



November 2019: UK Residential Market Survey

Market activity stagnant ahead of election

- Buyer enquiries and new instructions continue to fall, although the pace of decline eases
- Near term sales expectations turn marginally positive for the coming three months
- Respondents anticipate prices will return to growth over the next twelve months

The November 2019 RICS Residential Market Survey results continue to display a cautious approach from both buyers and sellers. Key metrics capturing buyer demand, new instructions and sales remain in negative territory. Much of the anecdotal commentary suggests that uncertainty surrounding the General Election and Brexit are continuing to stifle activity. However, near term expectations suggest that a more stable trend is likely to emerge over the coming three months. Significantly, the twelve-month outlook is also now pointing to a pick-up in both sales and prices on a UK-wide basis.

For now at least, the latest set of results still suggest that persistent economic and political uncertainty is deterring both buyers and vendors. New buyer enquiries continued to slip for the third consecutive report with a net balance -9% of respondents citing a decline. When disaggregated, demand reportedly fell to a greater or lesser degree across all parts of the UK.

Meanwhile, the RICS Newly Agreed Sales net balance continued to signal a modest fall in headline transactions. The pace of decline however (in net balance terms) eased in comparison to the previous two months with the latest reading moving to -8% from -18% and -27% previously.

Momentum is expected to pick-up over the coming three months with the sales expectations net balance edging up to +11% (from 5% in October). Further out, average twelve months expectations also ticked-up for the third month in a row, with a net balance of 35% of respondents expecting sales to increase in a year's time. This represents the highest reading for this series since February 2017. Disaggregating the data shows a solid increase in transactions is envisaged across virtually all regions covered in the survey.

Even so, new instructions to sell once again dipped at the national level and, in light of this, average stock levels on estate agents' books remain close to record lows at approximately 41 properties per branch.

Furthermore, contributors are still continuing to report an annual decline in the level of market appraisals undertaken over the month suggesting there is little prospect of a material pick-up in sales listings in the immediate future.

Turning to prices, the headline price balance slipped to -12% in November following three consecutive months of broadly flat readings. This indicator is consistent with a modest decline in house prices at the national level over the survey period. However, the regional breakdown suggests that this appears to mainly a result of enduring negative price trends across London, South East and East Anglia whilst solid gains are still being reported across Northern Ireland and Wales.

Looking ahead, near term price expectations are broadly flat for the country as a whole. Further out, 33% more respondents in the November survey anticipate house prices will rise (rather than fall) over the next twelve months. Significantly, prices are expected to return to growth across all areas of the UK with Wales and Northern Ireland leading the way.

In the lettings market, the latest numbers (which form part of the non-seasonally adjusted monthly series) are once again indicative of a decline in the volume of fresh rental stock coming on the market. This has been an ongoing theme over much of the last three years. Indeed, a net balance of -29% of contributors reported a fall in landlord instructions in November (from -21% previously). Meanwhile, tenant demand remained steady at the national level. On the back of this, rents are expected to rise modestly in the coming three months.

Further out, contributors are pencilling in rental growth of approximately 2% over the coming twelve months. At the five-year horizon, rental growth projections stand at more than 3% per annum; this is once again a little higher than the outlook for prices which are seen rising by around 2.5% on the same basis.

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:

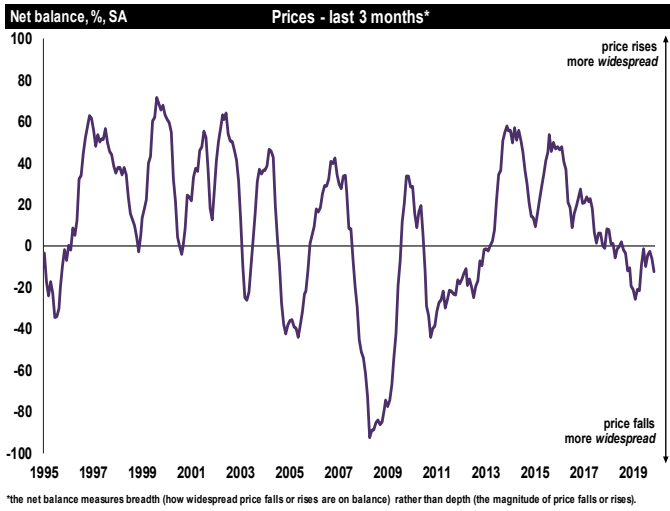
- December survey: 16 January**
- January survey: 13 February**
- February survey: 12 March**

Number of responses to this month's survey:

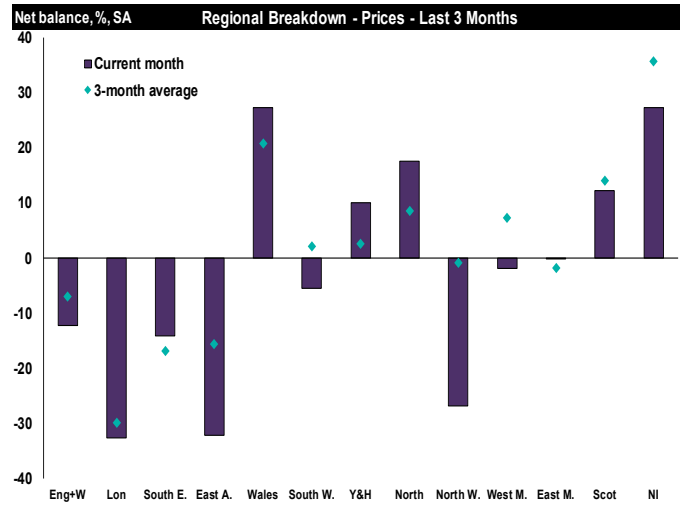
- This survey sample covers 617 branches coming from 321 responses

