



February 2018: UK Residential Market Survey

Activity indicators continue to weaken

- New buyer enquiries fall for the eleventh month in succession
- Average inventory on estate agents books hits fresh record low
- Results continue to signal significant regional variation across the country

The results of February 2018 RICS Residential Market Survey provide little sign of any material shift in sentiment amongst respondents, at least as far as the headline numbers are concerned. Critically, the best guides to future activity for the whole of the country remain subdued. For example, the RICS New Buyer Enquiries series, which is a good lead indicator of Bank of England mortgage approvals, fell for the eleventh month in succession with a net balance reading of -16%. Meanwhile, the Newly Agreed Sales net balance, which leads official transaction data, came in similarly at -17%.

This would appear to suggest that the government's attempt to breathe fresh life into the market through eliminating the stamp duty charge for most first-time buyers in the Budget is not having a significant impact on overall demand. Alongside ongoing concerns about affordability in some areas of the country, part of the problem may lie in the lack of choice of property to purchase with the RICS New Instruction indicator falling once again, and by the biggest margin on a seasonally adjusted basis (-24% in net balance terms) since July 2016. This has pushed the average inventory (per branch) on the books of agents who respond to the survey to a new record low of just under 42.

For the time being, contributors remain more sanguine about the medium-term prospects for transactions with the 12 months RICS Sales Expectations series in positive territory for the fourth consecutive month and at its best level since February last year. Whether this improvement can be sustained will in part depend on whether more supply comes to market. One reason for caution is provided by the number of valuation appraisals being undertaken at the present time; in February, 15% more respondents indicated this was lower (rather than higher) compared with the same month last year.

In another sign of the increasingly challenging market environment, the average time for a sale to complete (from listing) has continued to edge upwards. This series was introduced at the beginning of 2017 when it typically took around sixteen and a half weeks for the whole process to complete; this has since climbed to around eighteen and a half weeks.

Unsurprisingly, there is a regional dimension to the activity results with RICS New Buyer Enquiries (taking a three-month average) continuing to increase in Scotland, Northern Ireland, Yorkshire and Humberside and the North. The most negative results are in the East Midlands, London and the South East with the trend in most other regions broadly flat.

Meanwhile, the national RICS Price Balance measure came in at zero; this is the ninth month in a row that the reading for this series has been recorded at somewhere between 0 and +9% pointing to very little change in house prices over the coming months. The near-term RICS Price Expectations indicator (3 months) tells a broadly similar story although there is, as with sales, a suggestion that prices could resume an upward course a little further out; the 12 months RICS Price Expectations net balance was slightly higher than in January at +39%. The disaggregated price data also show stark regional variations with the price readings particularly strong in Wales, the North West, Northern Ireland and the East Midlands. By way of contrast, feedback on prices remains negative to a greater or lesser degree in London, East Anglia, the South East and the North.

In an additional question included in the survey, respondents were asked about the key factors driving demand for new build properties. At the national level, the main driver appears to be the lack of stock in the second-hand market. This is followed by the appeal of the Help to Buy scheme with developer incentives and the 'quality' of new homes scoring more lowly. The one region where the results are a little different is London; the shortage of existing stock is viewed as a major influence but Help to Buy is viewed as even more important.

The longer term indicators for sales prices and rents (over the next five years) continue to suggest that the former will increase at a slightly slower pace than the latter although in both cases, they point to growth of around 15% which would suggest an acceleration towards the end of this period given other readings from the survey.

*The London data tends to better reflect developments in the inner boroughs rather than the outer zones

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:

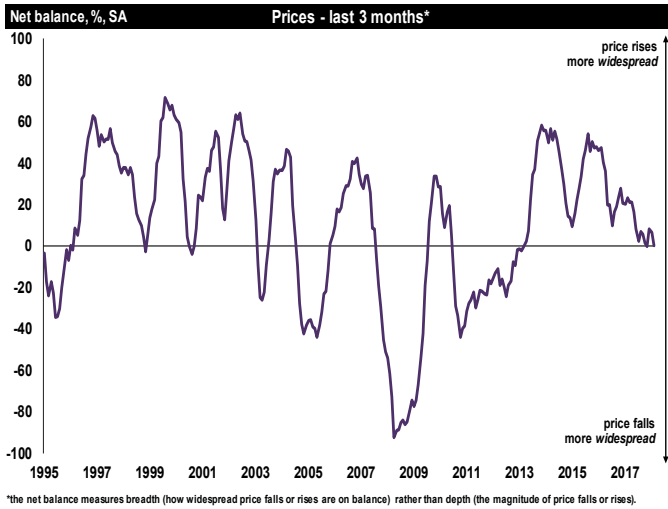
- March Survey: 12 April**
- April Survey: 10 May**
- May Survey: 14 June**

Number of responses to this month's survey:

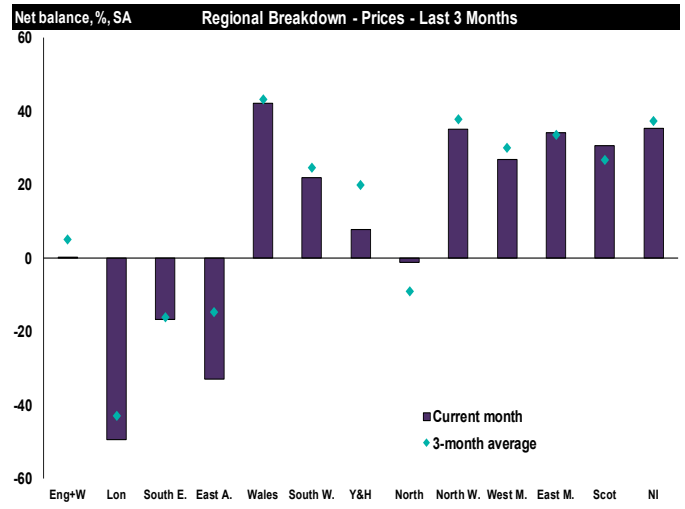
- This survey sample covers 546 branches coming from 301 responses

