energy bills and higher council tax monthly outlays will factor into first time buyer market soon.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, marion.currie@galbraithgroup.com - Following the Christmas lull, sellers are coming forward and we have seen twice the number of market appraisals as the same period last year. No shortage of buyers and closing dates still to the fore.

Thomas Baird MRICS, Glasgow, Select Surveyors, thomas.baird@selectsurveyors.co.uk - A steady start to the year is promising and, as Covid restrictions ease off, hopefully the market will benefit from more confidence and increased stock levels.

Northern Ireland

Daniel Mc Leron FRICS, Omagh, Mc Leron Estate Agents, damcleron@gmail.com - Market still buoyant. Stock levels too low.

Kirby O'Connor Assoc Rics, Belfast, GOC Estate Agents, kirby@gocestateagents.com - We are surprised at the strength of demand, which has sustained and certainly there is not enough stock which seems to be driving prices up.

Nicola Kirkpatrick FRICS, Belfast, Simon Brien Residential, ntann@simonbrien.com - Market remains strong across all property types, due to lack of supply, but there are number of new instructions in the pipeline.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, sdickey@simonbrien.com - Demand is strong across all types of property and more vendors are coming back to the market as expected for the time of year.

Surveyor comments - lettings

North

David Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - A really positive start. More instructions are aiding demand.

Mr Keith Alan Pattinson FRICS, Newcastle-upon-tyne, Keith Pattinson Ltd, keith.pattinson@pattinson.co.uk - Lots of publicity on lettings giving income and capital growth. The only danger is government's lack of appreciation of what private landlords do. They set taxation changes to squeeze them, but private landlords are the main providers for those who would be homeless.

Natasha Cooper MRICS, Sheffield, Leeds, Newcastle, Grainger PLC, ncooper@graingerplc.co.uk - Rents up due to lack of supply/demand, cost of living is having an effect on renewals- residents reluctant to agree to increases due to concerns about other costs.

Neil Foster MRICS, Hexham, Foster Maddison Property Consultants, neil@fostermaddison.co.uk - Landlords can virtually name their price. Prime areas have seen over 25% annual rent inflation and it is still climbing.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Multiple applicants for most properties.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - Shortage of properties pushing up rents.

David J Martindale MRICS, Wakefield, FSL estate agents, david.martindale@fslea.com - Lettings remain very strong.

Michael Darwin MRICS, Northallerton, M W Darwin & Sons, info@darwin-homes.co.uk - Continuing demand for rental properties, but very little new stock being available is pushing up rents.

Olivia Adamou MRICS, Leeds, Homelords LTD, Olivia.adamou@gmail.com - Landlords government measures, tenants deposit, agents fees.

North West

Amin Mohammed , Greater Manchester, Le Baron Haussmann, aminm7@gmail.com - Spare rooms & gardens were a key letting point.

Ian Fox AssocRICS, Liverpool, Selletlets Ltd, ian.fox@select-homes.co.uk - The letting market remains strong but has seen a slight decrease in the level of enquiries. Liverpool is seeing an influx of professional tenants and post graduate students who are staying in the area.

J Clayton FRICS, Lytham St Annes, JPA Surveyors, jonathan@jpasurveyors.co.uk - Rentals remain strong with demand for all property types.

East Midlands

Andy Churchill MRICS, Nottingham, Lace Market Apartments, andy.churchill@earlandpelham.com - Covid still affecting people coming out of rentals. Therefore, they stay longer and there are fewer properties on the market for new tenancies.

John Chappell BSc.(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - Tenant demand still strong for this time of year. However, Landlords still leaving market, so normally would expect higher rent increases. I believe that we can expect downward pressures on rents as cost of living pressures bite, especially 1-2 bed flats on lower incomes.

Katie Wilcox-Smith RICS Assos, Leicestershire & Rutland, Purplebricks, Katie-w-s@hotmail.co.uk - Rental properties are still in high demand, however, quality of applicants is lower i.e insufficient income, poor credit, which is making for fewer viewings once these details are discussed.

Will Ravenhill , Leicester, Readings, wravenhill@readingspropertygroup.com - Rents still increasing as more and more landlords decide to exit the market, due to punitive measures being proposed/imposed on them by government at all levels. This will mean that higher rents are here to stay. Simple supply and demand.

West Midlands

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - A steady month. The supply of new properties to let remains our main concern for 2022.

Dean Taylor MRICS, Edgbaston/Birmingham, Fishers, dean@fishers.co.uk - Tenant demand is still at an unprecedented level for this time of year. We simply do not have the properties to offer potential tenants and we cant see this changing any time soon.

