



January 2020: UK Residential Market Survey

Sales market activity continues to improve

- Buyer enquiries, agreed sales and new instructions all rise over the month
- Respondents remain upbeat on the outlook for sales in the coming year
- House prices rise at the national level, driven by a turnaround in London and the South East

The January 2020 RICS Residential Survey results signal a continued improvement in market activity over the month, with indicators on demand, sales and fresh listings all moving further into positive territory. What's more, respondents across all regions remain optimistic that sales volumes will continue to gain momentum over the next twelve months.

Starting with new buyer enquiries, a net balance of +23% of survey participants reported an increase in demand during January (building on a positive reading of +19% in December). The vast majority of regions saw a noticeable pick-up in buyer enquiries during January, albeit trends remained a little flatter in Yorkshire and the Humber as well as in the North West.

Agreed sales also rose for a second month in succession at the national level, evidenced by a net balance of +21% of respondents reporting an increase. Again, most parts of the UK were said to have seen solid growth in sales, led by particularly firm readings in the West Midlands, Northern Ireland and Wales. Looking ahead, sales expectations are now comfortably positive across all UK regions/countries, both in the near term and at the twelve month horizon.

Alongside this, the flow of new instructions coming onto the market also increased during January, with a net balance of +19% of contributors noting a rise (up from +11% previously). Furthermore, a net balance of +20% of respondents nationally reported that the level of market appraisals undertaken over the month was higher than a year ago, marking the first positive reading for this series since it was introduced back in 2017. Going forward, this should bode well for the pipeline of new instructions over the coming months.

Even so, this improvement in the volume of listings coming onto the sales market follows a protracted period of falling supply, meaning average stock levels on estate agents books remain very low when placed in a historical context (at 43 properties).

On the back of the stronger trends in market activity, house price pressures appear to be building. Indeed, the headline price net balance moved up to +17% in the latest report (compared with a reading of -2% in December). Driving this pick-up, house price inflation gauges moved into positive territory in both London and the South East during January, having been stuck below zero throughout much of the past few years. Elsewhere, Northern Ireland and Scotland currently display the strongest growth in house prices across the UK (in net balance terms).

As to the future, expectations point to house price inflation gathering pace, both in the near term and over the year to come. Moreover, respondents anticipate prices increasing, to a greater or lesser degree, across all parts of the UK during the next twelve months.

That said, the higher priced tiers of the market still appear to be faced with slightly tougher conditions at present. In fact, 56% of contributors report that sales prices are still coming in some way below asking, albeit this is noticeably less than 67% back in October 2019. Conversely, for properties listed on the market at £500k and below, 63% of survey participants note that sales prices are coming in at least level with asking prices (broadly unchanged from trends reported in October).

In the lettings market, tenant demand rose at a steady pace in the three months to January (seasonally adjusted quarterly series), with a net balance of +24% of respondents citing an increase. At the same time, landlord instructions were reported to have fallen by a net balance of -13% of contributors, extending a run of negative readings for this series into a fifteenth straight quarter. Given this mismatch between rising demand and falling supply, rents are expected to increase over the coming three months, while twelve-month expectations continue to point to rents rising by a little over 2% in the year ahead.

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:

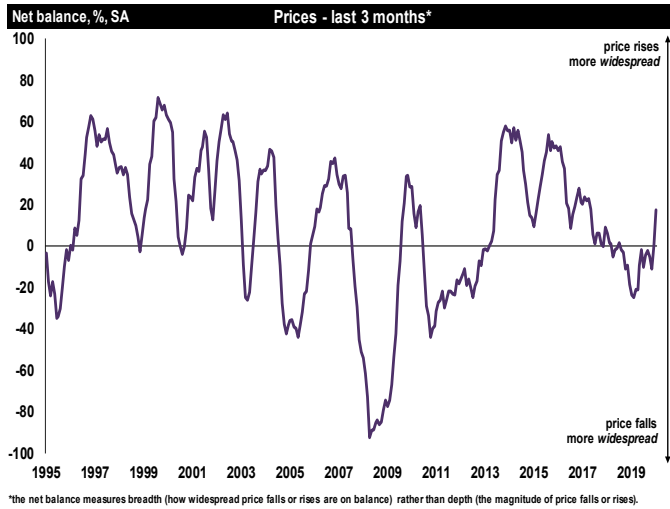
- February survey: 12 March**
- March Survey: 9 April**
- April Survey: 14 May**

Number of responses to this month's survey:

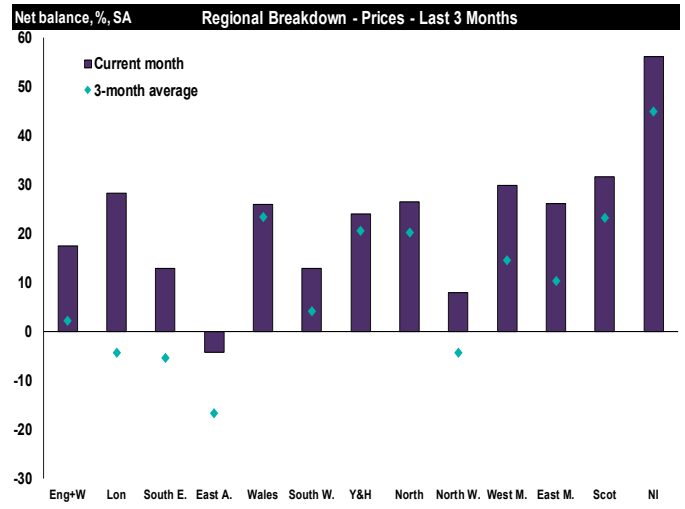
- This survey sample covers 739 branches coming from 342 responses