Sales market charts

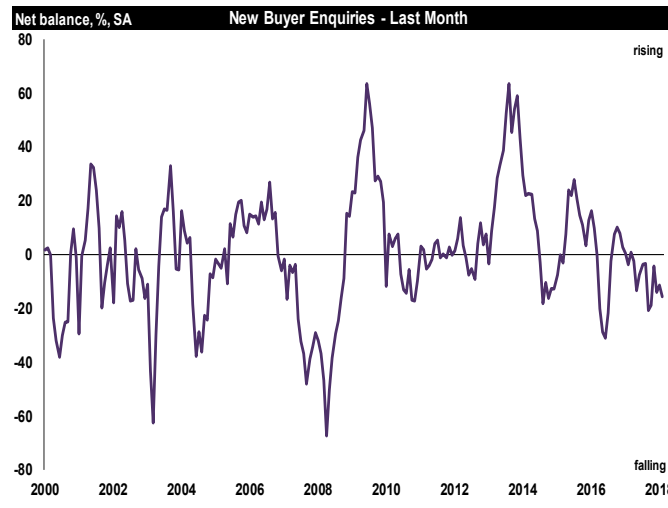
National Prices - Past three months



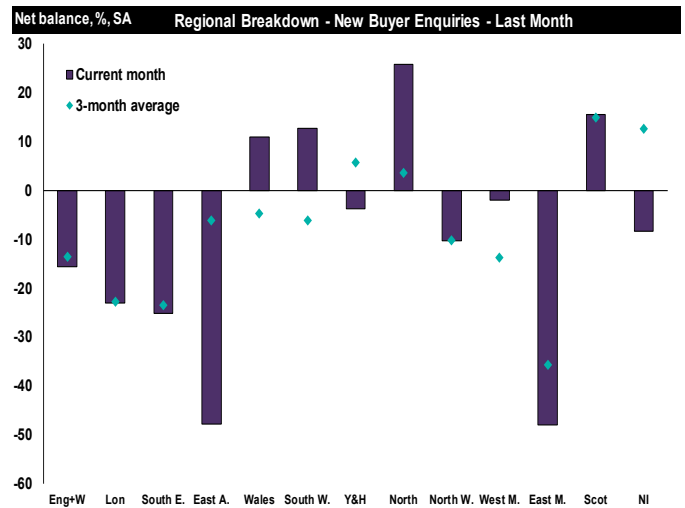
Regional Prices - Past three months



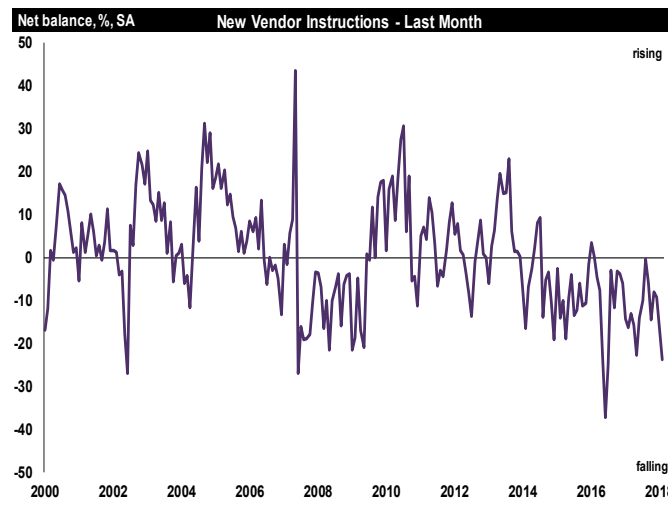
National Enquiries - Past month



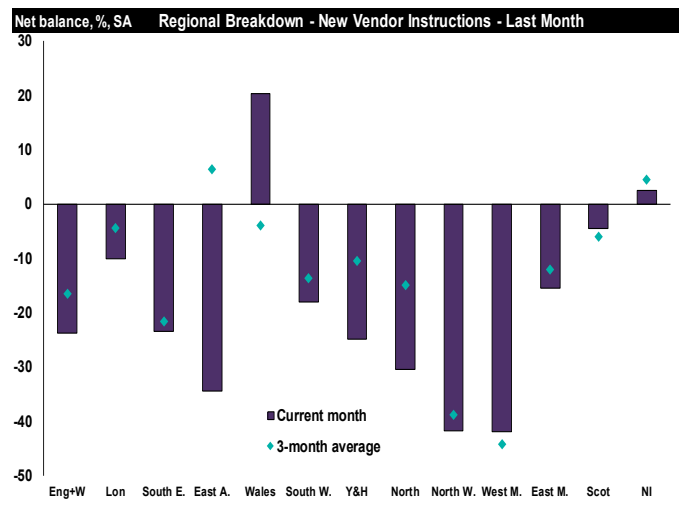
Regional Enquiries - Past month



National New Vendor Instructions - Past month

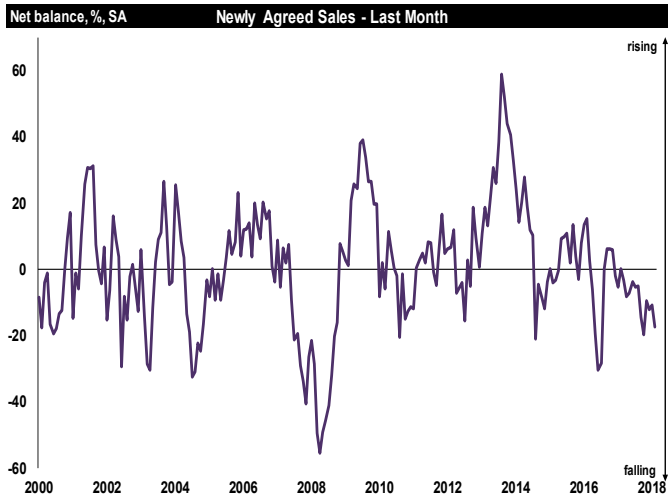


Regional New Vendor Instructions - Past month

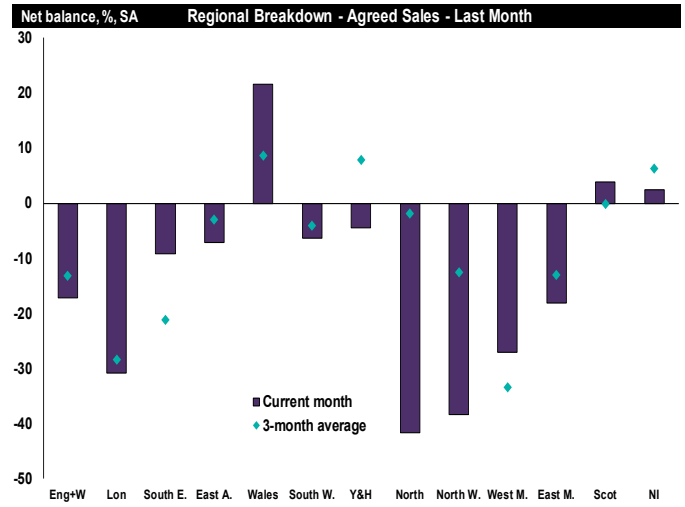


Sales market charts

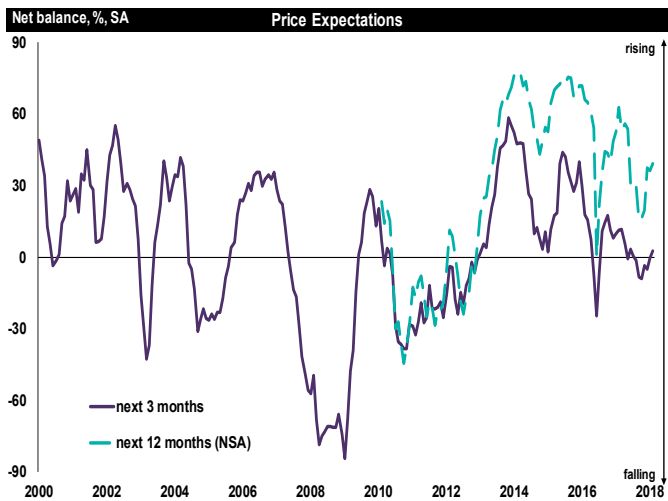
National Newly Agreed Sales - Past month



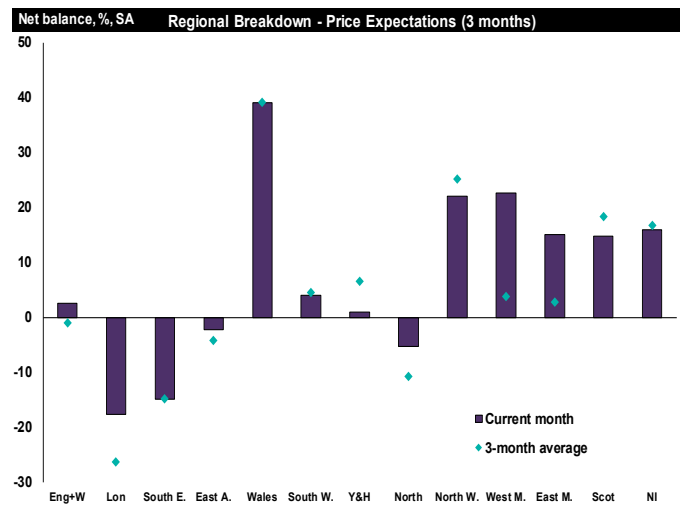
Regional Newly Agreed Sales - Past month



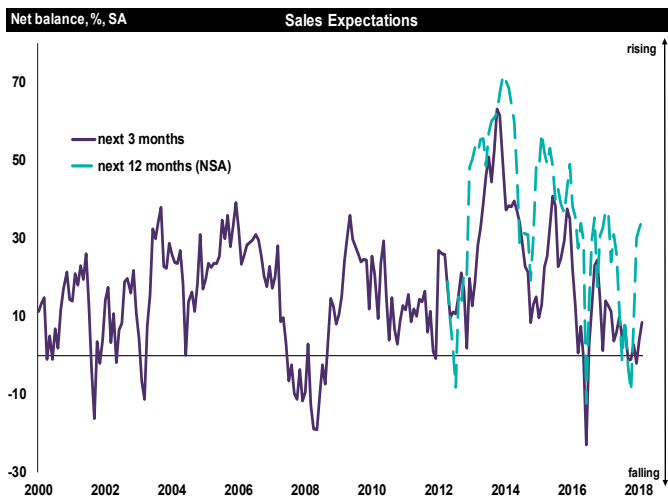
National Price Expectations - Three and twelve month expectations



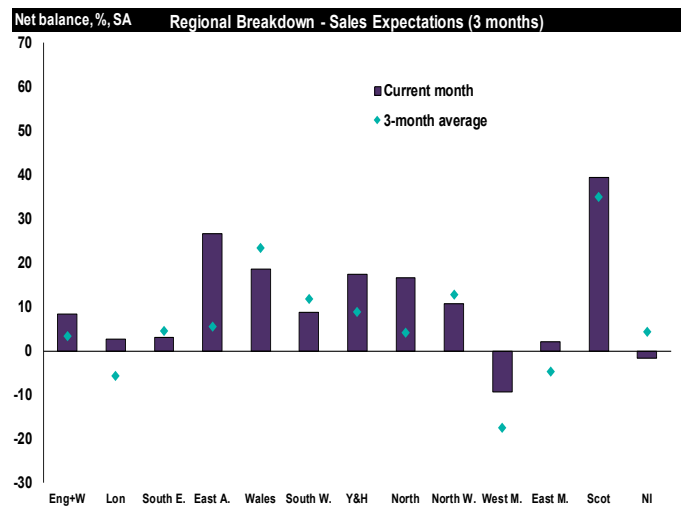
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