Sales market charts

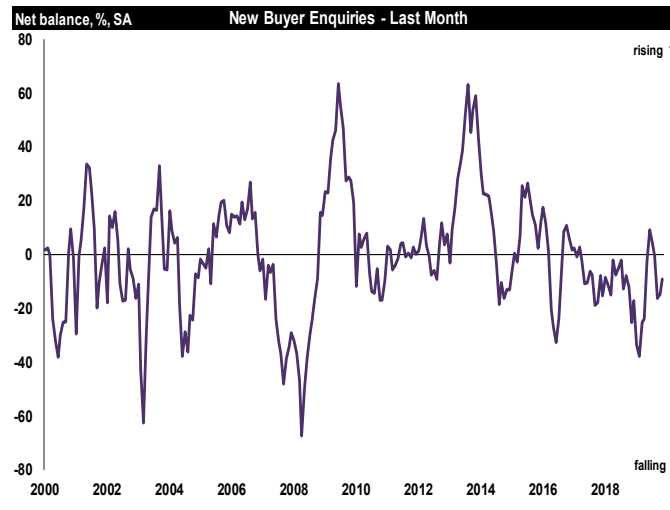
National Prices - Past three months



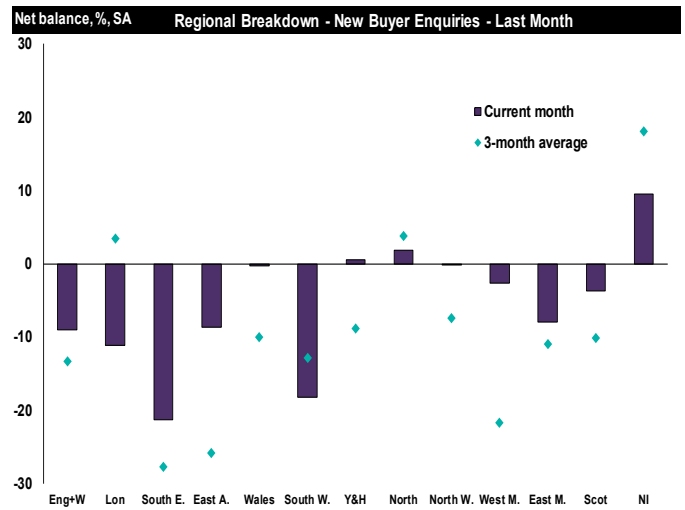
Regional Prices - Past three months



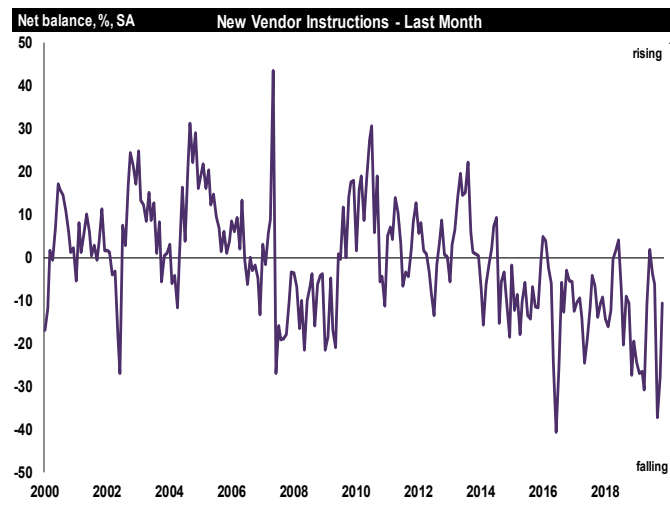
National Enquiries - Past month



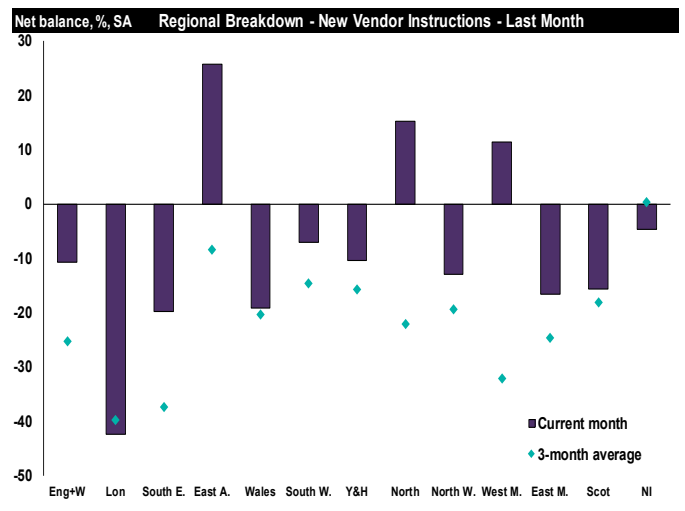
Regional Enquiries - Past month



National New Vendor Instructions - Past month

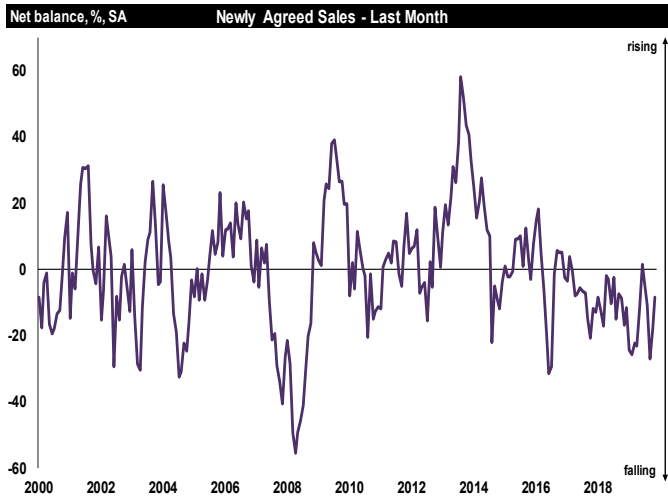


Regional New Vendor Instructions - Past month

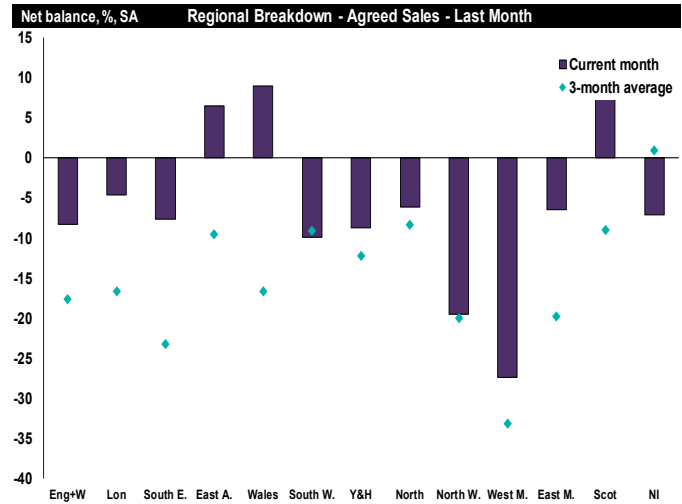


Sales market charts

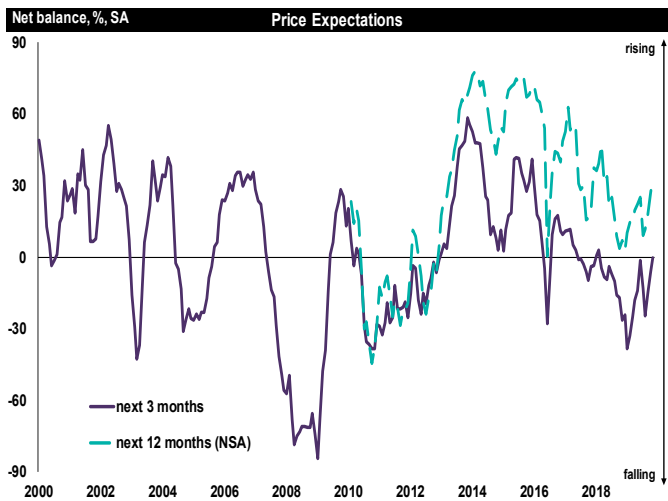
National Newly Agreed Sales - Past month



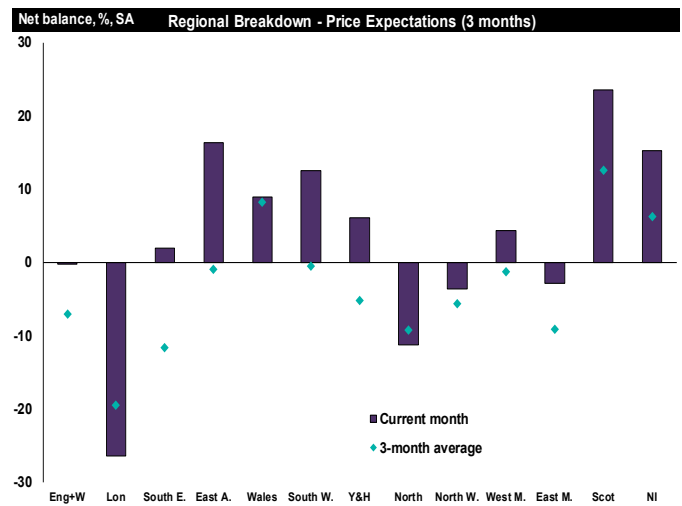
Regional Newly Agreed Sales - Past month



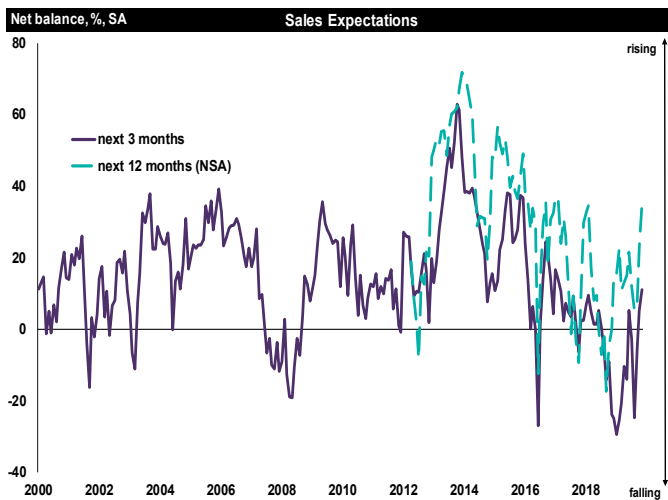
National Price Expectations - Three and twelve month expectations



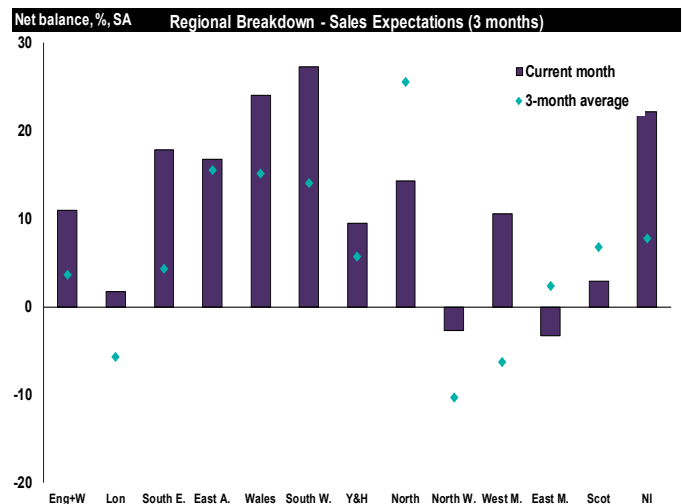
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