Sales market charts

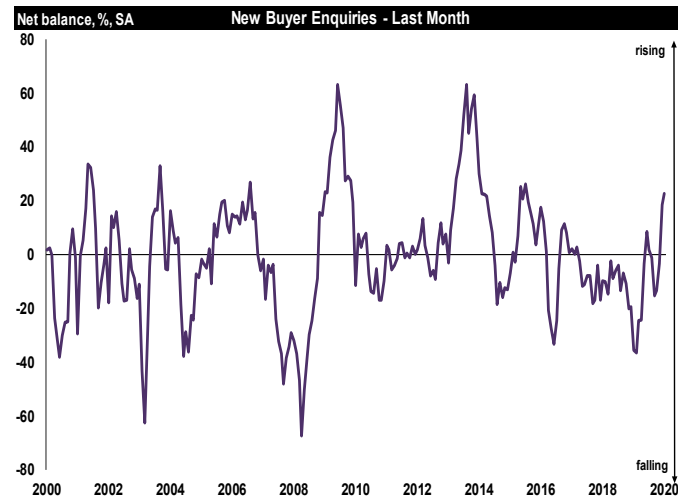
National Prices - Past three months



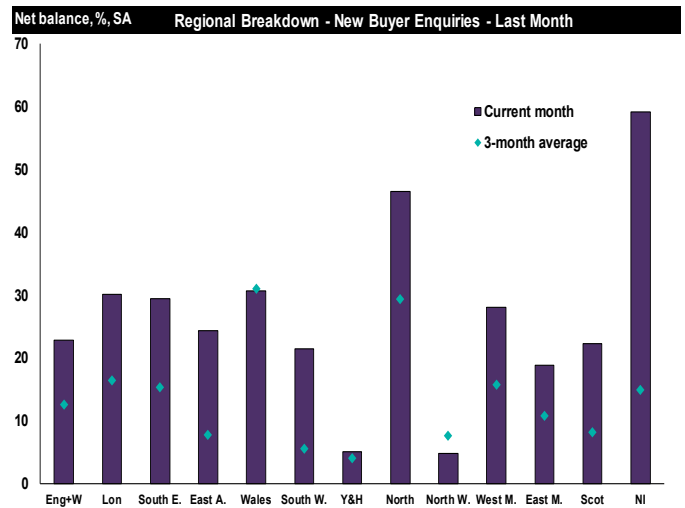
Regional Prices - Past three months



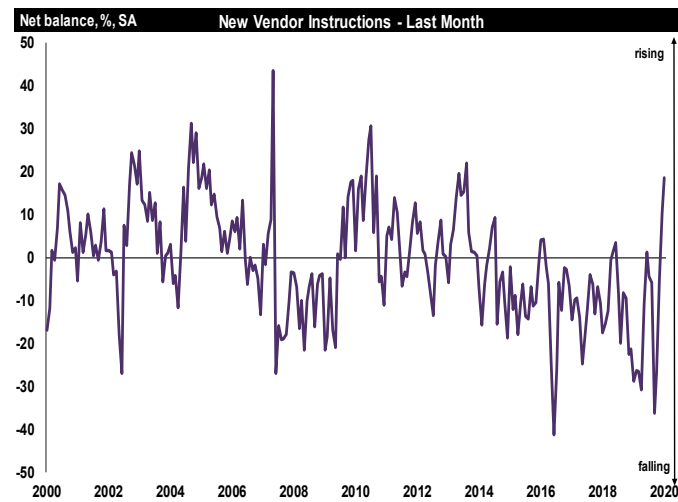
National Enquiries - Past month



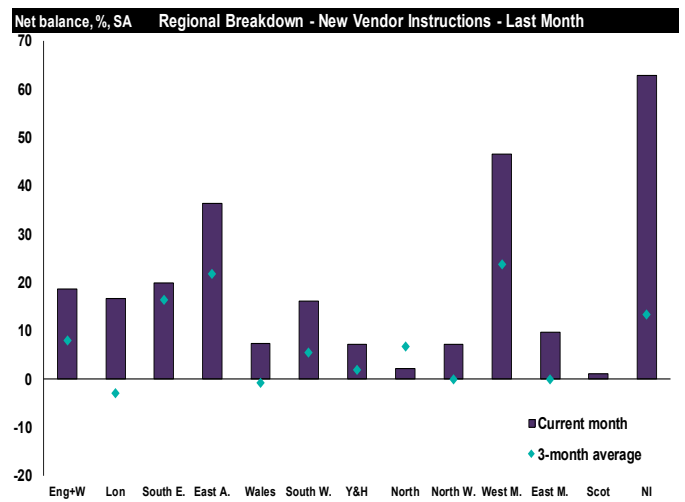
Regional Enquiries - Past month



National New Vendor Instructions - Past month

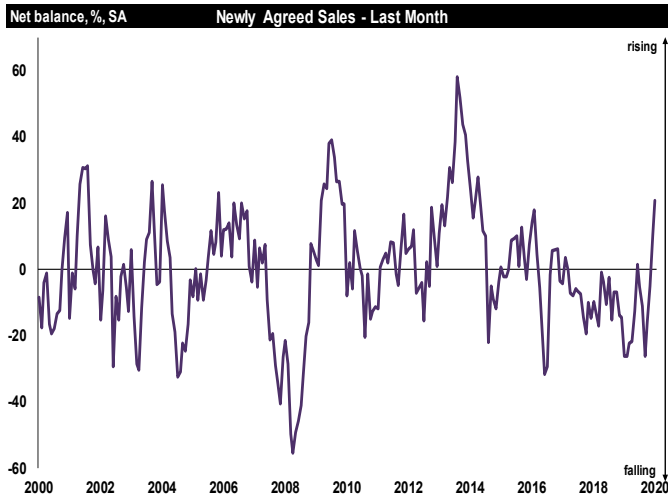


Regional New Vendor Instructions - Past month

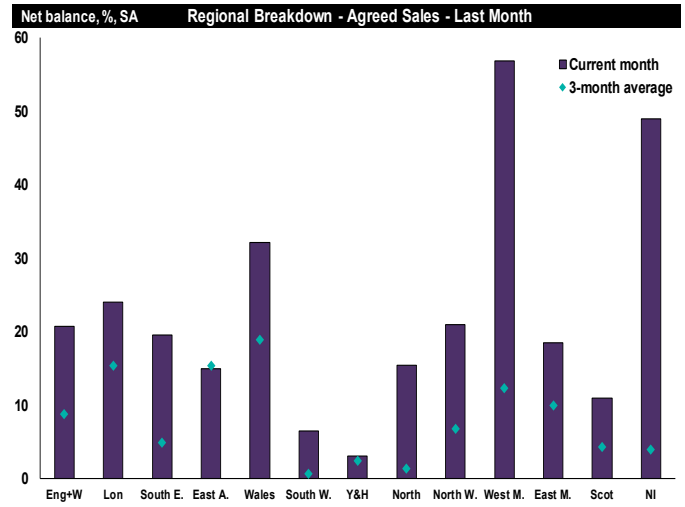


Sales market charts

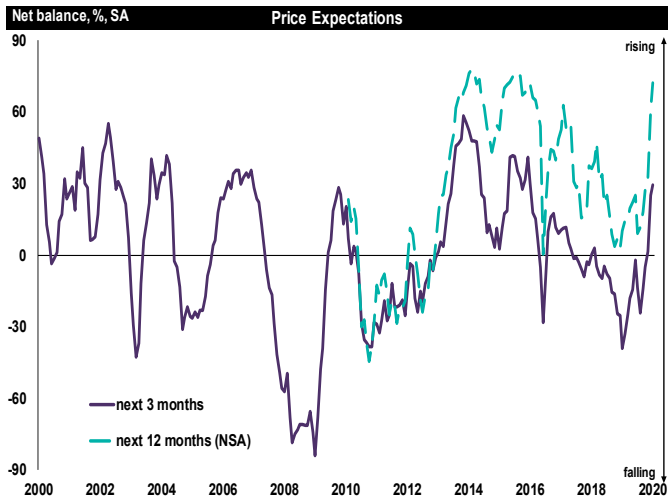
National Newly Agreed Sales - Past month