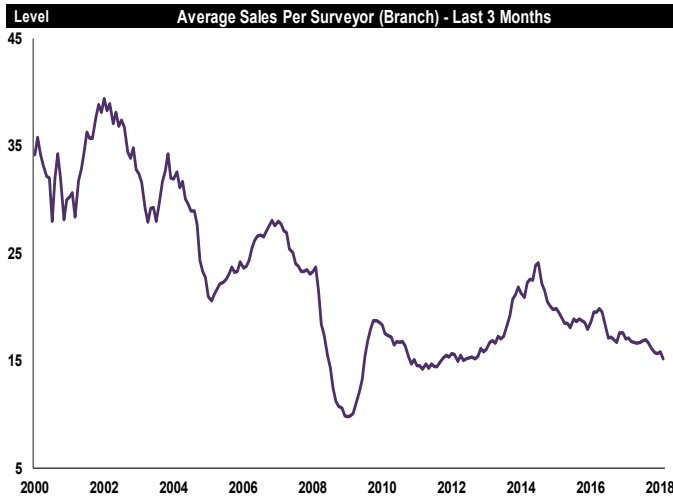


Regional Sales Expectations - Next three months

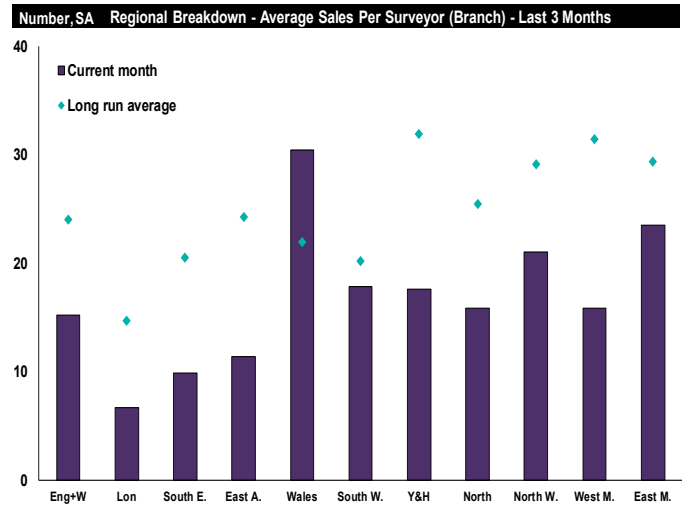


Sales market charts

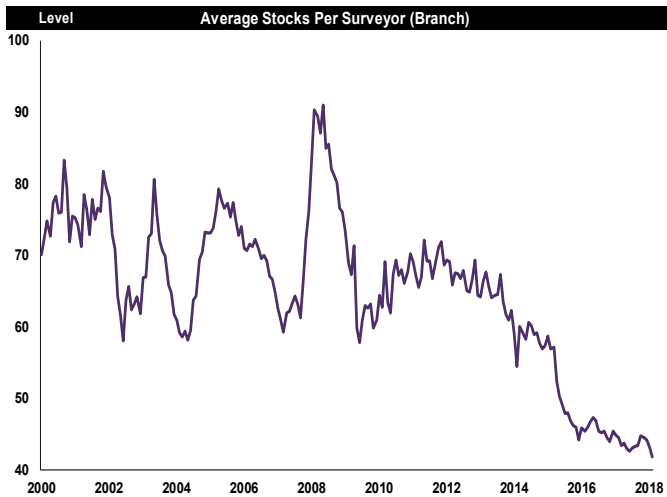
National Average Sales Per Surveyor - Past three months



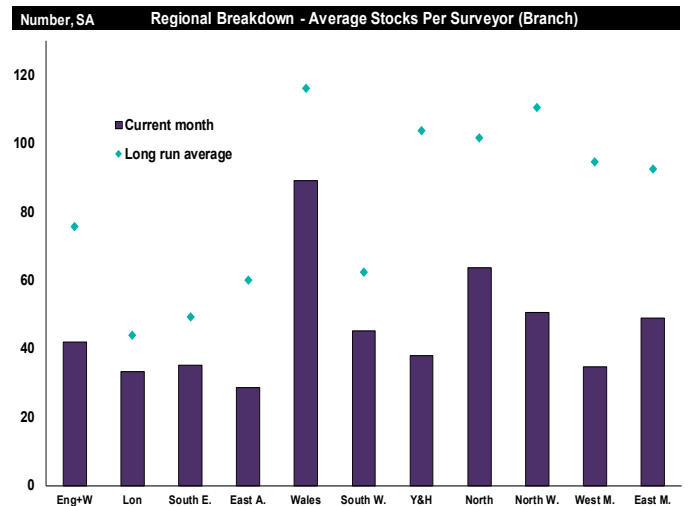
Regional Average Sales Per Surveyor - Past three months



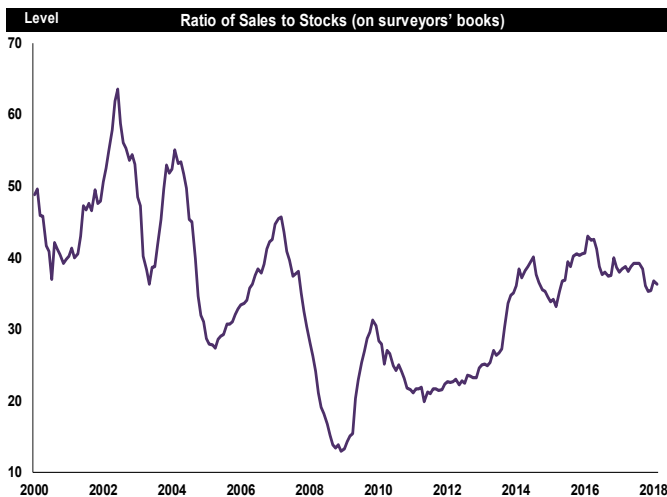
National Average Stocks Per Surveyor



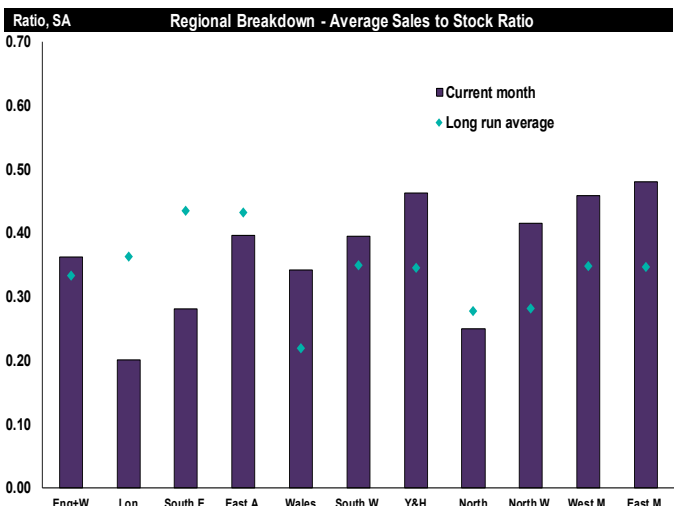
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

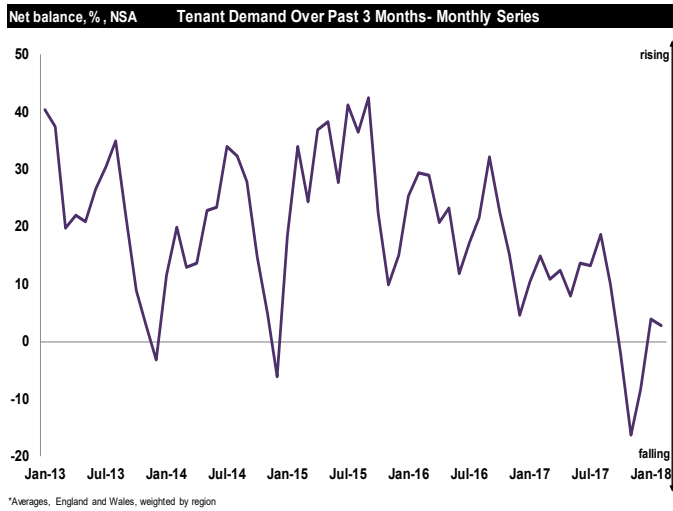


Regional Sales to Stock Ratio

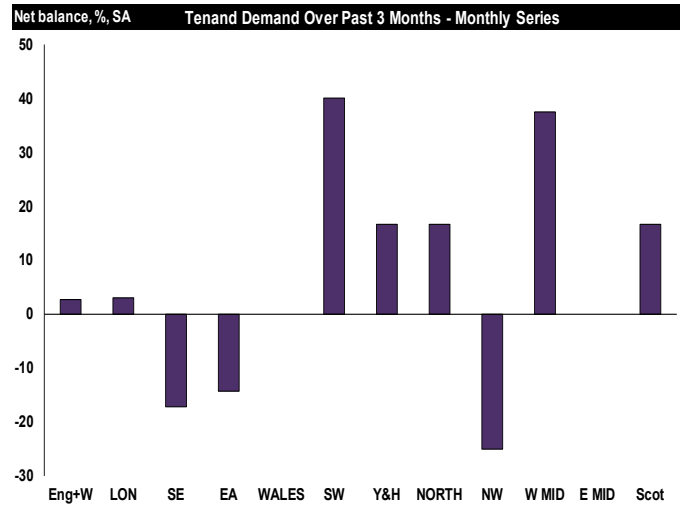


Lettings market charts

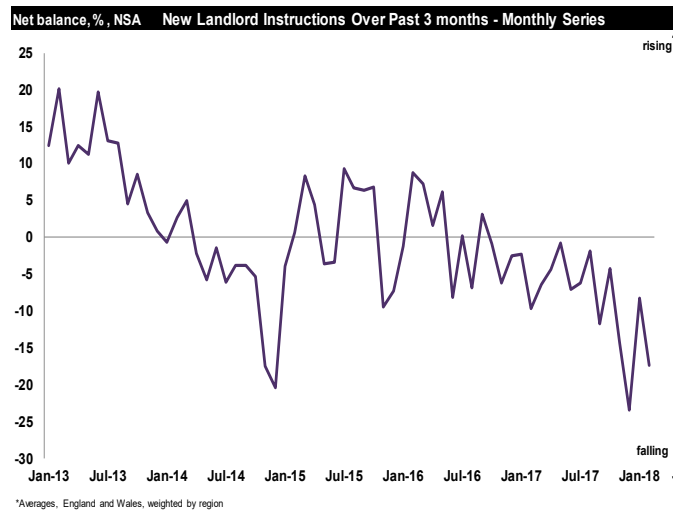
National Tenant Demand - Past three months