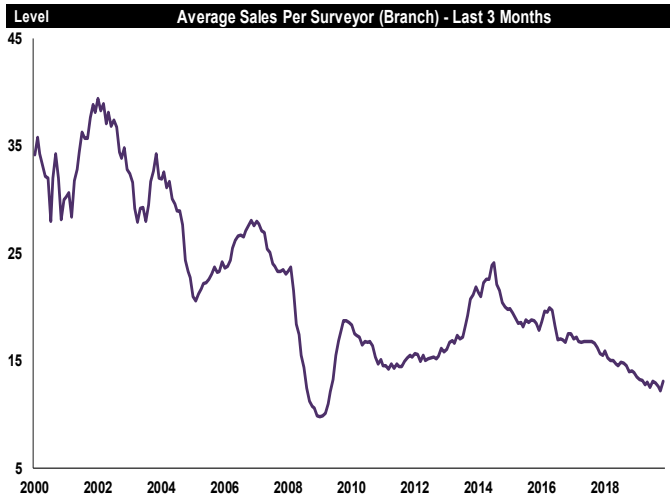


Regional Sales Expectations - Next three months

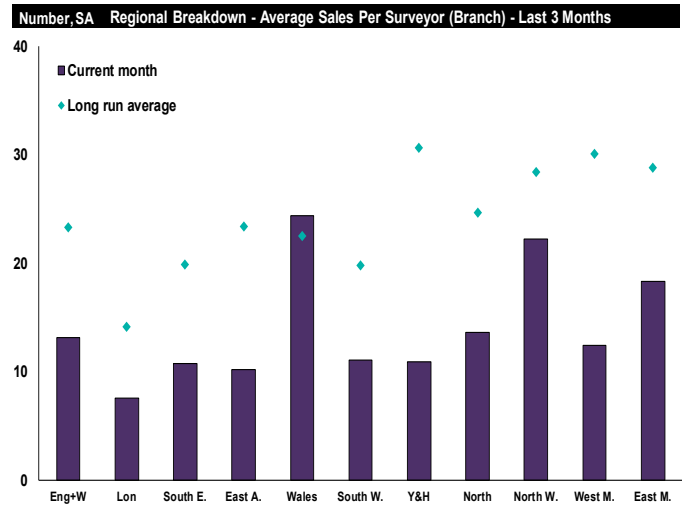


Sales market charts

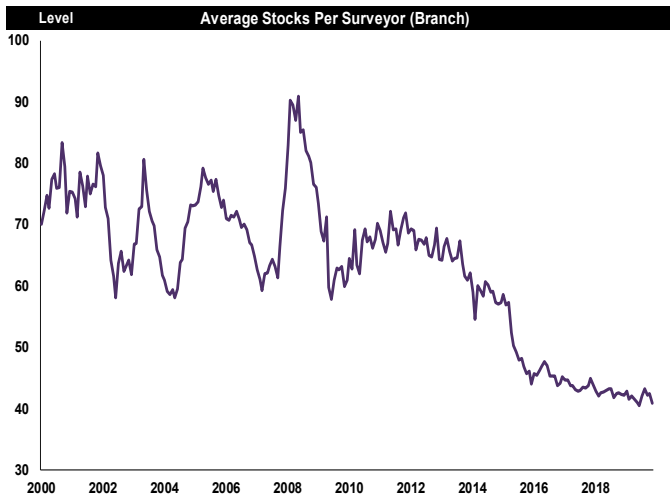
National Average Sales Per Surveyor - Past three months



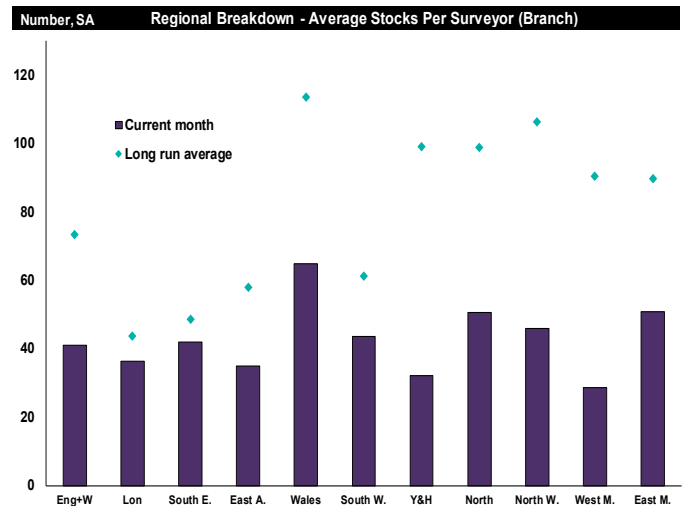
Regional Average Sales Per Surveyor - Past three months



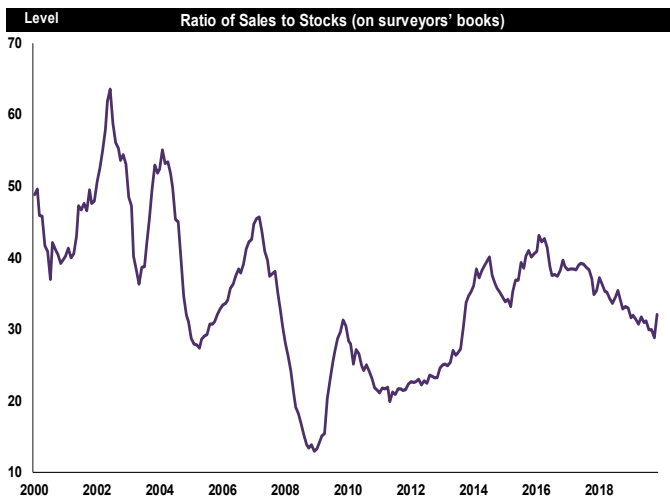
National Average Stocks Per Surveyor



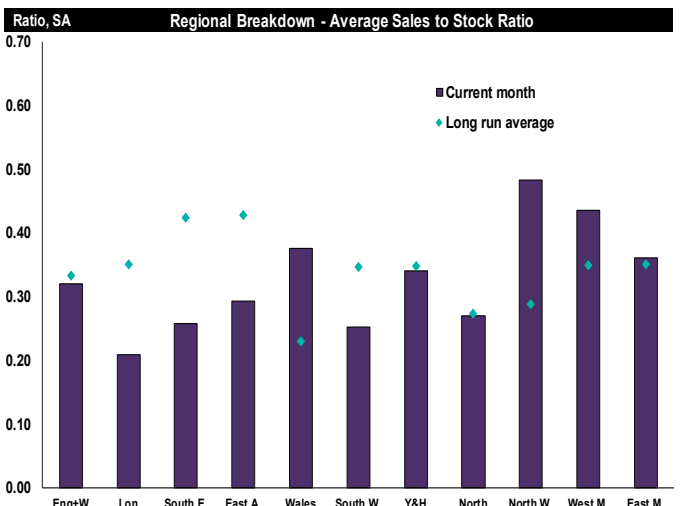
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