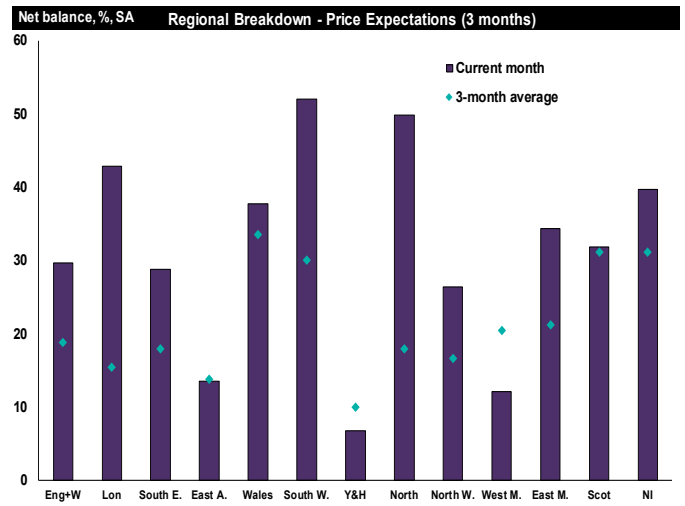
Regional Newly Agreed Sales - Past month



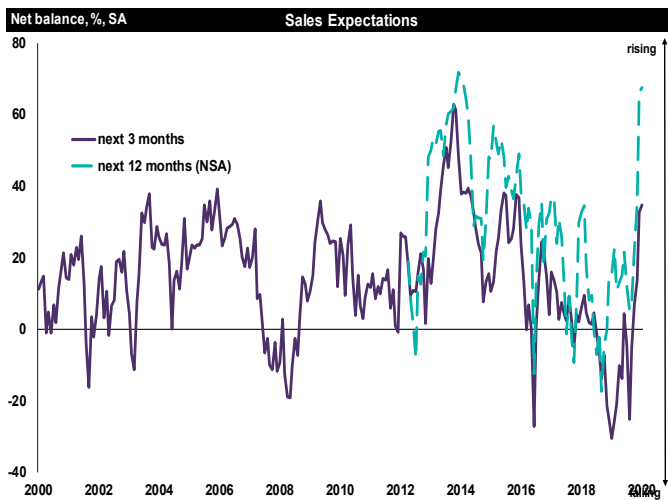
National Price Expectations - Three and twelve month expectations



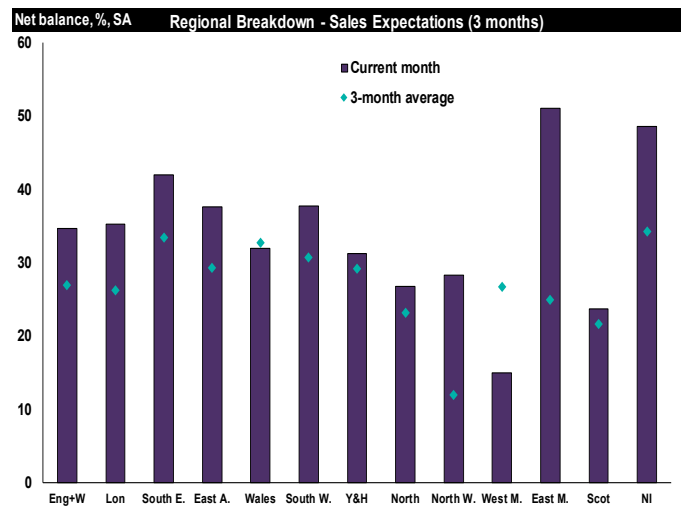
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

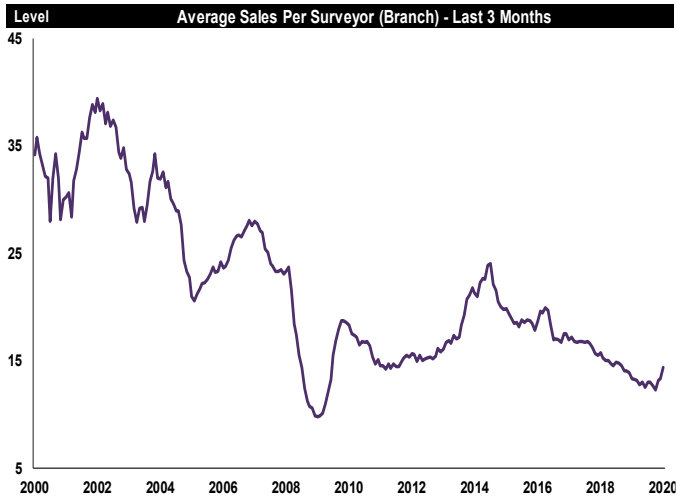


Regional Sales Expectations - Next three months

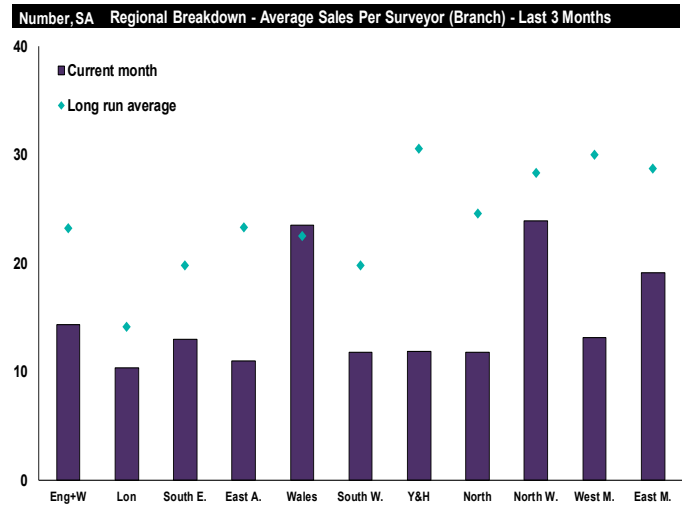


Sales market charts

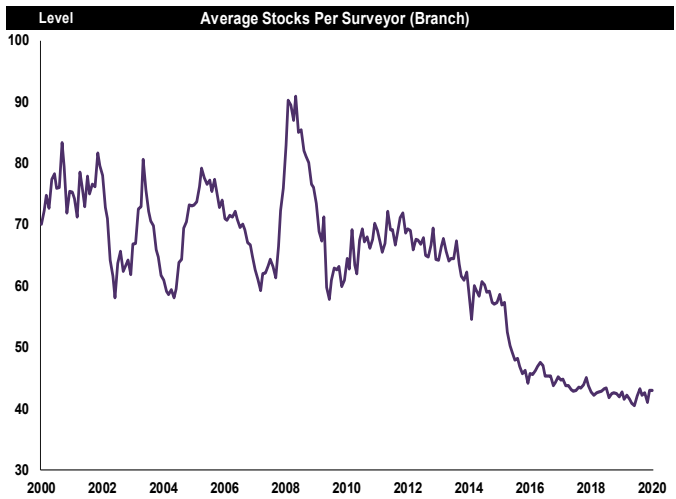
National Average Sales Per Surveyor - Past three months