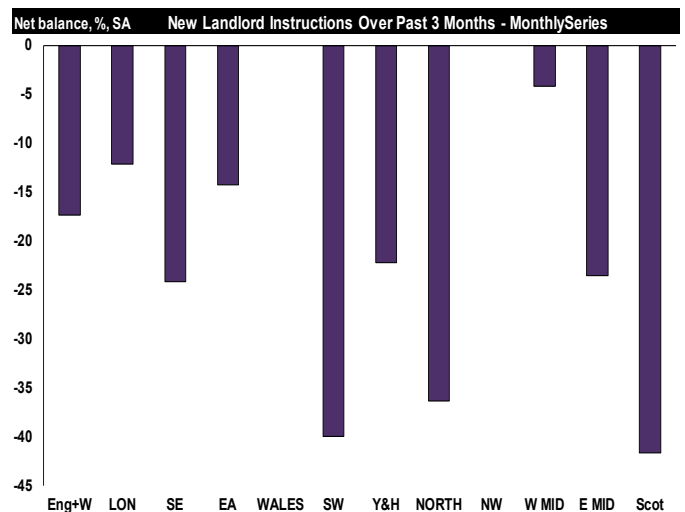
Regional Tenant Demand - Past three months



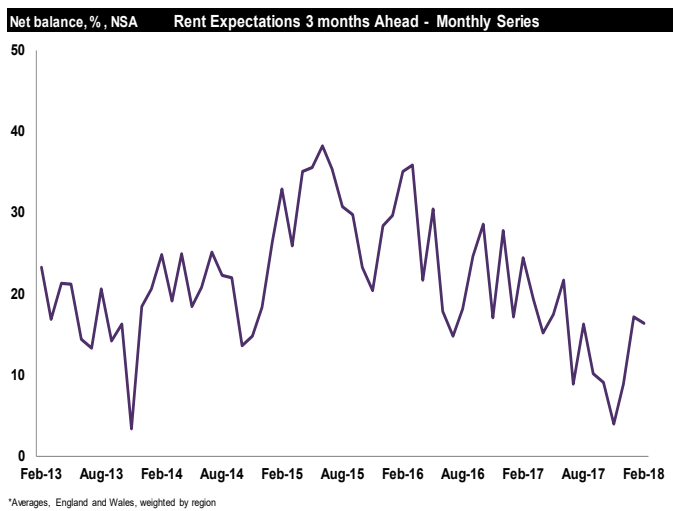
National New Landlord Instructions - Past three months



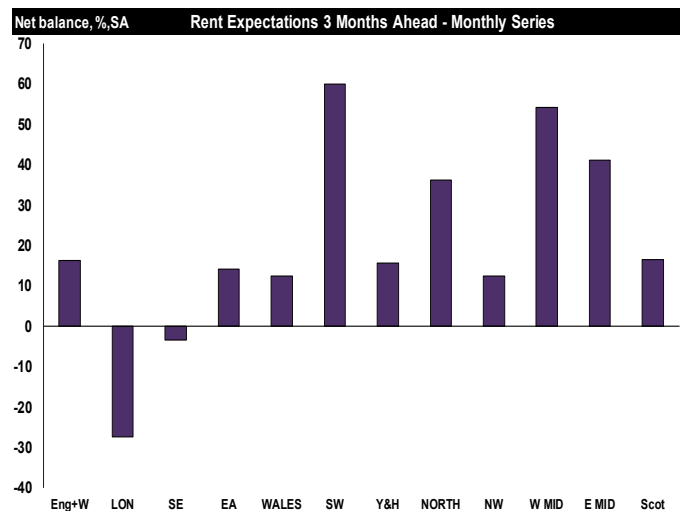
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

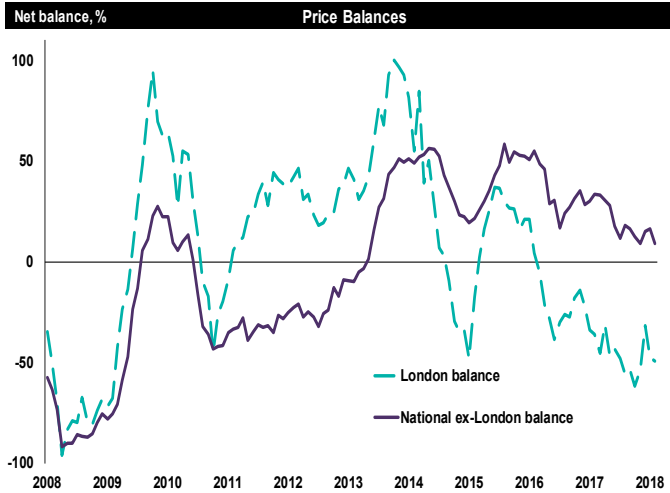


Regional Rent Expectations - Next three months

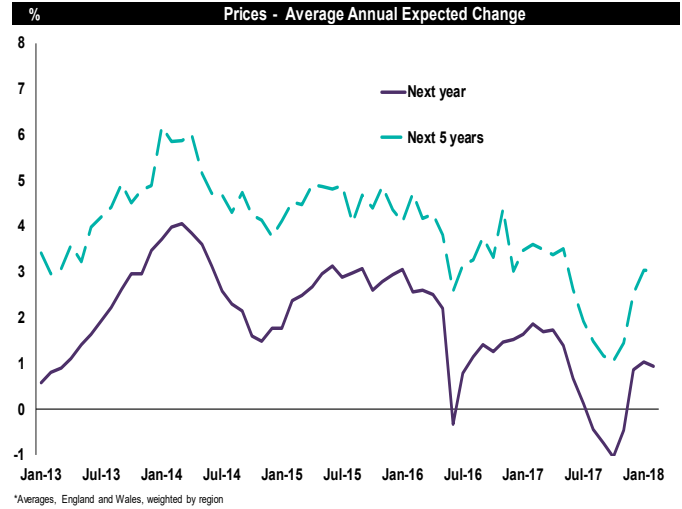


Expectations & other data

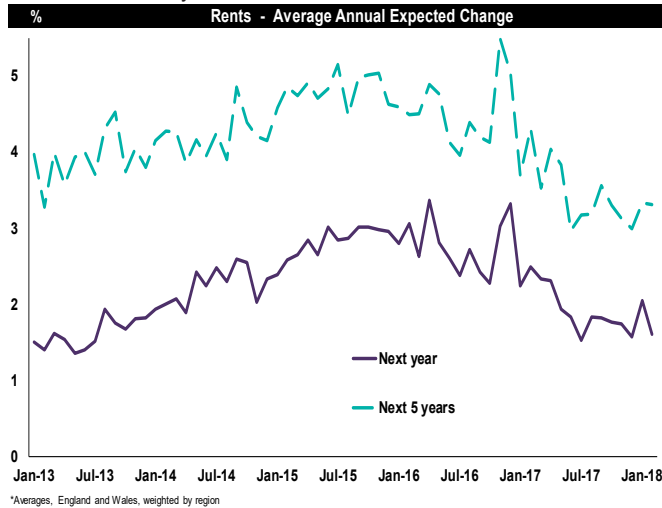
National Price Balance (excluding London) and London Price Balance - Past three months



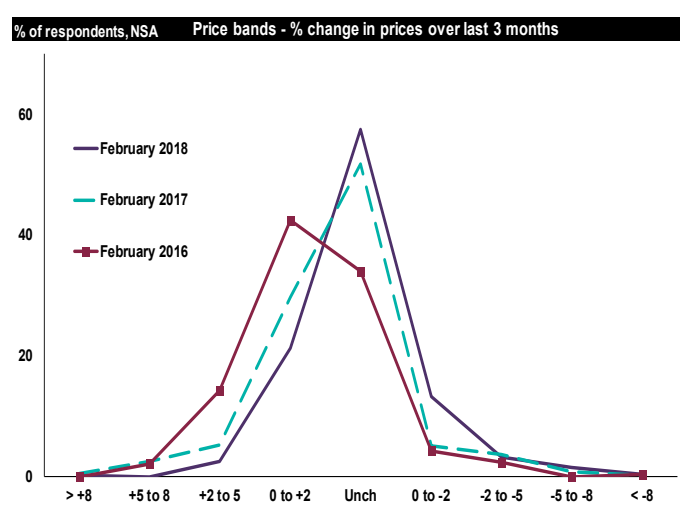
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Andrew Holmes BSc (Hons) Surv MRICS, Kendal, Thoson Hayton Winkley Estate Agents, 01539 815700 - A steady supply of new instructions has helped with demand but there is still high demand for good quality property.