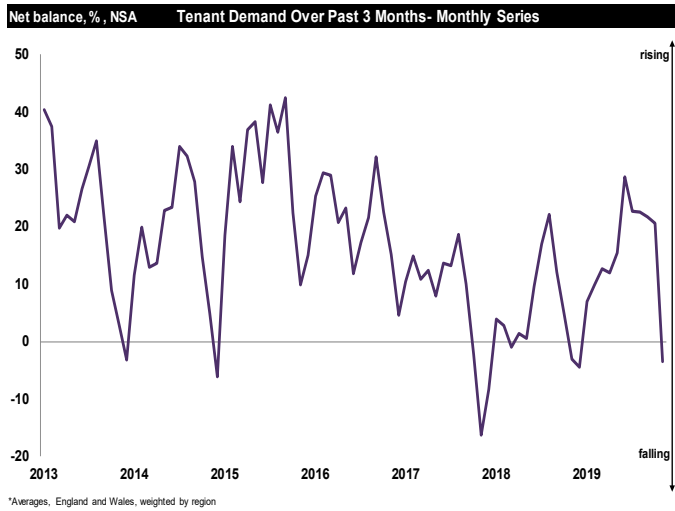


Regional Sales to Stock Ratio

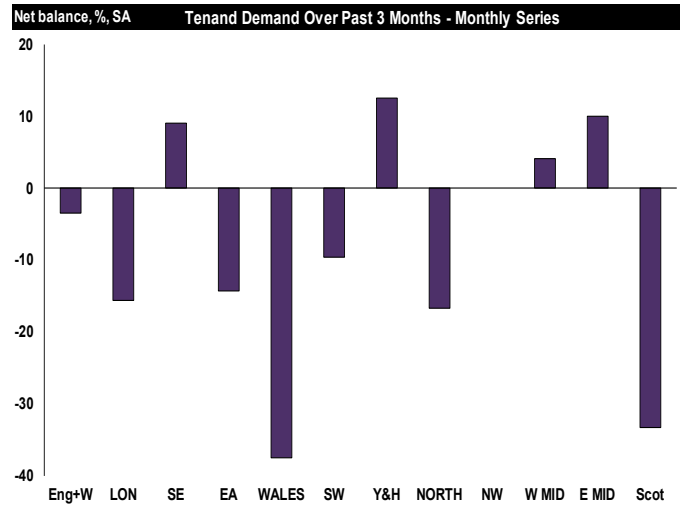


Lettings market charts

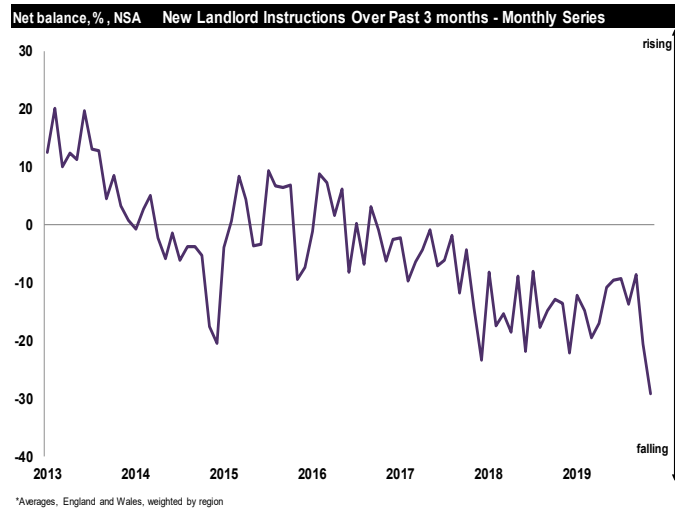
National Tenant Demand - Past three months



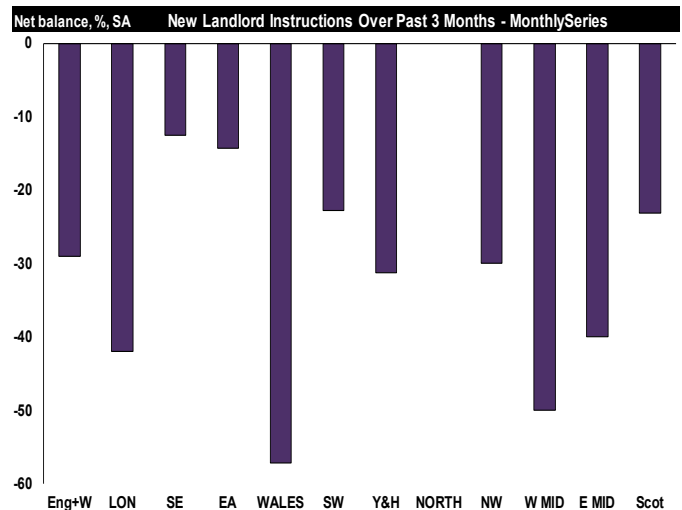
Regional Tenant Demand - Past three months



National New Landlord Instructions - Past three months



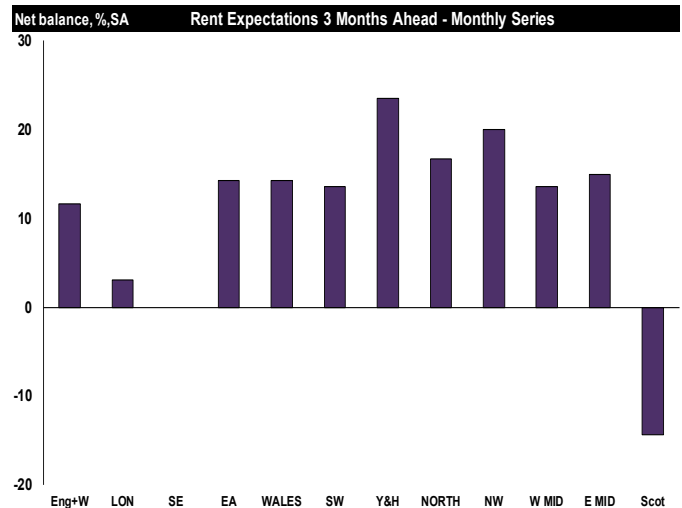
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

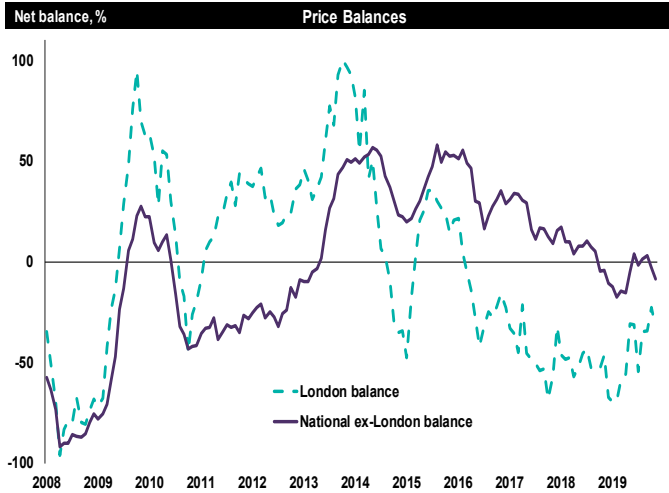


Regional Rent Expectations - Next three months

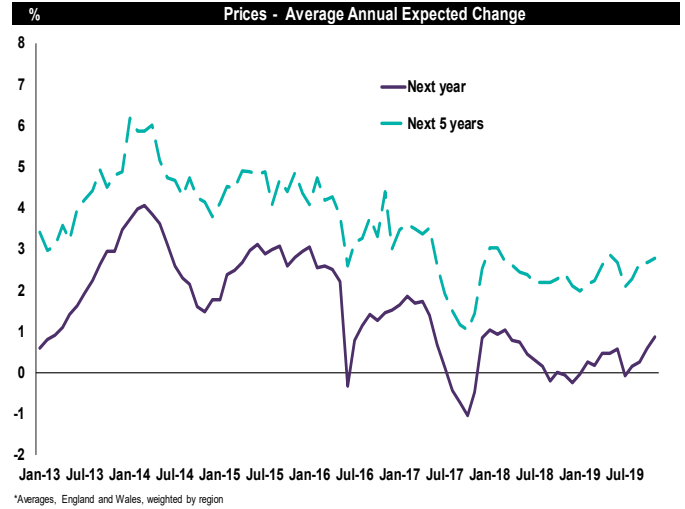


Expectations & other data

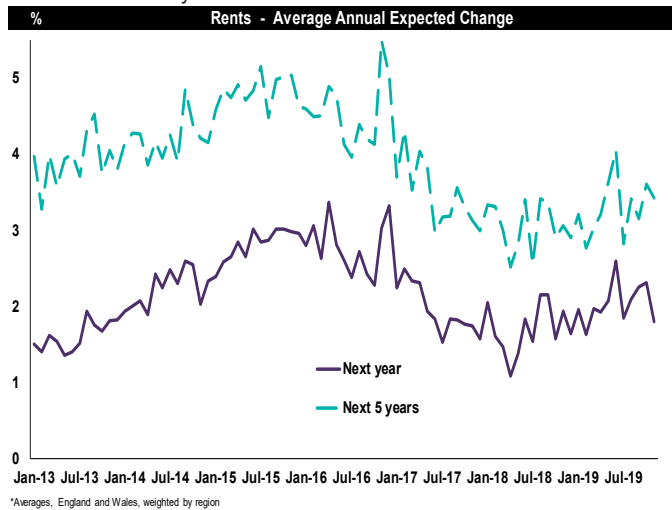
National Price Balance (excluding London) and London Price Balance - Past three months



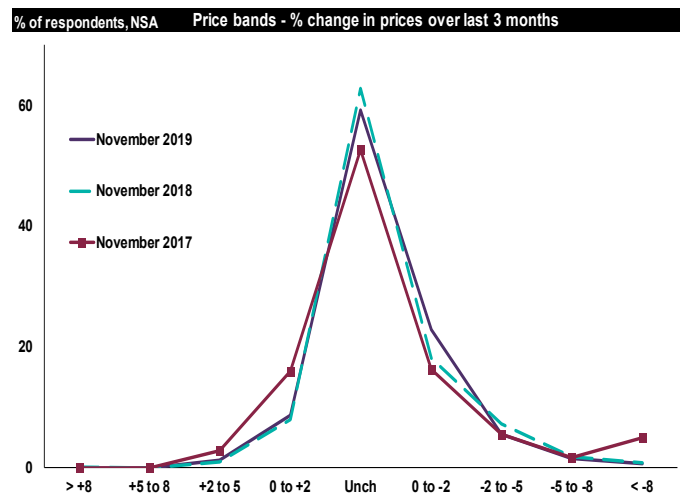
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Ed Alder MRICS, Tyne and Wear, Gleeson Developments Ltd, ed.alder23@gmail.com - Sales enquires have slowed in last quarter, which we believe is due to uncertainty around Brexit and impact on economy.