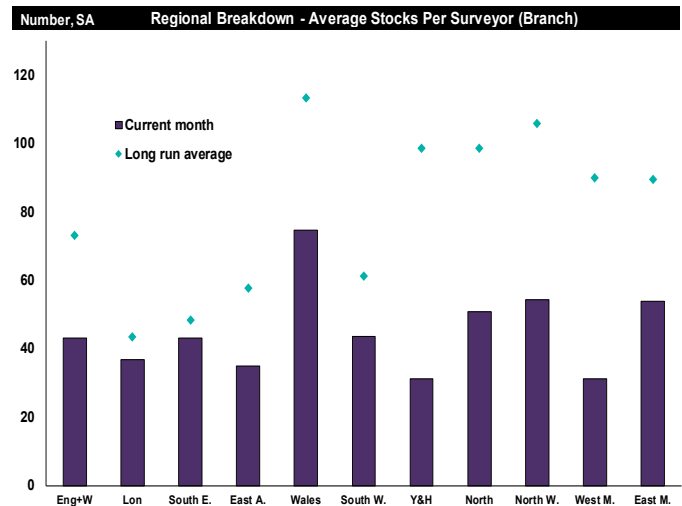
Regional Average Sales Per Surveyor - Past three months



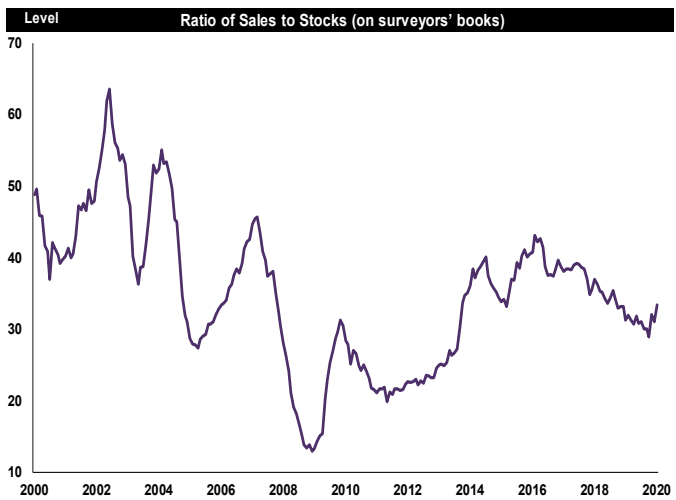
National Average Stocks Per Surveyor



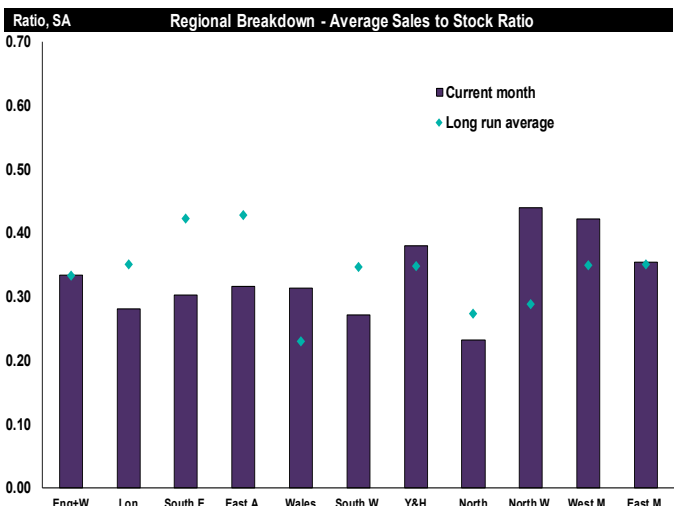
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

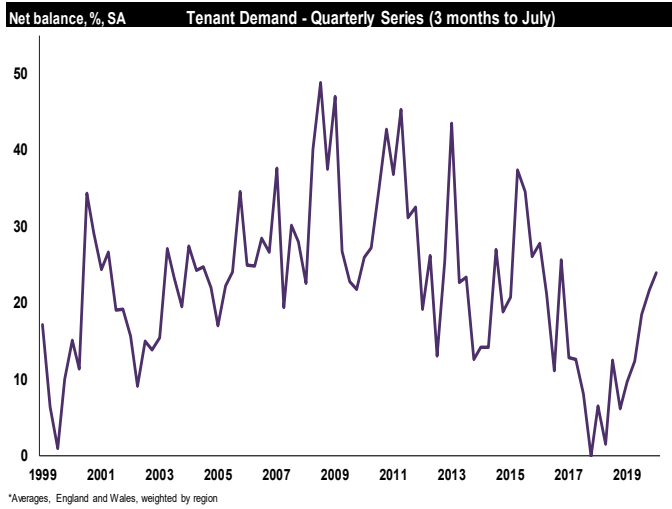


Regional Sales to Stock Ratio

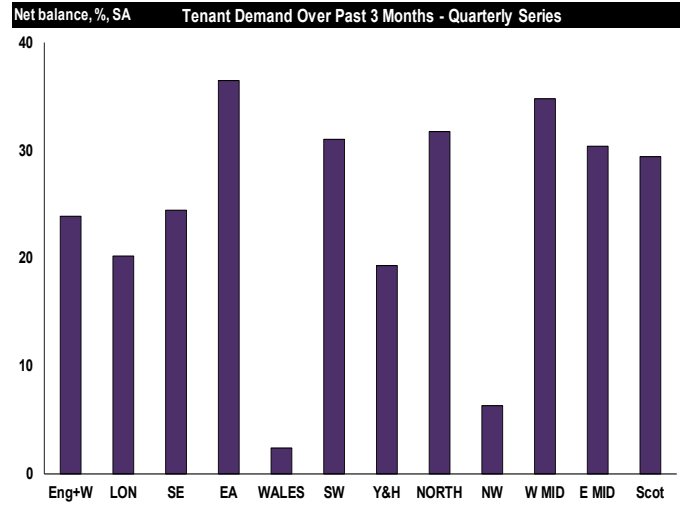


Lettings market charts

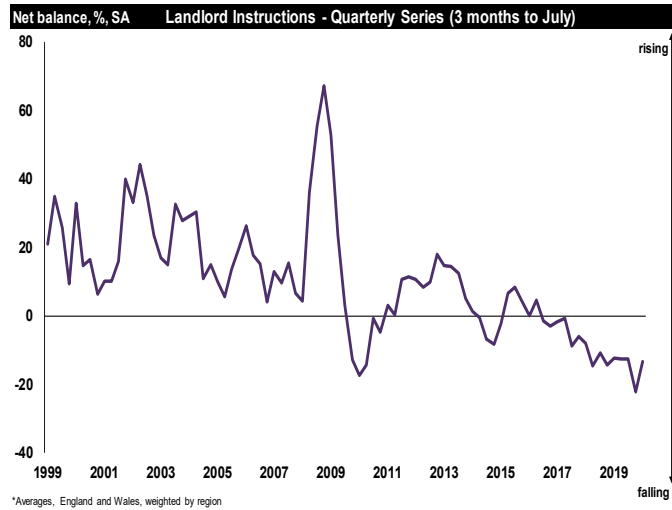
National Tenant Demand - Past three months