Edward Seymour, Berwick upon Tweed, Edwin Thompson, 01289 304 432, edwinthompson.co.uk, e.seymour@edwin-thompson.co.uk - A very interesting market - fewer instructions, relatively good demand but a lot of uncertainty. Theoretically, prices should start to be squeezed up a bit but that would be a prediction and I am only too aware of what most predictions are.

Mr T H Brannen FRICS, Coastal, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Exceptionally busy instruction month coupled with realistic offers.

Neil Foster Bsc (Hons) MRICS, Newcastle upon Tyne, Foster Maddison Property Consultants, neil.foster@fostermaddison.co.uk - Resurgent buyer enquiry levels are not being matched by vendor commitment and consequently prices remain buoyed by the imbalance.

Paul Mcskimmings BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Good month with strong demand for all property types. Optimistic that the year will continue in the same way.

Yorkshire & Humberside

Alex Mcneil MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Increase in new instructions this month. Some well-located houses benefiting from multiple interest. More sales agreed in opening few weeks of year, however, this conflicts with market in South.

I Adams MRICS, Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Things starting to pick up as we get into a new year, however lack of stock agents reporting will reduce levels of sales.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - The market has been pretty flat this month compared to a bright start in January.

John E Haigh MRICS FAAV, Knaresborough, Lister Haigh (Knaresborough) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - Market still dominated by new house supply from developers with all the incentives included.

John Reeves FRICS, York, Helmsley, 01904 682800, john-reeves@helmsley.co.uk - Mortgages still a big issue.

Kenneth Bird MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Increased level of activity is encouraging.

M J Hunter MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - The shortage of instructions continues to be a significant factor. In general there are far too many Estate Agents for a sustainable economic level of business.

Mike Darwin MRICS, Northallerton, M W Darwin & Sons, 01609 773567, www.darwin-homes.co.uk, enquiries@darwin-homes.co.uk - The lack of property coming onto the market is leading to increased prices and people not selling as there are no suitable properties to move to. The uncertainty in the economy and Brexit is making the problem worse.

Pete Shield FRICS, Sheffield, Shield Estates Uk Limited, 0114 2571000, info@shieldgroup.uk.com - Rather a flat market partly fuelled by over cautious mortgage valuations based on historic completed sales.

Peter Greens, Halifax, Brearley-Greens, 01422 330088 - The effect of Christmas has faded and the weather for our northern area has been cold, but fairly kind as far as snow is concerned, to the quality property market.

North West

Derek Coates MRICS, Liverpool, Venmore, 0151 236 0301, www.venmores.co.uk, d.coates@venmores.co.uk - A busy month with a good level of activity in the office. Buyer enquiries are high although more stock coming on to the market is a definite must.

Ian Macklin FRICS ENCS, Altrincham, Ian Macklin & Company, 0161 9808011, www.ianmacklin.com, halebarns@ianmacklin.com - Right now viewings are being cancelled, new instructions postponed until the weather changes.

John Halman MRICS, Wilmslow, Gascoigne Halman, 01625 460 345, www.gascoignealman.co.uk, jane@gascoignealman.co.uk - Sales becoming hard work but instructions are higher for the first time in a long while.

John Robinson FRICS FAAV, Congleton, Whittaker and Biggs, 01260 273241, whitakerandbiggs.co.uk, david.kennerley@whittakerandbiggs.co.uk - A current strong market, although fewer 'second hand' properties coming to the market driving demand and increase in prices.

Mark Elliott MRICS, Northwich, Elliott Consultants Ltd, 01606 77056, www.elliottconsultants.co.uk, mark@elliottconsultants.co.uk - Help to buy is causing a distortion.

Stephen Dodgson BSc FRICS, Wirral, Rainfords Chartered Surveyors, http://charteredurveyororcheshire.co.uk/, steve.dodgson@live.co.uk - After a healthy start to the new year in January, survey instructions continued and exceeded the same period in 2017. There has been a noticeable and encouraging improvement in enquiries from first time buyers during February.

East Midlands

Andrew York FRICS, Leicester & Loughborough, Moore & York Ltd, 0116 2558666, mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Much increased house buying activity during February.

Christopher Shallice FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Steady. In some cases sales taking months to complete in chains of events.

David Hawke FRICS, Worksop, David Hawke & Co., 01909 531450 - Similar to January - but disappointing levels of enquiries + particularly valuation and instructions - not a strong market at all.

James Abbott MRICS, Stamford, Savills, 01780 484696, savills.co.uk, jabbott@savills.com - The year has started encouragingly and Jan and Feb have seen keen buyer demand and activity; we're well ahead of 12 months ago. The inclement weather started soon after half term, so less activity at the end of the month, but short term.

Kirsty Keeton MRICS, Newark, Nottinghamshire, Richard Watkinson & Partners, 01636 611811, www.richardwatkinson.co.uk, kirsty@richardwatkinson.co.uk - Property values are still underpinned by cheap borrowing and lack of supply. The shortage of stock continues, but more activity has been seen in February with vendors getting ready for the Easter market.

Surveyor comments - sales

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - February was set for great things and fizzled out in a flurry of snow. At the end of the month, it was a level playing field again with sales and exchanges marginally up YTD.

Martin Pendered FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - February has shown a sharp improvement in valuations and instructions. It is to be hoped that the sales will follow. Offers are coming in low now but that should improve.

Paul Perriam BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Strong demand and shortage of stock is leading to some premium prices being achieved.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Surprisingly busy market. Good number of new instructions, many of which are selling quite quickly. New homes selling well.

Quentin Jackson-Stops FRICS, Northampton, Jackson-Stops, 01604 632991, jackson-stops.co.uk, quentin.jackson-stops@jackson-stops.co.uk - February followed on from a strong January. Quality and correctly priced homes continue to find a ready market and almost half our stock is currently under offer.

Stephen Gadsby BSc FRICS FSVA, Derby, Gadsby Nichols, 01332 296396 - Brexit still causing some uncertainty in market. Lack of new instructions is still an issue. Good demand, low supply.

Tim Yeomans MRICS, Nottingham/Derby/Burton, SDL Surveying, 07795266361, tim.yeomans@sdlurveying.co.uk - Lack of stock seems to be main driver of price rises.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - A fairly stagnant end to a fairly stagnant year. A fairly subdued start to the year on the private market. Suitable auction lots selling well though.

West Midlands

Andrew Grant FRICS, Worcester, Andrew Grant LLP, 07976982742, kristian.stott@andrew-grant.co.uk - A paucity of properties for sale continues to frustrate would-be sellers from entering the market.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - The market remains surprisingly resilient in the West Midlands. Very strong demand from buyers, perhaps driven by a continuing shortage of stock although this is improving.

J J Dell MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - Instructions are slowly picking up but vendors still wanting to hold out until spring.

Jennifer Price FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Very little on the market.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Disappointing start to the year with less market appraisals and fewer properties coming to the market. Plenty of demand, but not enough stock.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Demand still exceeds supply. More properties needed as currently low availability of new instructions.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 11562 821600 - Generally a shortage of new instructions, perhaps due to time of year. Family properties selling quickly and prices increasing.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Less property coming on the market resulting in price increases. Popular family houses selling quickly and demand exceeds supply.

John Ozwell FRICS, Solihull, Hunters, 01564 771000 - Correctly priced homes selling well. Ambitiously priced homes sticking. Market for £1.2m plus homes slow.

Mike Arthan FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - A steady start to the New Year. More stock (and better weather) needed to stimulate sales activity.

Richard Franklin BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Supply is at an historic low resulting in sales of older stock. Many strong applicants who have sold chasing few opportunities.

Rosemary Cheadle AssocRICS, Wolverhampton, Worthington Estates, enquiries@worthingtonestates.co.uk - We experienced an unusual slowdown in the market post the summer holidays 2017, which we feel may have been down to the talks regarding interest rate rises.

Ryan Williams FRICS, Hay-On-Wye, Mccartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Shortage of instructions generally underpins the market especially in popular areas. Concern about the impact of Brexit starting to worry cash buyers who wonder if they should wait and see.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - In a number of instances sellers expectations regarding price are too high and they eventually have to come down to a more sensible figure.

East Anglia

Andrew Wagstaff MRICS, Burnham Market-North Norfolk, Bedfords, andrewwagstaff@bedfords.co.uk - The improvement in sales activity at the start of the year has been maintained for a second month. More instructions needed to meet the demand.

Chris Philpot FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Despite rain and snow, February proved to be a busy month with good levels of activity.