Neil Foster FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - Defying the political distractions and trading well for the time of year.

Paul Mckimmings BSc MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Quite a busy month considering the distractions of Brexit and the General Election. Expecting to be very quiet in the run up the Christmas holidays.

Simon Bainbridge MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - Brexit, General Election, Christmas, rain. Need one say more.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Inertia prevails.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Uncertainty surrounding General Election and Brexit causing market to slow.

Daniel Salisbury MRICS, York, Sass Uk, 07739129070, www.sassuk.com, daniel@sassuk.com - York has remained buoyant despite the political uncertainty.

Heather Blackshaw MRICS, Scunthorpe, Bell Watson, louise.blackshaw@bellwatson.co.uk - British Steel remains in receivership. No confidence in the local market. Brexit and Election uncertainty not helping.

Ian Adams MRICS, East Yorkshire and Hull, Metropolis, ianadams31@yahoo.co.uk - Brexit, Christmas, election and winter all having a slowing effect on market conditions.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Of course we're all just waiting for the election result now which will dictate which way the housing market goes in 2020.

Keith Creasey MRICS, Scarborough, Colin Ellis Property Services, 01723 363565, colinellis.co.uk, keith@colinellis.co.uk - A double whammy with the pending Christmas/winter and General Election have made things quieter than ever.

Kenneth Bird AssocRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - The local market is showing resilience and sales holding up well in all price brackets.

Mike Darwin MRICS, Northallerton, M W Darwin & Sonsa, 01609 773567, www.darwin-homes.co.uk, info@darwin-homes.co.uk - Uncertainty over the economy and Brexit still causing problems, the election does not help.

North West

David Kennerley Branch Manager, Congleton, Cheshire, Whittaker And Biggs, 01260 273241, whittakerandbiggs.co.uk - Brexit has had a negative effect this year with vendors/buyers hesitant to move. The number of new build homes within the Congleton area has also had a negative impact on the sale of 'second hand' property.

Ian Macklin FRICS, Hale Hale Barns Timperley, Ian Macklin & Company, 01619808011, ianmacklin.com, halebarns@ianmacklin.com - Brexit and very heavy rain for long periods.

Lawrence Copeland FRICS, Manchester City Centre, Elbonmill Ltd Trading As Lawrence Copeland, 01624480901, lawrencecopeland.com, lawrence@lawrencecopeland.com - Shortage of supply still seems to be the problem.

Robert Keith Dalrymple FRICS, Isle of Man., Keith Dalrymple Surveyor., 07624480901, keith.dalrymple@outlook.com - Both local and national economic factors and uncertainty are impacting adversely.

East Midlands

Alastair Boulton MRICS, Lincoln - Horncastle - Woodhall Spa, Robert Bell & Company, 01507 522222, www.robert-bell.org, alastairboulton@robert-bell.org - The housing market is more price sensitive than 12-18 months ago. The lower end of the market continues to move where pricing is accurate. Vendors at the upper end of the market are less willing to adjust their pricing, leading to fewer sales.

Andrew W York FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Better than expected month for sales. Instruction levels still low.

Chris Charlton, Nottingham, Savills, 0115 934 8020 - Surprising levels of new instructions but sales low which is to be expected in the new era of uncertainty. Roll on 2020.

Christopher Shallice FRICS FAAV, Holbeach, Lincolnshire, Hix And Son, 01406 422777, wendy@hixandson.co.uk - The General Election is making the market very uncertain, Christmas also slows market enquiries.

David Hammond FRICS, Eastwood, Nottingham, David Hammond Chartered Surveyors, residential@dvdhammond.co.uk - Brexit still having negative impact.

David Hawke FRICS, Nottinghamshire, Davied Hawke & Co., 01909 531450 - Traditional Christmas lead up plus Brexit uncertainty and the result is a poor market for general activity, instructions, valuations and sales.

Jonathan Witter MRICS, Stamford, witter.jonathan@gmail.com - Market weak and stable. Awaiting political decisions.

M J Hunter MRICS, Doncaster, Grice And Hunter, 01302 360141, www.griceandhunter.co.uk, griceandhunter@btconnect.com - Usual seasonal downturn, compounded by the impending General Election.

Marcus Linsey MRICS, Chesterfield, Copelands, 01246 232698, https://www.auctionhouse.co.uk/copelands, ml@copelands-uk.co.uk - Poor weather, Christmas holidays and election are slowing the market.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - November slowed down in terms of new instructions and sales (Xmas/Brexit?) but exchanges were the best month of the year (as it was in 2018).

Paul Perriam BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Pre Election, Pre Brexit, Pre Christmas distractions for buyers and sellers but lots of pent up demand for the New Year.

Stephen Gadsby BSc FRICS FSVA, Derbyshire, Gadsby Nichols, -1332 296396 - Very much a fluctuating market. Still Brexit uncertainty but lower priced properties still attracting interest.

Tim Yeomans MRICS, Nottingham/Derby, Sdl Surveyors, 07795266361, tim.yeomans@sdlurveying.co.uk - Sales slow in the over £500,000 bracket. Some evidence of falling sales values in high end properties and flats.

Surveyor comments - sales

Tom Wilson MRICS, Stamford, King West, 01780 484 520, kingwest.co.uk, twilson@kingwest.co.uk - With opinion polls suggesting a majority government is possible, sentiment has swung to the positive. Whilst caution remains, both buyers and sellers are inclined to look forward again it would seem.

West Midlands

Alex Smith FRICS, Birmingham, Alex Smith & Company, 0121 784 6660, alex@alex-smith.co.uk - Seasonal drop in enquiries and election/Brexit uncertainty.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - November turned out to be a very strong month for sales but disappointing for new instructions. It seems vendors are waiting to see the result of the election and Brexit before they decide.

Gascoigne Halman MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - As usual in an election period, activity levels are slow. At least it's happening at a time of year when activity slows in most years.

Ian Bullock MRICS, Birmingham, Carpenter Surveyors, ian.bullock@carpenter-surveyors.com - Slight upturn in activity for November in the run up to the Christmas period and General Election.

Jeremy Dell MRICS, Oswestry, J. J. Dell & Company, property@jddell.co.uk - Lack of supply has intensified, purchasers waiting in the wings for the right opportunity. The key factors for vendors placing their property on the market have not changed.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A slowdown in sales generally due to political uncertainty and as Christmas gets closer. Quiet end to the autumn which has not seen significant activity due to reduced volume of properties coming for sale.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Autumn has seen fewer vendors offering their properties for sale. Levels of enquiry are good due to reduced choice. Next year more activity anticipated.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Despite fewer new instructions, buyers are anxious to purchase resulting in slightly higher prices being achieved. 2020 will need more new instructions to stimulate volume in sales.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Significantly less property for sale and no indication that volume is going to increase in the short term. Buyers are there but lack choice.

Mark Wiggin MRICS, Ludlow, Struttandparker, mark.wiggin@struttandparker.com - Massive shortage of stock, election related.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Pre Christmas market quieter than usual due to forthcoming General Election. Expect January to be very much busier.

Ross D'Aniello AssocRICS, Bridgnorth, Nock Deighton, 01746 767767, r.daniello@nockdeighton.co.uk - New instructions have fallen off with vendors understandably waiting for the results of the election before making a decision. Buyers still making offers though.

Ryan Williams FRICS, Hay-On-Wye, McCartneys Llp, 01497 820778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Generally much quieter - especially on instructions as everyone hesitates. Still deals being done with the lower end of the market still quite strong. Goodness knows how we predict where we will be going forward.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - Lack of new quality instructions at realistic prices. Uncertainty from buyers at the moment due to the excuse of Brexit and the General Election. Lower end of the market still reasonably active. Middle to high end, lack of motivated buyers.

Stewart H Sherman MRICS, Birmingham, Chamberlains Chartered Surveyors, 01214284290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk - As we await the outcome of the General Election, the shadow and uncertainty of Brexit remains a cloud over all aspects of the property market.