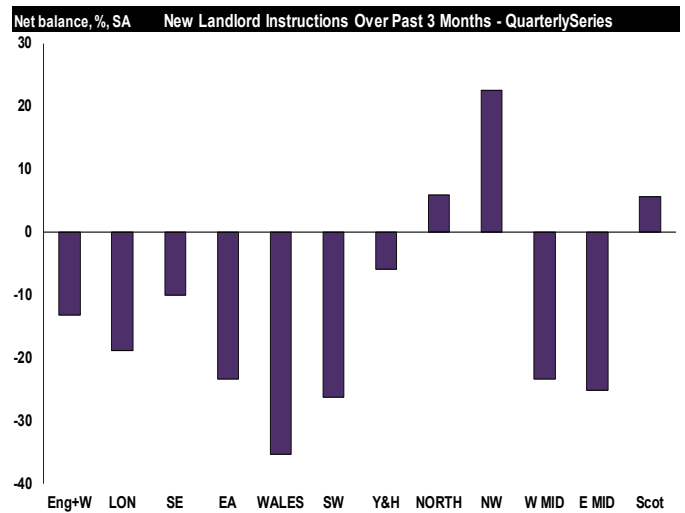
Regional Tenant Demand - Past three months



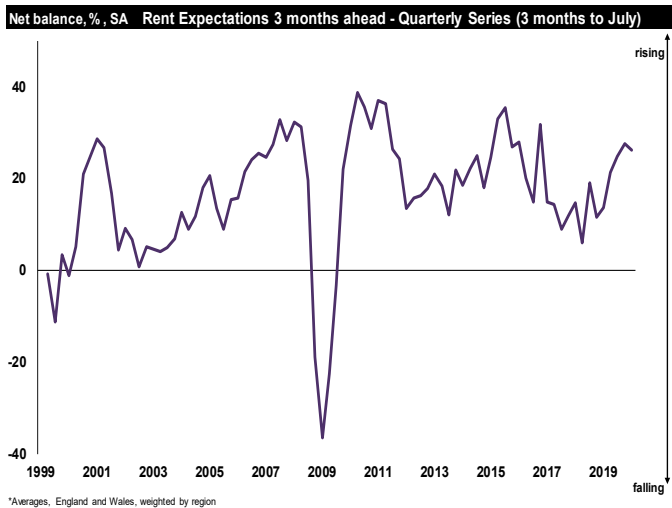
National New Landlord Instructions - Past three months



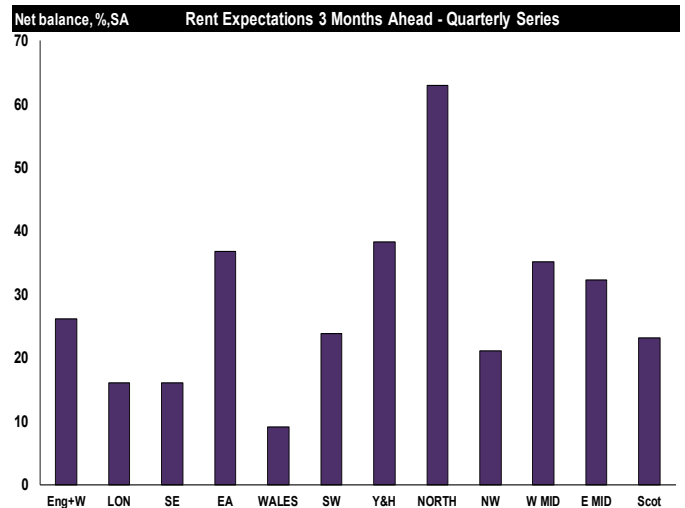
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