David H Knights MRICS, Ipswich, David Brown & Co, 01473 222266, davidbrown-ipswich.co.uk, davidbrown-ipswich.co.uk - Properties up to £400,000 are selling if competitively priced. Higher valued properties are slower to sell. Compared to a year ago new buyer registrations and inspections are down. Weather hasn't helped but lack of confidence remains the main issue.

Jeffrey Hazell FRICS, Geoffrey Collins & Co, Kings Lynn, Norfolk, 01553 774135 - Strong demand, limited numbers coming onto the market so prices are increasing.

Mark Wood MRICS, Cambridge, Carter Jonas, 01223 403330, www.carterjonas.co.uk, mark.wood@carterjonas.co.uk - Increase in instructions to sell over the last 6 weeks has now resulted in very good level of sales agreed in the lower and mid markets, guide prices are being achieved, although not exceeded. Market in excess of £1m still slow especially in villages.

Nigel Steele FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Shortage of quality new instructions but a good supply of unsatisfied buyers.

Surveyor comments - sales

Robert Swiney MRICS, Bury St Edmunds, Lacy Scott and Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - The market has been very much linked to the weather this year. The dull overcast rainy days bring very little activity. Roll on the spring.

W J Hartnell FRICS, Brentwood, Simon Matthew & Co., 01277 355255 - Brexit is causing a lowering of prices due to uncertainty. We hope that prices will go up later in the year.

South East

Anthony Smith Valuation surveyor, Surrey, CWS, anthonym7@aol.com - FTB stamp duty positive.

Chris Gooch MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - Activity levels are up compared to 2017 and we look forward to a busy spring market.

Colin Bernhardt FRICS, Bognor Regis, Bernhardt Associates, 01243 855533, bernhardt.assoc@btcpnnect.com - Shortage of houses is underpinning house prices. Should more houses come on the market, prices could fall.

David Nesbit FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - A weather affected month but serious buyers around. Vendors awaiting spring and Brexit clarification.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033 - There is a shortage of new instructions which is hampering the market. However, we are receiving many requests for valuations and those properties may come on the market in due course.

Donald Leslie MRICS, Amersham, Donald Leslie & Co Ltd, 01494 722006, www.donaldleslie.co.uk, www.donaldleslie.co.uk - Very weak market in this area.

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Stamp duty still prohibiting people from moving.

Eoin Hill MRICS, Newbury & various RG post codes, SDL Surveying, eoin.hill@sdlurveying.co.uk - Brexit uncertainty persists.

James Farrance FARLA, MNAEA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Increase in buyer and vendor activity over the past month.

Joe Arnold MRICS Registered Valuer, Croydon, Arnold & Baldwin, 02086422999, www.arnoldandbaldwin.co.uk, joe@arnoldandbaldwin.co.uk - It seems the higher end of the market is starting to move as buyers reluctantly accept the high levels of Stamp Duty. Flats are slow off the mark with Help to Buy absorbing demand, investors are lacking due excessive tax reform.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - New build developments in area have boosted activity. The second hand market is slow for this time of year.

John Frost MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The sales market does not feel to have bounced back in February, not as busy as January.

John Frost MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There are some signs that the market is coming alive but many of the asking prices are still too high. Buyers are driving a hard deal when offering.

John Frost MRICS, Burnham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Market is slowing showing signs of increased activity but only on well priced property.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - General sense of unease - active buyers want 'deals' and are offering very low - reason - Brexit/Stamp Duty/HS2/Interest Rates.

John Frost MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Market activity has improved on January but limited amount of stock, too much property on the market is over priced.

John Frost MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Tax measures imposed on landlords uncertainty over Brexit and economy. Lack of instructions coming onto the market.

John Frost MRICS, Staines, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - February started well but has appeared to quieten. More feasibly priced stock is required.

John Frost MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market at last has shown some evidence of waking up in 2018 but purchasers are very cautious and there is a lot of over priced stock available.

K A Clinch BSc FRICS, Folkestone, H Wald & Co., 01303 212020 - Good buyer interest during the month but very few listing opportunities. Potential vendors possibly aware of Brexit and interest rate uncertainties.

Mark Everett FRICS, Epsom, Michael Everett & Co, www.michael-everett.co.uk, markeverett@michael-everett.co.uk - An encouraging start with both valuation and instruction levels well up on the end of 2017. Buyers are still very particular, but hopefully greater choice will encourage more offers and sales. The market feels livelier. Lets hope it continues.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Market continues to be quiet and recent bad weather has made it worse.

Martin Lee MRICS, Southend On Sea, Countrywide Surveyors, martin.lee@cwsurveyors.co.uk - Cold weather, post Christmas lull, uncertainty over Brexit.

Michael Brooker FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377 - Active demand and lack of supply. Agents overpricing to gain instructions then "working price lower".

Philip Hiatt MRICS, East Grinstead, Your Move Philip Hiatt, 01342 321142, www.your-move.co.uk/eastgrinstead, eastgrinstead@your-move.co.uk - Still a shortage of new instructions but sales ticking along although vendors are having to be more flexible in considering offers.

Tim Green MRICS, South Oxfordshire, Green & Co., 01235 773406, www.greenand.co.uk, tim.green@greenand.co.uk - Spring is not yet here. Both supply and demand remains at last month's levels, dominated by moves of necessity, assisted by first time purchases.

South West

Christopher Bailey MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - The inland market has remained steady across the SW, with the £350k to £750k market being the most active. The waterfront market is just beginning to wake up now.

David Lewis Bsc Hons, West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk - Strong start to the year, demand is matching supply. The conveyancing process is still proving the limiting factor, and the holding the market back.

Surveyor comments - sales

David Mckillop FRICS, Salisbury, Mckillop and Gregory, 01722 414747, dm@mckillopandgregory.co.uk - A disappointing month after a very good January. Both instructions and sales are down on last year, but I have seen some good properties which are coming on the market in March. I am looking forward to Spring.

David Robinson AssocRICS, Launceston, Stags, 01566 774999, www.stags.co.uk, d.robinson@stags.co.uk - There has been a noticeable increase in instructions as vendors absorb Brexit implications and increasing interest rates mean sales proceeds may at last be worthwhile again on deposit.

G C Thorne FRICS, East Dorset, Thorne/Fisk, 01202.684004, www.thornes.org.uk, graham@thornes.org.uk - The shortage of stock continues to force prices higher for both older and new property.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury / Fairford Faringdon Highworth Lechlade Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - A good February across all areas.

James Mckillop MRICS, South West Region, Knight Frank LLP, 0207 861 1528, james.mckillop@knightfrank.com - I have been busier in the past 6 weeks than I have in the past 8 months. Viewings are up 30% and deals are being agreed.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - A much more positive month with a good level of agreed sales however the last few days have been quieter due to the very cold weather.

Jeremy Priestley FRICS, Poole, Berkeleys, 01202 708383, www.berkeleys.com, jeremy.priestley@yogroup.co.uk - There has been a marked upturn in buyer enquiries and market appraisal requests since the beginning of the year, with out-of-area buyers dominating the former. However, many of these have not yet sold their own properties. SDLT still a block.

John Corben FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The market has improved with more properties coming to the market as we move towards the Easter market.

Julian Bunkall FRICS, Dorchester, Jackson-Stops & Staff, 07970 872974 - After a quiet start to the month, the market has shown signs of picking up. New instructions still low.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - Our buyers are totally fed up with Brexit and have little tolerance for the inept politicians and especially the civil servants who manipulate behind the scenes. Buyers are therefore getting on with their lives which will involve buying and selling.

O F Miles FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - Still quite busy for the time of year and inclement weather. Early sales achieved on properties under £300,000 but over £500,000 more difficult.

Robert Cooney FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Good activity levels across the price ranges and competition has seen 'best bid' situations on a number of newly listed properties in February.

Roger Punch FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - The usual seasonal growth in available property stock has increased overall activity. Off market sales continue to be a growth area. Inclement weather late in February generally reduced activity.

Simon Barker MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com - The general political upheaval (which never ceases to get better!) has the obvious effect of dampening buyers positivity. Lack of stock is a problem in the marketplace and this will keep prices rising I think.

Simon Cooper FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - February proved to be a much busier month (compared to Jan and Feb 2017) for valuations, instructions, new sales and viewings in our office. The Exeter area market is probably out performing many other areas of the West Country. I feel very positive.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan and Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - Busy for the time of year. Positive trends appearing to continue over from last autumn's success.

Anthony Filice FRICS, Cardiff, Kelvin Francis, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Shortage of instructions across all price levels. Many potential vendors holding back, until they have found, stalling the market. New, higher, Land Transaction Tax in Wales causing middle to upper price purchases to be fast tracked before 29th March.

David James FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Fewer new instructions coming onto the market, similar number of viewings although lower offers leading to fewer sales so far.

David Owen Evans FRICS, Rhayader, Clare Evans & Co, 01597 810457, www.clareevansandco.co.uk, clare.evans@clareevansandco.co.uk - Sales of rural property have been very keen with a few sales secured over the asking price.