Tom Barter APC, Great Malvern, Philip Laney & Jolly, tbarter@philiplaneyjolly.co.uk - It is hard to determine the likely effect on house prices in the next 3 months due to the unknown outcome of the election. A decisive outcome could help to stimulate activity in the New Year, a hung parliament is likely to mean status quo

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott And Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Despite a general quietening down, sales are still at a good level.

David H Knights MRICS, Ipswich, David Brown & Co, 01473 222266, davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - Generally Brexit, the Election and time of year have resulted in lower levels of new instructions although there has been an encouraging degree of sales activity - the immediate future depends upon the election and getting Brexit done.

Emmerson Dutton, Bury St Edmunds, Bedfords, emmerson@bedfords.co.uk - The 'perfect storm' of election, continuing confusion of Brexit and now Christmas is suppressing activity in most areas and price ranges.

Ivor Holden AssocRICS, Gorleston On Sea, Homes & Land Residential Estate Agents, ivor.holden@ctrenergysurveys.co.uk - Brexit, General Election and time of year having an impact.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Some serious buyers still evident in market place - but not enough good stock. Hopefully we shall see an increase in market confidence during 2020 with a corresponding increase in transaction levels.

Nigel Steele FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigelsteelelts@gmail.com - We, along with most buyers, are waiting for the outcome of the election.

Rob Swiney MRICS, Bury St Edmunds, Lacy Scott And Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - Double whammy this year, General Election and Christmas with about 2 weeks between each other so market very quiet at the moment.

Surveyor comments - sales

South East

Brian Grante MRICS, Natiobnal, Barnard Marcus Auction, barnardmarcusauctions.co.uk, brian.grante@sequencehome.co.uk - Auction market remains active.

Chris Gooch MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - Uncertainty remains and buyers have the upper hand, we are looking forward to decisive GE and a Brexit deal. If not, more of the same is expected.

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Excellent month in terms of exchanges, however, as one would expect, a noticeable slowdown on invites to value and sales being agreed.

David Nesbit FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - A quiet month with bursts of activity. Everyone awaiting the election result and holding back.

David Parish FRICS, Essex, Gates Parish & Co., 01708 250033 - In view of the depressed market a fairly high number of sales have been agreed. The stock of unsold properties has reduced. There is a lack of new instructions to be expected at this time of year.

Edward Seymour MRICS, Lewes, Strutt & Parker, 01273 407014 - The continued uncertainty of Brexit is undermining confidence in the market.

Guy Emanuel MRICS, Liphook, Hamptons, emanuelg@hamptons-int.com - The uncertainty of Brexit is less of a factor as many people now have decided to get on with moving. However, the General Election has meant people are sitting on their hands until the result is in place.

Habib Sanni , Bexley, Kent, London Borough Of Bexley, habib.sanni@gmail.com - Brexit stalemate and government policy e.g. extra 3% SDLT for second homes.

Iain Guest MRICS, Surrey, Bramfield, iain.guest@bramfieldam.com - Brexit hangs over us. Until that is resolved no one can be sure how the market will behave.

Michael Brooker FRICS, Crowborough, Michael Brooker, 01892 663377, michael@michaelbrooker.co.uk - Surprisingly more activity/sales over the past month. However, lack of new instructions. Pent up demand, flood gates will open with a clear election result. Optimistic.

Nigel Gould FRICS, Ashford Kent, Gould And Harrison, 01233 646411, gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Market has gone quieter, had a very good first 15 days of November and now gone quiet because of election and time of year.

Paul Loveridge FRICS, Beaconsfield, The Frost Partnership, 01494 680909, paul.loveridge@frostsurveyors.co.uk - Market remains affected by election, Brexit, and stagnant wage increases, but there is pent up demand.

Rob Wightman MRICS, Hungerford, Knight Frank, rob.wightman@knightfrank.com - There is pent up demand from buyers and deals are being done but stock levels remain low.

Tim Green MRICS, South Oxfordshire, Green & Co. (Oxford) Ltd., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Another month of flux, everyone looking forward to seeing what 2020 brings.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - Everyone is waiting on the election and sitting on their hands. If the country can move on and get rid of the uncertainty I believe the property market will improve markedly in 2020. If not and we have another 12/18 month delay, then I fear stagnation.

South West

Barnaby MRICS, Shaftesbury, Woolley And Wallis, 07976901564, w-w.co.uk, b.gower@w-w.co.uk - Approaching christmas holidays so the market will slow somewhat, plus Brexit.

David Mackenzie , Somerset, Carter Jonas, 01225 747250 - Need a firm picture for buyers to have certainty.

David Mckillop FRICS, Salisbury, Mckillop And Gregory, dm@mckillopandgregory.co.uk - A very difficult month. Exchanges have been good, but we have lost a few. Instructions, enquiries and sales down.

David Robinson AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - A lot of the sales agreed have exchanged, lack of stock is seasonal norm but compounded by the election being called. Depending on the result and majority achieved will have a direct impact on the performance of the spring market.

G C Thorne FRICS, East Dorset, Thornes, 01202 684004, www.thornes.org.uk, graham@thornes.org.uk - With the election just one week away activity has slowed due to overall market worries.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury Faringdon Fairford Lechlade Highworth Witney, Perry Bishop And Chambers, 01285655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Despite the politics there are buyers for sensibly priced properties.

James Wilson MRICS, Shaftesbury, Jackson-Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - There has been a marked increase in sales agreed in November.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - Demand remains surprisingly good but there are low levels of stock even allowing for the time of year.

John Corben FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The property market remains extremely slow with a number of properties coming to the market, but few genuine purchasers who are in a position to buy without selling in the first instance. We hope that Friday 13th will turn out to be lucky.

Jon Holloway AssocRICS, Bristol, DomesticSurveys, domesticstudies@gmail.com - Slump due to macro political issues.

Julian Bunkall FRICS, West Dorset, Jackson-Stops, julian.bunkall@jackson-stops.co.uk - There is no doubt that the continuing uncertainty over Brexit hovers over the UK property market and combined with the General Election and Christmas holiday we are unlikely to see any significant change until into the New Year.

Mark Annett FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - Despite a General Election and Brexit, we have been as busy as usual. There are signs of a slowdown for Christmas as expected.

Mark Godwin MRICS, Gillingham, Dorset, Mark Godwin Surveyor, 01747825190, www.markgodwinsurveyor.co.uk, mg@markgodwinsurveyor.co.uk - General Election and seasonal factors do have a significant bearing on the market.

Surveyor comments - sales

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - The election and subsequent manifestos have put a lot of sales on hold especially at £800,000 and above. Taxation fears, Brexit worries and general uncertainty have made people think twice before exchanging contracts.

Miles Kevin MRICS, Totnes, Chartsedge, www.chartsedge.co.uk, miles@chartsedge.co.uk - The market is still very quiet but we have seen an uplift in interest in November with people deciding not to put off their buying decisions and getting on with life. The holiday home market, however, is extremely quiet.

O F Miles FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk - Very quiet month due to Brexit & upcoming General Election.

Robert Cooney FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - MA's and instructions down considerably but demand remains strong and sales staying above the monthly average.

Roger Punch FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - The forthcoming election combined with the Brexit scenario continues to slow all activity. Low stock levels for the New Year which should produce a seller's market once the mist clears.

Simon Cooper FRICS, Tavistock, Stags, 01752 223933, stags.co.uk, s.cooper@stags.co.uk - The market is naturally getting quieter in the run up to Christmas but there are a number of frustrated buyers anxious to secure homes so we hope supply will increase in January.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops, 01258 423002, www.jackson-stops.co.uk, simon.milledge@jackson-stops.co.uk - Sales market has continued to pick up from the autumn going into winter. Suspect this is because sellers are fed up with waiting for Brexit and are now just getting on with it.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, lampeter@morgananddavies.co.uk - Seasonally busy & with stock reduced nicely over the Autumn. Pending a positive election result the market appears robust for the Spring.

Anthony Filice FRICS, Cardiff, Kelvin Francis, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - The market seems to have gone into hibernation for the winter. However, following the General election, some decision on Brexit, the New Year should see an upturn in activity, or bounce.

David James FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Good month for sales but slowdown in new instructions.

John Caines MRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjhomes.co.uk - The supply side remains a problem.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - A very slack period due to seasonal activity and the uncertainties of the General Election.

Roger Davies MRICS, Cardigan, J. J. Morris, 01239 612343, jjmorris.com, roger@jjmorris.com - Obviously the General Election plus seasonal festivities has caused a hiatus in the market. Depending on the political results, hopefully market confidence and activity can return in 2020.