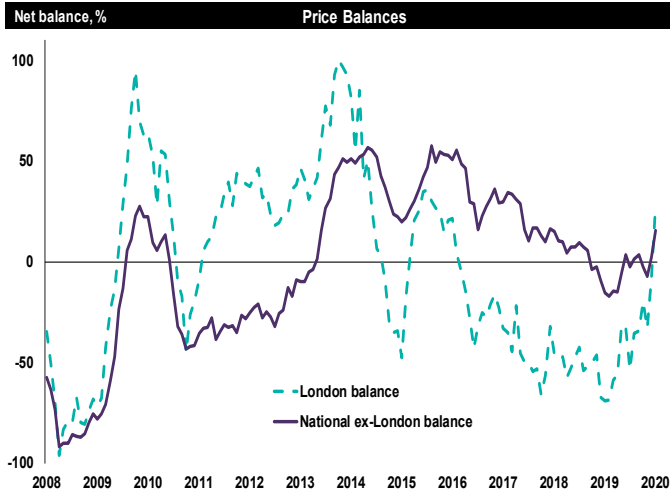


Regional Rent Expectations - Next three months

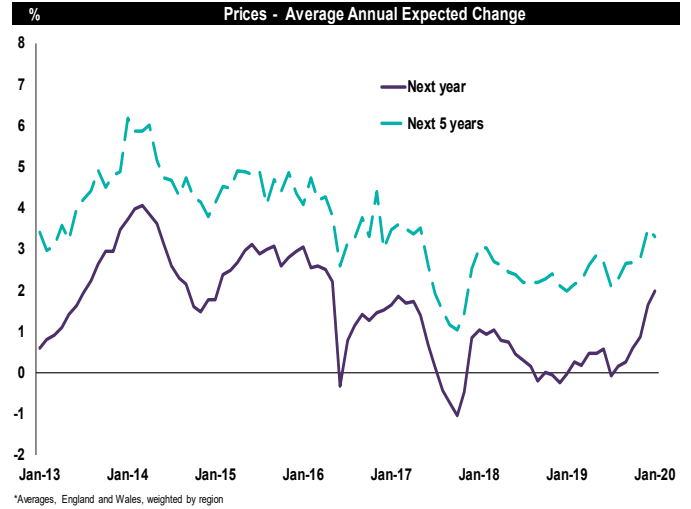


Expectations & other data

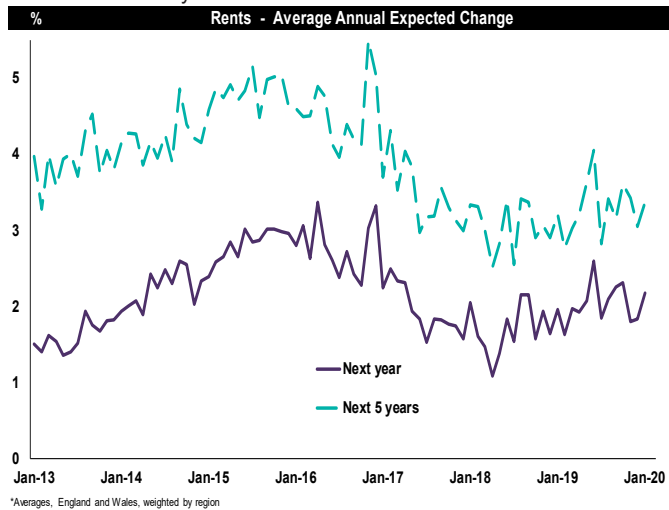
National Price Balance (excluding London) and London Price Balance - Past three months



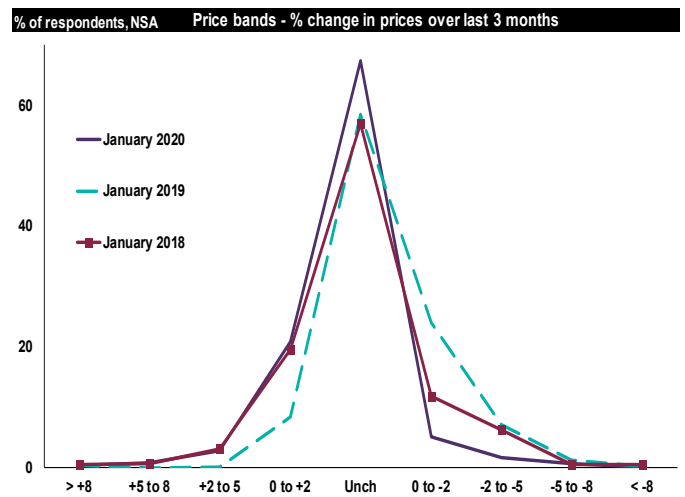
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Neil Foster FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - 'Boris Bounce' is much in evidence. Vendors are stirring and buyer interest has perked up significantly.

Paul Mcskimmings BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - A slow start but strong finish to the month. Cautiously optimistic that good instruction levels will continue through February.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Very strong start to the New Year on both instructions and sale agreed.

Yorkshire and the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Seasonal January upturn assisted to date by mild winter weather, tentative encouragement.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Increase in buyer confidence as Brexit and election are behind us, but a lack of instructions.

Bill Dale MRICS, West Yorkshire, Dale Eddison, 01943 817642 - The market has improved since the uncertainty caused by Brexit and the election campaign have receded.

David J Martindale MRICS, Wakefield, FSL, david.martindale@fslea.com - The market has picked up following the Christmas break.

Heather Blackshaw MRICS, Brigg, Bell Watson, 01724 865555, louise.blackshaw@bellwatson.co.uk - A great deal of uncertainty in the local market. If British Steel is not out of insolvency the local market will collapse.

Ian Adams MRICS, East Riding Of Yorkshire and Kingston uponHull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Still getting Christmas out of the way, slow start to the year.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanfrown.co.uk, belindandjames@hotmail.co.uk - I am far more optimistic about the state of the housing market for this year following last month's election and this month's Brexit. We have seen an noticeable increase in both buyers and sellers.

James Watts MRICS, Bradford, Robert Watts Estate Agents, 01274 878878, www.robertwatts.co.uk, jameswatts@robertwatts.co.uk - There is definitely more confidence within the market place and most local agents are very busy with listings and sales but there is more pressure than ever on fees.

Kenneth Bird MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Strong start to the New Year on all fronts as uncertainty has been removed and confidence returns.

Mark J Hunter MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - There is an increase in activity but the level of instructions still remains low. However, this is often the case in January and hopefully the more optimistic mood will tempt an increase in instructions as we move into the Spring.

Paul Staniford MRICS, Beverley, Stanifords, 01482-300480, www.stanifords.com, paul.staniford@stanifords.com - The market in Beverley and East Yorkshire has always been consistent without extreme ups and downs.

Stehen Edwards FRICS, North Yorkshire, Cundalls, 01653 697820 - Time taken to complete longer due to long closure at Christmas, time off for solicitors.

North West

James Leech AssocRICS, Preston, Lea Hough & Co, james.leech@leahough.co.uk - Slight increase in demand post Christmas.

John Halman MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - The Boris bounce is evident in our sales and new instructions. At last some improvement to our outlook.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neil LLP, 01513439060, www.b-a-o.com, john@b-a-o.com - A positive start to the year with all activity indicators showing an increase over the previous year.

Stephen Dodgson BSc FRICS, Heswall, Wirral, Rainfords Chartered Surveyors, 0800 612 7957, https://charteredurveyorcheshire.co.uk, steve.dodgson@live.co.uk - Scarcity is helping the prime market at this traditionally slow time of the year. The market is stabilising following 3 years of Brexit uncertainty although January instructions remained slower than 2019.

East Midlands

Andrew W York FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Busy January with all KPI's except, understandably, exchanges moving forward significantly.

Chris Charlton FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com - A change in market sentiment with many new applicants registering, up 19%. Viewings up 17%, lets hope they turn into sales but seems a positive start to 2020.

Christopher Shallice FRICS FAAV, Lincolnshire, Hix & Son, 01406 422777 - Lack of confidence caused by Brexit possibly ebbing away slightly.

David Hawke FRICS, Worksop, David Hawke & Co, 01909 531450 - A very slow monthly start with low activity but lifting as month progressed.

Kirsty Keeton Dip.Surv MRICS, Newark, Nottinghamshire, Richard Watkinson & Partners, 01636 611811, www.richardwatkinson.co.uk, kirsty@richardwatkinson.co.uk - January 2020 has started off extremely positively, valuations, listings and sales all increased. Confident bidding and well above guide prices seen at auction. The market feels more positive. Buyers have moved on from Brexit and are moving forward.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - The New Year started off slowly and then gathered momentum. We ended up on all metrics compared to 2019.

Tom Wilson MRICS, Stamford, King West, 01780 484 520, kingwest.co.uk, twilson@kingwest.co.uk - The first 2 weeks of January were very busy with sales agreed and buyer enquiries ahead of expected. The last 2 weeks were quieter. There appears a lot of "will" to go forward. It remains to be seen if this will result in anything tangible and lasting.