John Caines FRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjhomes.co.uk - The supply side remains the single most important factor in the present housing market. Help to Buy has served only to inflate profits for developers.

Paul Lucas FRICS, Haverfordwest, R.K. Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Market activity has improved since January with more sales agreed.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - Sensibly priced property is achieving good results. Vendors hoping for unrealistic figures will find that their property becomes stale and probably achieves less than the realistic amount they could have got when first offered.

Brendon Thomas MRICS, London, Oakland Surveyors, b.thomas@oaklandsurveyors.co.uk - February has been more buoyant than January, with more stock coming on and more buyer enquiries.

Chris Mulry, London, Cluttons, chris.mulry@cluttons.com - Challenging and uncertain.

Surveyor comments - sales

Christopher Ames MRICS, Belgravia/London, Ames Belgravia Ltd, 02077301155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - There remains little clear guidance on likely Brexit impact on market. However owner occupiers keen to up or down size are continuing to achieve their objective. Timing is often as important as end price where they have owned for many years.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 4999, www.as-r.co.uk, jking@as-r.co.uk - A busy month in many ways, generating a higher number of viewings, statistically one offer in 8 viewings is currently the norm.

J.J.King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 4999, www.as-r.co.uk, jking@as-r.co.uk - Very busy with viewings these past 8 weeks, the market has woken but little has changed as instruction levels remain thin on the ground.

James Gubbins MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Buyer activity has increased and offers are forthcoming but at below asking prices (often over 10% below). Uncertainty over Brexit in particular is the issue.

James Perris MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Uncertainty remains due to Brexit and transactional costs, particularly in the upper tiers of the market, although the right stock will sell when priced competitively.

Jeff Doble FRICS, London, Dexters, 02086141210, dexters.co.uk, jeffdoble@dexters.co.uk - A positive start to the year in all price ranges.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - February proved to be steady rather than spectacular for us in number & value of sales agreed. Encouragingly, listings and viewings perked up from very quiet January giving us confidence more sales will result in the traditionally stronger spring market.

Kevin Ryan FRICS, Mayfair, Carter Jonas LLP, Kevin.ryan@carterjonas.co.uk - Market still slow but good quality stock will sell.

Matt, London, Daniel Watney, mbovnik@danielwatney.co.uk - Increased buyer enquiries.

Robert Green MRICS, Chelsea, John D Wood & Co., 020 7352 1484 - Buyers are now more active. Sellers who are realistic are seeing improved liquidity. Prices seem to have stabilised. Market for houses stronger than flats generally, as driven by a 'housing need'. Second homes/investments are slower to move.

Robert Green MRICS, Battersea, John D Wood & Co., 020 7352 1484 - We have seen a seasonal increase in actions in buyers below £1.75m. Best in class properties priced correctly are selling very well.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Across a lot of offices there has been a slow start to 2018. But, in a number of our central London offices, there has been more activity, more offers and acceptances.

Terry Osborne FRICS, SW1, Tuckerman Residential Ltd, 020 7222 5510, tosbome123@yahoo.com - Brexit.

Scotland

Adrian Stott FRICS, East Lothian, J and E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Continued lack of supply, tied into general economic uncertainty, is leading to prices being achieved above the Home Report value.

Alex Inglis MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - We are seeing increased activity with more sellers now coming forward as we move towards spring. We still have a good number of potential buyers who can't find a suitable property to buy.

Andrew Hitchen BSc MRICS, Stirling, Shepherd Surveyors, andrew.hitchen@shepherd.co.uk - Increased activity driven by lack of stock. High demand for 3/4 bedroom family homes with desirable locations outperforming the market as a whole.

David Cruickshank MRICS, Elgin, D M Hall, 01343 548 501, david.cruickshank@dmhall.co.uk - Market locally driven by increased demand from MOD personnel with increasing numbers at two local bases. They account for around half of new build sales in the county.

Graham Tonner MRICS, Tayside, Graham + Sibbald, 01382200064, www.g-s.co.uk, gtonner@g-s.co.uk - Lack of stock coming to the market remains an issue. March is generally a busier month for property coming to the market and after this month we should have a better indication of what 2018 will bring.

Grant Robertson MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Tight market continues with lack of stock and plenty of buyers.

Greg Davidson MRICS, Perth, Graham + Sibbald, 01738 445733, www.g-s.co.uk, gdavidson@g-s.co.uk - There has been a strong start to the year for affordable family homes. The market looks stable which should bring confidence and a positivity for the year ahead despite the politics.

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, www.bradburne.co.uk, info@bradburne.co.uk - Poor winter weather has delayed the traditional start to viewings and placing properties on the market.

John Brown FRICS, Edinburgh, John Brown and Company, 0131441 5590, jb-uk.com, john.brown@jb-uk.com - Beneficial conditions for sellers up to £700k-lack of stock, many not selling as to buy elsewhere is too costly because of LBTT, this is not being reflected as yet in statistics or honesty. Extensions are popular.

Kevin Macdonald MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kmacdonald@g-s.co.uk - February has seen a continuation of strengthening activity ahead of the traditional Spring period. Marketing times to reach a sale are now relatively short further increasing pressure to fill the voids created by sold stock.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - After the usual seasonal lull, market appraisals are increasing in number steadily now, which we hope translates to increased stock for spring.

Martin Douglas MRICS, Hamilton, Graham + Sibbald, 01698422500, www.g-s.co.uk, martin.douglas@g-s.co.uk - A lack of property being brought to the market, restricted supply and increased demand has resulted in properties selling quicker and often above home report. We have seen a marked increase in Home Reports compared to last year.

Surveyor comments - sales

Richard Blanski FRICS,
Kirkcaldy, Shepherd Surveyors,
01592 205442, www.shepherd.co.uk, kirkcaldy@shepherd.co.uk
- A lack of supply is continuing to contribute to rising sales prices being achieved.

Stephen Fitzpatrick MRICS,
Newry CoDown, Stephen
Fitzpatrick Estd.1881,
02830265533, www.stephenfitzpatrick.co.uk, info@stephenfitzpatrick.co.uk -
Affordability.

Thomas Baird MRICS, Glasgow,
Select Surveyors Ltd, 0141 632
6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - February
has seen an increase on this
time last year and Home Report
instructions are steady for the
period. There is still a general
lack of stock within sought after
areas resulting in strong sales
and prices being achieved.

Northern Ireland

Aidan Conway MRICS,
Londonderry, P Andrews
Chartered Surveyors,
02871263635, [www.andrewscharteredsurveyors.co.uk](http://www.andrewscharteredurveyors.co.uk), info@patandrews.co.uk -
Demand is relatively strong with
limited supply of housing stock
leading to an increase in prices.

Daniel Mc Leron FRICS,
Omagh, Co. Tyrone., Mc Leron
Estate Agents, 02882 242772,
www.mclernonestateagents.com,
info@mclernonestateagents.com - Amount of housing
stock, particularly in respect of
first-time-buyers, remains low,
despite an increased demand.

Gareth Gibson FRICS, Belfast,
Douglas Huston, 02890683711,
www.douglashuston.com,
gareth@hustonestateagents.com
- Supply levels have remained
stagnant however hope that
spring will encourage people to
consider selling.

Kirby O'Connnor AssocRICS,
Belfast, Goc Estate Agents,
02890662366, www.gocestateagents.com, kirby@gocestateagents.com - We have
found the market very strong this
year and higher demand from
investors.

Samuel Dickey MRICS, Belfast,
Simon Brien Residential,
02890595555, www.simonbrien.com,
sdickey@simonbrien.com - The market moves into the
spring with momentum and high
demand.

Surveyor comments - lettings

North

Mr T H Brannen FRICS, Coastal, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Demand and supply has increased - more valuations are being requested.

Neil Foster Bsc (Hons) MRICS, Newcastle upon Tyne, Foster Maddison Property Consultants, neil.foster@fostermaddison.co.uk - Small landlords continue to exit. (Purpose built) PRS is non existent on any relevant scale in the NE and tenants are paying the price.

Richard Towler MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - Noticeable decrease in applications from Eastern Europeans, mirroring the official figures showing a decrease in net migration from the EU. This is reducing local demand and making the less appealing properties more difficult to let.

Simon Bainbridge MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - More of the same, with little pattern to the market.

Yorkshire & Humberside

Alex Mcneil MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Average tenant stay extended. Now a lower churn of tenants. Noticeable decline in landlords acquiring new houses to rent within last 12 months. Some considering whether inferior properties should be sold.

I Adams MRICS, Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Investor confidence in HMO's creating increased availability usually taken up by eastern europeans. Fewer first time landlords appearing and therefore family and young couple lettings having to rely on existing stock.

Pete Shield FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Steady lettings market for decent, sensibly priced properties. Landlords considering withdrawing some properties if legislation impacts them.

Peter Greens, Halifax, Brearley-Greens, 01422 330088 - The lettings market has been reasonably buoyant but lacking new instructions.

North West

John Halman MRICS, Wilmslow, Gascoigne Halman, 01625 460 345, www.gascoignealman.co.uk, jane@gascoignealman.co.uk - Activity has increased but fees are continuing to drop for our landlords. Many landlords selling due to legislation restraints.