Jason Coombes AssocRICS & Registered Valuer, Birmingham, Cottons Chartered Surveyors, jcoombes@cottons.co.uk - Concerns over the lack of confidence in the handling of PRS & housing by the government has caused a solid level of uncertainty, new landlords are not looking to enter the market willingly, existing landlords are selling stock and diversifying their investments. Demand is outstripping supply.

John Andrews FRICS, Bridgnorth, Doolittle & Dalley Ltd, johnandrews@doolittle-dalley.co.uk - Volume of enquiries exceeding supply, resulting in rents rising and this trend is likely to continue.

John Andrews FRICS, Kidderminster, Doolittle & Dalley Ltd, johnandrews@doolittle-dalley.co.uk - Shortage of new instructions resulting in rents rising, a greater shortage as enquiries increase. Serious lack of supply.

John Shepherd , Solihull'S, ShepherdVine, john@shepcom.com - General shortage.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore, richard@franklingallimore.co.uk - Given the cost of living rises, many landlords who had not evoked rent increases for several years are now implenting increases which will effect many existing tenants. With little stock available, this will further erode disposable income of tenants.

East Anglia

David Boyden Bsc MRICS, Colchester, Boydens, david.boyden@boydens.co.uk - Early figures show growth in valuations and tenant demand, there is a need for more stock to come to market to satisfy the ever growing demand.

Jeffrey Hazel FRICS, King's Lynn, Geoffrey Collings & Co, jhazel@geoffreycollings.co.uk - Steady demand and supply.

South East

Chris Tremellen MRICS MAPM, Southampton, Chris Tremellen Property Consultant, chris.tremellen@outlook.com - The volatile political scene and the increase in interest rates will see an uplift in demand for rental properties.

Keith Fox FRICS, Eastbourne, Keith Fox Surveyors, keithfox10@gmail.com - Steady demand - low supply.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgars.uk.com - Market remains strong but landlords are being more selective about who they let to - security of income being the main concern.

South West

David Hickman FRICS, South Devon, onetrip100@outlook.com - Tenants already paying as much as they can afford and they face the same problems as buyers, therefore, I see a good rental market but little room for any increases.

John Woolley FRICS, Salisbury, John Woolley Ltd, john@john-woolleyltd.co.uk - Slight increase may be expected - but keeping tenancies ongoing is preferable to an uplift that creates a period of vacant property with no income.

Marcus Arundell MRICS, Bath, HomeLets, marcus@homeletsbath.co.uk - Busy end to '21 and start to '22, hopefully the market will begin to settle with continued Covid progress. Landlord/investor sentiment generally positive.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, mark.f.annett@gmail.com - Lack of stock is keeping rents up. Demand is holding up too.

Paul Oughton MARLA, MNAEA, Cirencester And The Cotswolds, Moore Allen & Innocent, paul.oughton@mooreallen.co.uk - Available rental stock remains very tight, particularly against very strong tenant demand.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - A number of senior landlords in Wales are offloading or selling their rented properties in view of the increasing levels of legislation being drafted by the Welsh Assembly. The shortage of properties to rent is worsening, at the same time that demand from potential tenants is also increasing.

Christopher Thomas MRICS, Swansea, Clee Tompkinson Francis, chris.thomas@ctf-uk.com - Values continue to strengthen in Swansea with demand continuing at a high level from end of 2021.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, paul@rklucas.co.uk - High demand with properties letting quickly. The new Rentsmart Wales regulations relating to tenancy notices are likely to have a detrimental effect on the letting market which could lead to a significant shortage of letting properties.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, allan@allanfuller.co.uk - Demand has been extremely high for all types of property to rent, lack of supply is forcing rents up, there is a noticeable amount of people moving back to London as Covid restrictions are eased.

Fiona Sandison MRICS, London, Cushman & Wakefield, fi13@hotmail.co.uk - Big uptick in activity and rents are increasing. There is a huge lack of supply and this is pushing rents up also.

Jilly Bland, London, Robert Holmes & Co, jilly@robertholmes.co.uk - 2022 started with a bang, lots of new applicants and more stock coming on every week - encouraging.

John King FRICS, Wimbledon, Andrew Scott Robertson, jking@as-r.co.uk - While new tenant registrations continue to grow week on week, stock levels remain at an all time low.

John King FRICS, L.B.Merton, Andrew Scott Robertson, jking@as-r.co.uk - A consistent number of new applicant registrations over the past 3 months while stock levels remain very low. This is pushing up rents as on average there are 4/5 tenants for each property.