London

Adetokunbo Adeyeloja MRICS, London, Sixty Bricks Ltd, toks44@gmail.com - The government's Help to Buy is stoking the market in the short run. When this is pulled there will be a disproportionate shock to the housing market and the balance sheet of housing building firms.

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - November in our office produced more sales than we had expected, a combination of vendors accepting lower offers and buyers who needed to get on with their lives.

Christopher Ames MRICS, Belgravia/London, Ames Belgravia, 02077301122, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - The number of sales rose with confidence during Sept/Oct but have slowed as Election looms. There is still a good deal of pent up demand from owner occupiers to up or down size.

Colin Pryke BSc MRICS, London, Colin Pryke, colinpryke@hotmail.co.uk - Depressed market in run up to Christmas, Brexit and impending election.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, as-r.co.uk, jking@as-r.co.uk - An improved month for sales, less so for appraisals. Whether the election result puts a positive or negative spin on property prices remains to be seen. Either way the supply chain is likely to improve.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - While new instructions and appraisals remain thin on the ground, election fever and stamp duty issues remain principle reasons for such a sluggish market. Conversely, lower interest rates remain to little effect.

James Perris MRICS, London, De Villiers, 0207 887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Whilst there continues to be reasonably strong underlying demand, buyers are reluctant to commit in any great numbers until the dual hurdles of an election and Brexit are resolved.

Jeff Doble FRICS, London, Dexters, jeffdoble@dexters.co.uk - A strong finish to the year, a surprisingly busy market.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Despite considerable political uncertainty, we are finding many buyers especially of smaller 3 and 4 bedroom family houses, still prepared to look beyond the election and trying to move. However, shortage of stock is continuing to underpin prices.

Jerry Epton MRICS, London W11, Youhome, 02079089282, www.youhome.co.uk, jerry.epton@youhome.co.uk - It is my view that the market in central London is slowly coming down and is likely to continue. Clarity politically will bring buyer demand but also more sales onto the market. It will continue to slowly reduce in the immediate however.

Mac Lal MRICS, London, Macneel And Partners Ltd, maclal66@gmail.com - Unrealistically cheap market but no deals as hardly anyone is committing to selling right now.

Scott Chapman MRICS, South London, Sutton, Croydon & Surrounding Areas, Selectsurv Ltd, 0203 6333155, selectsurv.co.uk, scott.chapman@selectsurv.co.uk - The uncertainty around Brexit continues to have a negative effect on the market and this is likely to be even more noticeable as we approach the end of the year (when the market usually slows down).

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - The rate of price falls have continued to slow, the number of transactions is slightly up.

Surveyor comments - sales

William Delaney AssocRICS, City of London, Lawrence Ward & Co., 020 7337 9600, william@lw-london.com - The sales market feels like it is in a state of suspended animation. Uncertainty over the impending General Election has meant delayed decision making from buyers citing fear of aggressive taxation and punitive regulatory measures.

Scotland

Alex Inglis MRICS, Scottish Borders, Galbraith, 01573 224 244, www.galbraithgroup.com, alex.inglis@galbraithgroup.com - The phones are now quieter in the run up to the General Election and Christmas. However, there are still buyers around and we actually agreed more sales in November than we did in October.

Chris Hall MRICS, Edinburgh, Rettie And Co, 0131 220 4160, www.rettie.co.uk, chris.hall@rettie.co.uk - Market being helped by lack of choice and new stock on market. Enquiries still healthy and political exhaustion a factor. Buyers have given up in some instances waiting for the 'right' time to buy. Flat market in good parts of Edinburgh and Glasgow.

Graeme Lusk BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele (E.Surv), 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - The market has slowed down over the last 4-6 weeks, its difficult to tell whether it's the seasonal slowdown but a bit earlier this year, or something else. Properties put to the market in good locations are still being well received.

Graham Tonner MRICS, Dundee, Graham And Sibbald, 01382200064, www.g-s.co.uk, gtonner@g-s.co.uk - Less property coming to the market again this month which means properties are selling quickly if correctly priced. Lack of stock has been an issue throughout 2019.

Grant Robertson MRICS, Scotland, Allied Surveyors, 0141 330 9950 - All our economic and political pigeons have come home to roost in November. Confidence leaking from the market when the usual drivers - cost of borrowing, supply of stock and demand all remain very positive.

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The General Election has stagnated the market in addition to the traditional slowdown at this time of year. Preparing for 2020.

Jack McKinney FRICS, CI, Glasgow, Galbraith & Lawson - Market slow and made worse by political situation and time of year.

John Brown FRICS MRTPI DLE, Edinburgh, John Brown And Company, 07768583919, john.brown@jb-uk.com - The leaves fall but for city sales, with less stock for sale, prices have not. Positive but more sales around home report value. Competition continues for older property. More messing with buyer taxes or increasing CGT, worrying.

Kevin Macdonald MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - Interest from buyers continues to be relatively strong for the time of year with 2019 looking likely to end as it began amidst political turmoil. Market activity remains positive as does the hope that this will be reinforced by the newly elected.

Kieran Bonner MRICS, Stirling, J&E Shepherd, kbonner1102@gmail.com - The market is slowing as we near the Christmas period as expected.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - As we approach the General Election and Christmas, it seems to be 'business as usual' here in Dumfries & Galloway. Buyers don't seem discouraged and market appraisals are over 100% up on Nov 2018.

Paul Taylor MRICS, Dundee, Shepherd, Chartered Surveyors, 01382200454, www.shepherd.co.uk, paul.taylor@shepherd.co.uk - Political uncertainties have caused the seasonal slowdown to start 3/4 weeks earlier than recent years.

S Leith MRICS, Livingston, DM Hall, steven.leith@dmhall.co.uk - The introduction of the Land and Buildings Transaction Tax has impacted sales of properties over around £320,000 in this area. Uncertainty over Brexit has impacted market confidence.

Stephen Craig MRICS, Edinburgh, J & E Shepherd, s.craig@shepherd.co.uk - Seasonal slowdown in market with lack of new stock. Typically, agents are holding back new listings until early 2020.

Northern Ireland

Daniel Mc Leron FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Market has remained resilient, in spite of normal seasonal change.

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Sales have been quite good although starting to slow down in November. Especially new builds.

Nicola Tann FRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, ntann@simonbrien.com - Sales market is currently busy as we approach the festive period. It is expected to start to slow down over the coming weeks.

Ruairi O'Donnell MRICS, Belfast, Belfast City Council, rprodonnell@gmail.com - The remainder of 2019 will be quiet in the lead up to the election. There should be an increase in sales in Q1 2020 on the back of the election (depending on the result).

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The market slows at Christmas but has ended 2019 in positive territory with sales growth and activity expected to increase in 2020.

Wesley Cochrane MRICS, Belfast, Private Landlord, rwcochrane69@gmail.com - Christmas period effects sales.

Surveyor comments - lettings

North

Natasha Cooper APC, Newcastle upon Tyne, Grainger Plc, tasha_cooper@hotmail.co.uk - The delay of Brexit and General Election right before the usually quiet Christmas period is having a significant effect on market conditions.

Neil Foster FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - Demand outstripping supply for 3-4 bedroom homes with upward pressure on rents.

Richard Towler MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - Strong increase in demand and enquiries in the last month, all classes letting well.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Fewer new instructions over the last 3 months as some investors exit the market but tenant demand remains strong.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Lack of stock keeping market strong.

Daniel Salisbury MRICS, York, Sass UK, 07739129070, www.sassuk.com, daniel@sassuk.com - The rental sector in York has remained buoyant, despite the political uncertainty.

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

Heather Blackshaw MRICS, Scunthorpe, Bell Watson, louise.blackshaw@bellwatson.co.uk - British Steel remains in receivership. No confidence in the local market. Brexit and Election uncertainty not helping.

Ian Adams MRICS, East Yorkshire and Hull, Metropolis, ianadams31@yahoo.co.uk - Bit of a slowdown as Christmas approaches.

North West

John Ashall MRICS, Manchester, Spring And Co, 01614764456, john.ashall@springandco.co.uk - Many things will be dependant on the result of the General Election and Brexit.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill Llp, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - Sales have performed well given election/Brexit uncertainty and the onset of the festive Season.

Lawrence Copeland FRICS, Manchester City Centre, Elbonmill Ltd Trading As Lawrence Copeland, 01618341010, lawrencecopeland.com, lawrence@lawrencecopeland.com - Tenants renewing instead of moving.

Robert Keith Dalrymple. FRICS, Isle of Man., Keith Dalrymple Surveyor., 07624480901., keith.dalrymple@outlook.com - Demand for 1 & 2 bed properties stable, larger properties are more difficult to let.