John Robinson FRICS FAAV, Congleton, Whittaker and Biggs, 01260 273241, whittakerandbiggs.co.uk, david.kennerley@whittakerandbiggs.co.uk - A slower Lettings market with less properties becoming available, and less 'new' stock, demand from tenants is still there although that is also slowing.

Richard Powell FRICS, Oldham, Ryder & Dutton/Mortimers, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - There has been a lot of interest in the property market over the last few weeks, with many market appraisals. But, a large proportion are not ready to come to the market yet. Just seems as though there is still a lot of general uncertainty around.

East Midlands

Andrew York FRICS, Leicester & Loughborough, Moore & York Ltd, 0116 2558666, mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Steady market.

Christopher Shallice FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Good demand for quality properties in convenient locations. A number of poor quality applications continually being submitted.

David Hawke FRICS, Worksop, David Hawke & Co., 01909 531450 - This market more than ever needs to reduce the age of first time buyers and this could so easily be obtained by providing 100% mortgages just for first time buyers - we need some government directive/help. Turn renters into buyers.

John Chappell BSc.(Hons), MRICS, Skegness, Chappell Co Surveyors Ltd, 01754769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - The long, colder than usual winter seems to be dragging the market along and several Landlords have decided to sell up due to changes in Government policy.

Martin Pendered FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - Demand for good property remains strong. Landlords are still investing but some are taking advantage of prices to sell. For now, the stock is growing and it is letting.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Tenant demand exceeding supply.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Reasonable amount of new instructions, being watered down by loss of stock as existing landlords look to sell.

West Midlands

Andrew Grant FRICS, Worcester, Andrew Grant LLP, 07976982742, kristian.stott@andrew-grant.co.uk - A balanced market.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Strong demand but still a lack of new stock. Rents will probably edge up as the year progresses.

Dean Taylor MRICS, Harborne/ Birmingham, J P Taylor Surveyors and Property Managers, 0121 4284333, www.jptaylor.co.uk, office@jptaylor.co.uk - Slightly busier with enquiries but still relatively quiet, we expect this to improve as we enter March.

J J Dell MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - A shortage of instructions and tenants.

Jennifer Price FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Steady tenant demand.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Month on month a very active market with plenty of demand but more stock needed.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Busy start with realistically priced properties letting well. More stock needed.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 11562 821600 - Properties in all rental ranges letting well with, in some cases, multiple applications for properties which are particularly popular.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - A very active market, although less new instructions, but existing stock which is vacated by tenants re-let quickly.

Surveyor comments - lettings

John Ozwell FRICS, Solihull, Hunters, 01564 771000 - Stable market but 1 & 2 bedroom homes taking longer to let than 3 & 4 bedroom homes.

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

Richard Franklin BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Good pool of solid applicants chasing few opportunities. Multiple applications for good properties is the current norm.

Ryan Williams FRICS, Hay-On-Wye, Mccartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Buy to let investors noticeably quieter. Short term tenants in abundance.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - A shortage in supply is leading to rents increasing in certain areas.

East Anglia

Chris Philpot FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Good demand across a wide range of rentals.

Jeffrey Hazell FRICS, Geoffrey Collins & Co, Kings Lynn, Norfolk, 01553 774135

Nigel Steele FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Good properties are letting well.

W J Hartnell FRICS, Brentwood, Simon Matthew & Co., 01277 355255 - There has been some cooling of the market recently, but this is probably due to inflation and wages not keeping up.

South East

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033 - A steady demand for properties generally. Rents appear to have peaked in this area.

Eoin Hill MRICS, Newbury & various RG post codes, SDL Surveying, eoin.hill@sdlurveying.co.uk - Lack of confidence.

Hannah Ward, Hove, King and Chasemore, 01273 719625, hannah.ward@countrywide.co.uk - Public holidays/ weather/ government measures.

James Farrance FARLA, MNAEA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Strong levels of tenant demand.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Market is showing signs of more activity and letting instructions are low.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Low stock, the market has been active.

John Frost MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Limited stock and market activity increasing.

K A Clinch BSc FRICS, Folkestone, H Wald & Co., 01303 212020 - Good interest straight away where rents are reasonable. Lack of stock still driving asking rents up.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Limited new property to let coming on made worse by bad weather. Seeing the occasional board changing from "for sale" to "to let" this month.

Michael Brooker FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377 - New instructions let rapidly if sensible rent sought. Again, a lack of supply.

Stuart Gray MRICS FAAV, St Albans, Strutt & Parker, 01727 840285, www.struttandparker.com, stuart.gray@struttandparker.com - Good demand from tenants during an often quiet period, keeping voids low.

Tom White MRICS, Saffron Walden, Audley End Estate, tom.white@audleyendestate.co.uk - Good quality continues to let well to good quality tenants.

South West

Simon Cooper FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - Tenant demand is very strong due to the popularity and good job situation in the Exeter area. There are few signs of landlords leaving the market and plenty of demand for new instructions.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Continued increase in demand from tenants, with a relatively sparse availability of properties, resulting in swift lets and rent increases.

David Owen Evans FRICS, Rhayader, Clare Evans & Co, 01597 810457, www.clareevansandco.co.uk, clare.evans@clareevansandco.co.uk - Lack of available properties to rent has seen tenant demand rise for consecutive periods.

John Caines FRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - The tenant fee ban will only increase rents charged as agents will pass charges to landlords.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - The lettings market is beginning to stagnate with an oversupply of rental properties available.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - Demand levels for 1 and 2 bedroom flats is high, this tails-off for larger higher rental value properties. When asked, tenants are not considering buying due to future uncertainty which mainly relates to Brexit.

Angela Kelly MRICS, City and Clerkenwell, Hurford Salvi Carr Ltd, 02074901144, www.h-s-c.co.uk, angela.kelly@h-s-c.co.uk - A surprisingly buoyant February in central London despite many tenants leaving to go overseas.

Benjamin Mire, Colindale, Trust Property Management, 08452601515, trustplc.com, bmire@trustplc.com - There is a scarcity of supply and therefore an effect on rents.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 4999, www.as-r.co.uk, jking@as-r.co.uk - Traditionally a busy month when following a quieter one. More market appraisals than instructions as landlords review their options either to list or sell.

J.J.King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 4999, www.as-r.co.uk, jking@as-r.co.uk - Increased number of new registrations has fuelled interest in those properties where recently very little was happening. The market overall is on the move.

James Gubbins MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Starting to see better applicant registration although quality of offers is still poor. Tenants expecting a lot for their money.

Surveyor comments - lettings

Jeff Doble FRICS, London, Dexters, 02086141210, dexters.co.uk, jeffdoble@dexters.co.uk - Good levels of business, ahead of last year in all areas.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Stronger demand this month from better quality tenants. Shortage of 1 bed properties. Landlords rejecting offers resulting in empty properties (mostly houses).

Mark Wilson MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - Yes we are doing business but it has never been such hard work. Tenants are increasingly canny making multiple offers, looking for the landlord who can't take the pain of a prolonged void.

Matt, London, Daniel Watney, mbownik@danielwatney.co.uk - Increased tenant movements (number of notices), longer void periods.

Robert Green MRICS, Battersea, John D Wood & Co., 020 7352 1484 - Remains a very price sensitive market especially for large family houses.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Rents continue to soften but there is still an active market, especially at the lower and very top ends.

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

Will Barnes Yallowley AssocRICS, Kensington, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - A month of minimal economic activity.

Scotland

Fraser Crichton MRICS, Edinburgh, Dove Davies & Partners, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - There continues to be a shortage of one bedroom flats. Prospective tenants are confused by the new PRT with no initial fixed term. Particularly HMO tenants would prefer a fixed 9 to 12 month lease.

Grant Robertson MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Increasing stock due to time of year.

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, www.bradburne.co.uk, info@bradburne.co.uk - General lettings are steady and student lettings have reduced slightly as the new tenancies come into force.

John Brown FRICS, Edinburgh, John Brown and Company, 0131441 5590, jb-uk.com, john.brown@jb-uk.com - Landlords are considering their position-rolling tenancies allowing 28 day notice period by tenants is leading to churning and voids.

John Gell MRCIS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Tenant demand picking up, often associated with change in family circumstance. Notably fewer EU citizens. New instructions steady - often owners reluctant/unable to sell (LBTT?). Fewer investor landlords.

Kevin Hay BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - Good demand for property which is selling well as there is a lack of stock.

Neil Woodhead FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Still high demand for quality properties but no signs in increased rents.

Northern Ireland

Gareth Gibson FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Rental market has started to awaken from its winter slumber and tenant demand rising much faster than stock levels. This is being reflected in rental values and many tenants staying in existing accommodation.

Kirby O'Connnor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market very strong especially for 2 bedrooms (budget £650 approx). We are coming into student season now.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Rental demand remains high.

Stephen Fitzpatrick MRICS, Newry CoDown, Stephen Fitzpatrick Estd.1881, 02830265533, www.stephenfitzpatrick.co.uk, info@stephenfitzpatrick.co.uk - When house prices are too high the only option is to rent.

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