Mark Wilson MRICS, London, Globe Apartments, mark@globeapt.com - The Omicron effect appears to be short lived as the West End works to get back to normal. However, landlords need to keep their feet on the ground when considering rental expectations as their tenants do not have bottomless pits of money.

Rupert Merrison MRICS, London, Dexters, rupertmerrison@dexters.co.uk - January has been extremely busy and we have been achieving record rents for landlords.

Simon Aldous MRICS, London, Savills, saldous@savills.com - All geographical sub markets across London have seen positive rental growth. Our rental teams are much more positive in 2022.

Will Barnes Yallowley Assoc RICS, Kensington/West End, LHH Residential, will@lhhresidential.co.uk - Shortage of available properties pushes rents up.

William Delaney AssocRICS, West End, Coopers of London, william@lwondon.com - Increasing demand was stalled by the Christmas /New Year holidays and the "work from home" edict from the government. Hopefully, a semblance of normality will swiftly return along with a recovery in headline rental figures.

William Taper MRICS, Hammersmith, Willmotts, w.taper@willmotts.com - Very little stock on and lots of demand. Rents are rising, especially for good, stylish properties.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, cmadavies@savills.com - Lack of supply and therefore high demand each time a property is marketed. Time on market is just a few days.

Ian Morton MRICS, St Andrews, Bradburne and Co, info@bradburne.co.uk - The supply of rental properties is less than the amount of tenants wishing to rent. Rents holding up due to scarcity of supply.

John Brown FRICS MRTPI DLE, Edinburgh, John Brown and Company, john.brown@jb-uk.com - A lot more new Build to Rent stock coming into the market. This will take up capacity in the mid market, and more student flat development coming through and older type flats to rent will be effected. Only answer is for landlords to improve quality. A concern is the energy standard updates needed.

Northern Ireland

Kirby O'Connor Assoc Rics, Belfast, GOC Estate Agents, kirby@gocestateagents.com - Rentals are very strong, lots of interest as soon as we list the property. Again, I feel there is not enough stock for the demand.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, sdickey@simonbrien.com - Rental properties are as popular as ever, particularly as rental property volume has dropped significantly in the last six years by 30,000 less properties to rent.

Contacts

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All subscription enquiries to: economics@rics.org

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Housing and lettings market data (excluding questions 6, 7, 13, 17, 18 and 19)

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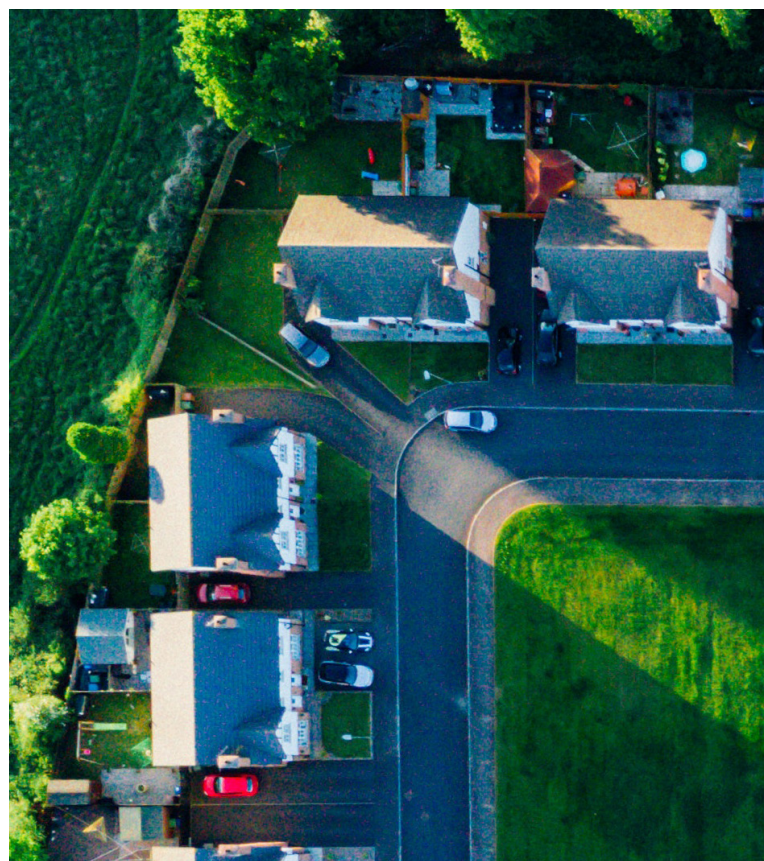
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