East Midlands

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

Christopher Shallice FRICS FAAV, Holbeach, Lincolnshire, Hix And Son, 01406 422777, wendy@hixandson.co.uk - The General Election and Christmas together with weather slow the market down.

David Hammond FRICS, Eastwood, Nottingham, David Hammond Chartered Surveyors, residential@dvdhammond.co.uk - Tenant demand is still strong notwithstanding Brexit. Well-maintained properties let quickly.

John Chappell BSc.(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk@ - There has been an unseasonal improvement in tenant demand, including 1 bed flats. Still difficult to match tenants to landlord expectations but demand is certainly stronger.

Jonathan Witter MRICS, Stamford, ., witter.jonathan@gmail.com - Market weak and stable. Awaiting political decisions.

Marcus Linsey MRICS, Chesterfield, Copelands, 01246 232698, https://www.auctionhouse.co.uk/copelands, ml@copelands-uk.co.uk - Strong rental demand keeps the lettings market unchanged.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - Tenant fee overcome and normal service resumed.

West Midlands

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A steady month. Still a shortage of supply of new property to let but plenty of good quality potential tenants looking.

Gascoigne Halman MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Very difficult, instructions reducing further. Increasing costs to landlords coupled with increasing legislation makes it hard to attract and retain one off landlords.

Jeremy Dell MRICS, Oswestry, J. J. Dell & Company, property@jldell.co.uk - There is a lack of turnover with many tenants staying put.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Good and steady demand for all types of rented property. However, shortage of supply as landlords are reluctant to either purchase, buy or let or sell existing investment properties.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Very active market with shortage of good quality property to let. Multiple applications received as new instructions become available.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Many applications being received for all types of rented property. Less stock available as there are fewer buy to let investors bringing properties to the market.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Still a very active and busy market with multiple applications being received for most properties which come available to let. More stock needed.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Good balanced market place. Shortage of 3 bed houses.

Ryan Williams FRICS, Hay-On-Wye, Mccartneys Llp, 01497 820778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Steady demand and supply. We hope the new government does not mess about with the rental sector too much. There is not much wrong with it.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - While the sales market appears to be stalling at present in the face of Brexit and the General Election, lettings continues to be busy across the board with instructions, demand and rents all up.

Surveyor comments - lettings

Tom Barter APC, Great Malvern, Philip Laney & Jolly, tbarter@philiplaneyjolly.co.uk - Seeing the effect of reduced European labour market in Worcester, making properties harder to let than in recent years. This effect not seen in Malvern so far.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott And Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Landlords are concerned at manifesto proposals and this is very likely to lead to a reduction in availability across the Private Rented Sector.

Ed Russell FRICS, Newmarket, Jackson-Stops, 01638 662231, ed.russell@jackson-stops.co.uk - Market activity slowing in advance of election day. New instructions coming on and some buyers out there but most content to run the clock down til after the event and then reflect over Christmas.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Tenant enquiries slowing as Christmas approaches.

Nigel Steele FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigelsteelelts@gmail.com - Good demand for nice properties in rural locations.

South East

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Fantastic month which is very surprising, lots of re-lets and still some new landlords although anticipate that things will quieten as the month progresses.

David Parish FRICS, Essex, Gates Parish & Co., 01708 250033 - A steady demand but a lack of new instructions. Rents remain fairly static.

Edward Seymour MRICS, Lewes, Strutt & Parker, 01273 407014 - Brexit uncertainty is impacting confidence and the ban on lettings fees has led to an increase in failed lettings.

Habib Sanni Bexley, Kent, London Borough Of Bexley, habib.sanni@gmail.com - Limited housing supply.

Iain Guest MRICS, Surrey, Bramfield, iain.guest@bramfield.com - Brexit hangs over us. Until that is resolved no one can be sure how the market will behave.

Nigel Gould FRICS, Ashford Kent, Gould And Harrison, 01233 646411, gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Has been steady, well maintained properties letting well. We have benefitted from other agencies with new landlords.

Paul Loveridge FRICS, Beaconsfield, The Frost Partnership, 01494 680909, paul.loveridge@frostsurveyors.co.uk - Market remains affected by election, Brexit, and stagnant wage increases.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - A lot of stock and too few tenants has caused rents to come down. Only the right property at the correct rent will let readily.

South West

Barnaby MRICS, Shaftesbury, Woolley And Wallis, 07976901564, w-w.co.uk, b.gower@w-w.co.uk - Brexit effect.

Jon Holloway AssocRICS, Bristol, DomesticSurveys, domesticstudies@gmail.com - Limited larger properties on the market.

Marcus Arundell MRICS, Bath, Homelets, 01225 484811, homeletsbath.co.uk, marcus@homeletsbath.co.uk - Busy going into Christmas, although student list is a slow burn.

Mark Annett FRICS, Gloucestershire, Mark Annett & Company, 01386 841622, . - Demand is still strong and there is always room for more instructions.

Paul Oughton MARLA, MNAEA, Cirencester and The Cotswolds, Moore Allen & Innocent, 01285 648100, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - A drop in landlord activity and very few new landlords entering the sector.

Ross Harvey ARLA, Ascot, Knight Frank, ross.harvey@knightfrank.com - In Ascot, the market changes at this time of the year. The demand for prime properties drops as the school academic year has commenced. Demand changes to core stock.

Simon Cooper FRICS, Tavistock, Stags, 01752 223933, stags.co.uk, s.cooper@stags.co.uk - Amazing demand and there is a serious shortage of properties to rent. A number of landlords are holding back putting their properties on until the election has passed.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - General shortage of properties coming onto the market for rent, particularly at the lower end. Seeing rapid letting of smaller properties with rents moving upwards.

John Caines MRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjhomes.co.uk - Tenant fee ban is fuelling rent increases.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Landlords instructions down - possibly due to political policies from all main parties - has led to a greater shortage of properties to rent out.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - Demand remains strong with supply limited due to government policies that have made BTL far less attractive as well as likely rent controls which will be detrimental for landlords and tenants, especially if there is a large reduction of supply.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, as-r.co.uk, jking@as-r.co.uk - Low level of new instructions with re-lets securing new tenants very quickly, an indication that landlords are holding fire on selling for now.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Renewals and re-lets remain the principle activity in the market. Landlords subdued as investment returns remain very low.

Jeff Doble FRICS, London, Dexters, jeffdoble@dexters.co.uk - Consistent demand.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - In the past month, we have noticed more landlords of smaller flats in particular keen to reduce the chances of suffering a void over the Christmas period and prepared to accept offers. Shortage of stock remains a problem.

Mac Lal MRICS, London, Macneel And Partners Ltd, maclal66@gmail.com - Lettings unaffected by the political turmoil, at least the demand from tenants remains and is unchanged.

Mark Wilson MRICS, London, Globe Apartments, 020 7935 9512, mark@globeapt.com - Little activity from what we see from our desks, still desperate for new instructions, tenant demand is thin, and still 2 weeks till the election.

Surveyor comments - lettings

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Rents continue to show a small amount of growth, especially at the lower and top ends. Corporate demand is strong.

Will Barnes Yallowley AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Sufficient demand for rental properties from tenants not wanting to pay over the odds.

William Delaney AssocRICS, City of London, Lawrence Ward & Co., 020 7337 9600, william@lwlondon.com - Rentals have been surprisingly healthy with an increased number of non-European professionals moving to London. However, a Labour government has promised aggressive taxation and regulation which will have a serious negative impact.

Scotland

Grant Robertson MRICS, Scotland, Allied Surveyors, 0141 330 9950 - Well it's that time of year when it all goes quiet until March.

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Tenant demand has slowed but the market is still active for tenancies at the start of the New Year.

Jack McKinney FRICS,CI, Glasgow, Galbraith & Lawson, j. - Market slow and made worse by political situation and time of year.

John Brown FRICS MRTPI DLE, Edinburgh, John Brown And Company, 07768583919, john.brown@jb-uk.com - Needs to be priced right- less happening tenant wise but stock is not overwhelming. Landlords now seeing tenants leaving at short notice-28 days, unsettling returns adding cost. Add more red tape and more will sell up.

John Gell MRICS, Inverness, Simply Let, www.simplylet.biz, john.gell@simplylet.biz - November has been characterised by a lack of investors and sluggish tenant activity.

Northern Ireland

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market very strong demand sub £650 in Belfast area. Figures have been good over past 3 months.

Nicola Tann FRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, ntann@simonbrien.com - Rental market remains strong throughout.

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The rental market will carry strong momentum into 2020.

Wesley Cochrane MRICS, Belfast, Private Landlord, rwcochrane69@gmail.com - Christmas period effects rentals. Brexit result may have negative effect in rental demand due to reduced number of foreign nationals and students.

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