Will Ravenhill Mnaea Marla MNAEA MARLA, Leicester, Readings, 01162227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Love him or hate him, but whichever way you look at it, the sales market is definitely benefiting from a "Boris Bounce" since the election! Market appraisals up 41% compared to January 2019.

Surveyor comments - sales

West Midlands

Alexander Smith FRICS, Birmingham, Alex Smith & Company, 0121 784 6660, alex@alex-smith.co.uk - Continuing low interest rates. Removal of uncertainty of Brexit.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - After a slow start the month finished very strongly. There is good momentum and confidence as we enter the busy spring market.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Generally more interest across all price ranges, although shortage of properties coming onto the market is frustrating and it is hoped it will improve as spring approaches.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - More property coming available and indications are the market is getting more active and likely to continue into spring, following confirmation interest rates will remain unchanged.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A noticeable improvement with enquiries in all price ranges. Properties needed to satisfy demand. Spring property market looks promising.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Property sales market gathering momentum as spring approaches. More properties needed to satisfy demand. All types of traditional and modern properties generating interest.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - A promising start to the year with a significant increase in prospective sellers.

Richard Franklin BSc (Hons) MRICS, Worcestershire, Franklin Gallimore, 01584 810436 - Low stock levels prevail in a market with little impetus and given political malaise many home owners are sitting it out from the sidelines.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - Multiple offers on several recent instructions. It appears that the market is active for this time of the year.

Stewart H Sherman MRICS, Birmingham, Chamberlains Chartered Surveyors, 0121 428 4290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk - There seems to be a more positive feeling in the market now that the Brexit issue has been sorted for the time being.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - A good, bright start to the year.

David H Knights MRICS, Ipswich, David Brown & Co, 01473 222266, davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - Early New Year bounce, on the back of increased optimism, faded in the last 2 weeks. Not as many new instructions as expected. Good level of interest in the lower price ranges.

Emmerson Dutton, Bury St Edmunds, Bedfords, emmerson@bedfords.co.uk - 2020 has begun positively, with a definite increase in buyers registering to buy. Instructions, whilst also positive, not quite matching the demand.

Jeffrey Hazel RICS, King's Lynn, Geoffrey Collings & Co, jhazel@geoffreycollings.co.uk - Steady demand but limited numbers of properties coming to market.

Mark Wood MRICS, Cambridge, Blues Property Ltd, 01223 211020, mark@bluesproperty.com - Increased activity since beginning of the year, likely to reflect stability of election result and Brexit decided, with offers being received on properties that weren't attracting interest prior to Christmas.

South East

Chris Gooch MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - Buyers are buying and sellers are selling - how long will it last is the big question. Will a difficult trade deal stifle this burgeoning confidence later in the year?

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Bright start but most activity below £500k, buying and selling. Early days to get too excited about a full on recovery, election was only just a month ago.

David Nesbit MRICS, Portsmouth, D.M.Nesbit & Company, 023 9286 4321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Increased activity following Brexit but a long way to go. Shortage of stock remains a real issue.

David Pank FRICS, Leeds and Wakefield, Manning Stainton, www.manningstainton.co.uk, dpank50@gmail.com - The market has certainly woken up with the highest number of new properties listed in a January since 2008.

David Parish FRICS, Essex, Gates Parish & Co, 01708 250033 - A much higher level of activity since the beginning of January with a large number of sales agreed and requests for valuations.

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Improved sentiment.

G Bristow MRICS, Watford, Sdl, giles.bristow@sdlsurveying.co.uk - Improvement now election and Brexit uncertainty is removed.

Harriet Helliar MRICS, Lewes, Strutt & Parker, 01273 407014, harriet.helliar@struttandparker.com - The 3 months leading to the end of the year were mired by the election. Since then, the country has direction and confidence in reforming.

Ian Perry FRICS, Faringdon Fairford Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - A good start to the New Year with new stock coming to the market.

Jane Sayers AssocRICS, Reading, Romans Surveyors and Valuers, 07764 162510, jane.sayers@yahoo.co.uk - I feel now Brexit has happened and the 'hype' and sensationalism over the catastrophe that will occur... has not happened ...that the scarmongerers will now get on with life.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Post Christmas there is more confidence so good levels of new buyers registering. Shortage of good instructions.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Post election improvement, more positive outlook for 2020.

John Frost MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Political stability has improved confidence, just Brexit to finalise. Hopefully market will improve and there will be increased level of instructions.

John Frost MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market has been slow to pick up, but the latter part of January there has seen signs of increased numbers of instructions and sales but not the 'bounce' that was predicted, yet.

Surveyor comments - sales

Kevin Gilbert MRICS, Maidstone, Clive Emson Auctioneers, kevin@cliveemson.co.uk - During 2019 the auction market, especially for residential, bucked the trend of some estate agencies. With the likely drop in the number of high street 'shops' the internet will continue to play an increasing role in marketing.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Year has started with more buyer activity but not being met with more properties being offered.

Paul Bird MRICS, Braintree, Joscelyne Chase, 01376 322222, www.joscelynechase.co.uk, paul@joscelynechase.co.uk - Early days but a brighter start to 2020.

Peter Jones FRICS Registered Valuer, Southampton, Gavaghan Jones Associates, 01590 623444, p.jones@gavaghanjones.com - Very cautious optimism.

Tim Green MRICS, South Oxfordshire, Green & Co. (Oxford) Ltd, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Green shoots of recovery that we will be nurturing in any way we can to make sure they survive.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880905, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - Market sentiment is much improved since the election. Viewing to offer ratio is much improved and more sales being agreed. More new applicant enquiries than ever before. The market appears much more optimistic.

South West

Christopher Bailey MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - Throughout January we have seen a significant upturn in activity, both for buyers and clients alike. The "Boris Bounce" is evident..

David Mckillop FRICS, Salisbury, Mckillop and Gregory, dm@mckillopandgregory.co.uk - A very good month. Big improvement on last year. More buyers. More positivity.

David Robinson AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Market activity has perked up with more properties appearing but spectre of supply/demand in balance. Wet weather has held back country property market.

G C Thorne FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - Whilst the market has been active during January, we are still awaiting a sense of direction from the government and this may be leading to buyers holding back while the market takes stock of what happened during December.

Graham Barton MRICS (PS Avon in C hasn't existed for 24 years!!!, West Of England, Clive Emson Auctioneers, 01392 366555, www.cliveemson.co.uk, graham@cliveemson.co.uk - Brexit, New Year and Spring on the horizon seem to have put a smile back on people's faces.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - The start of the New year has seen increased listings, new stock, which will stimulate the market.

James Mckillop MRICS, South West, Knight Frank, james.mckillop@knightfrank.com - We're seeing a bit of a champagne cork reaction to Brexit and the election. What we cannot yet tell is how sustained the positive sentiment will be.

James Wilson MRICS, Shaftesbury, Jackson- Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Enquiries are increasing and there is clear evidence of more confidence.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - A very positive start to the New Year. Stock levels are low following Christmas but we are busy doing market appraisals and are hopeful of more stock in the next few months. Sales have been very good for January.

Jon Pullin MRICS, Thornbury, Bristol, Voyce Pullin Ltd, jon@voycepullin.co.uk - Holiday season, government measures.

Ken Pitcher FRICS, Blandford Forum, Dorset, Chaffers (Blandford) Ltd, 01258 456044, surveys@chaffers.co.uk - The general election has improved demand as has the resolving of Brexit.

Mark Annett FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - Thank goodness for the election result and there seems to be clarity as to what we are doing. Let us hope we can all move forward.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - Prospective buyers are looking but few are making offers, hoping that more variety will come onto the market soon. Development land has become particularly popular amongst the smaller building companies.

Of Miles FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - Following Boris Johnson's election win, interest from property hunters has surged since the New Year. There has been more footfall, more listings and more viewings.

Robin Tozer, Devon, Stags, 01752 223933 - Increased registration of number of buyers.

Roger Punch FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - The sentiment is definitely one of optimism so we look forward to more instructions as the spring emerges.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - The Brexit bounce was noticeable, sales are still fluid & stocks low. We expect a level market in the short term.

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - January saw a marked increase in activity of viewings and offers being received. Vendors now feel more 'upbeat' about listing their houses. Signs are positive for both buyers and sellers. Next quarter should see a rejuvenation of the market.

David James FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Good start to the year with sales up.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Market activity remains relatively static in Pembrokeshire with few new instructions. However, it is anticipated that activity will improve as spring approaches.

Roger Davies MRICS, Ceredigion, J J Morris, 01239 612 343 - Roll on the spring and some confidence in the country following Brexit etc.

Surveyor comments - sales

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02027888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - A government with a massive majority and Brexit decided has brought buyers back into the market, our sales have substantially increased in January with values rising. People had been delaying decisions due to massive uncertainty.

Colin Pryke BSc MRICS, London & Cambridge, Colin Pryke, colinpryke@hotmail.co.uk - Brexit and election along with Christmas period affected sales. Now resolved (for now!), so market activity and confidence is greater.

J J King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Positive start to the year with valuation appraisals up on this time last year. Viewing numbers have increased along with offers, although a low percentage of sales agreed.

J J King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - As expected a busy start to the year with levels of activity having improved greatly. The market remains upbeat with enthusiastic applicants and vendors in equal measure. The stumbling block is price sensitivity.

James Perris MRICS, London, De Villiers, 020 7887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Considerable improvement in activity following the election result which is likely to gain momentum over the first quarter of this year.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Busier than expected January with more appraisals, buyers and sales agreed but probably won't know if this is likely to be sustained until end February.

Scott Chapman MRICS, South London, Sutton, Croydon & Surrounding Areas, Selectsurv Ltd, 0203 6333155, selectsurv.co.uk, info@selectsurv.co.uk - A degree of confidence is returning to the market.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Prices have gone up in the prime London market for the first time in 4 years. There has been a significant increase in transactions, albeit it is still price sensitive.

Stuart Scotland MRICS, London, Alexander Scotland Chartered Surveyors, stuartscotland@live.co.uk - Market has shown signs of growth since January 2020.

Terry Osborne FRICS, Westminster, Sw1, Tuckerman Residential, 020 7222 5510, tosbome123@yahoo.com - Oversupply of modern flats.

Tom Dogger MRICS, London, Bakke Neptune Investment Ltd, 020 7101 3382, www.bakkenepetune.com, tdogger@bninvestment.co.uk - The election result and the implementation of the European withdrawal bill has resulted in high levels of new Buyer enquiries. Nevertheless, instructions remain low, due to the downward pressures of SDLT.

Scotland

Adrian Stott FRICS, Lothians/Borders/Northumberland, J and E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Despite uncertainty, market has performed well in the areas we cover.

Alan V Kennedy MRICS, Fraserburgh, Shepherd Surveyors, 01346 517456, www.shepherd.co.uk, alankennedy@shepherd.co.uk - Local estate agents reporting increased levels of interest across all price ranges and property types, notably high end properties. The market for flats remains difficult due to limited investor demand.

Alex Inglis MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - The market has been noticeably busier as we move towards February with more sellers now coming forward.

David Cruickshank MRICS, Elgin, D M Hall LLP, david.cruickshank@dmhall.co.uk - Market off to an unseasonably brisk start with many new sales instructions, possibly due to the perceived reduction in uncertainty as Brexit less prominent now.

Derek Anderson MRICS, Cumbernauld, D M Hall, 01236 618900, www.dmhall.co.uk, derek.anderson@dmhall.co.uk - Brexit, General Election, Christmas / winter slowdown, made market conditions difficult. The reluctance of vendors bringing their properties to the market saw most selling well. Classic supply v demand imbalance issues.

George P Brewster FRICS, Edinburgh, J & E Shepherd, 0131 225 1234, www.shepherd.co.uk, gbrewster@shepherd.co.uk - General Election, seasonal impact and slower lending decisions [probably driven by lenders looking for an outcome from the Election] have all contributed to lower volumes /enquiries/revenues. However, demand is strong, particularly from foreign buyers.

Graeme Lusk BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele (E.Surv), 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - The market is beginning to come out of its winter slumber, with home reports being instructed. There is still an under supply of quality properties on the market and buyers waiting. A good time to put your property on the market.

Grant Robertson MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Sales remain strong when there is something to sell. A modest post election surge bodes well for 2020 but stock needs to start releasing or values will surge and kill the market.

Greg Davidson MRICS, Perth, Graham + Sibbald, 01738445733, www.g-s.co.uk, gdavidson@g-s.co.uk - The Perthshire country market finished 2019 strongly with some good sales and 2020 has started well. The brutal LBTT levels still impact sale prices at the upper end but overall the market sentiment is positive.

Ian Morton MRICS, St Andrews, Bradburne 7 Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Indications are that the market is starting to improve slightly due to less political uncertainty and mild winter continuing.

Jack Mc Kinney FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Political upheaval, Brexit worries and threat of Indy Rev 2 holding back investment market.

John Brown FRICS MRTPI DLE, Edinburgh, John Brown and Company, john.brown@jb-uk.com - Bright start to 2020, more enquiries and stock in the market is getting interest although still price sensitive and location dependent. More instructions to inspect. Owners thinking of moving may be put off by limited choices and costs.

Kevin Hay BSc MRICS, Ayrshire, Allied Surveyors, 01292 265381 - Market picking up after the Christmas period and there is still a good demand for property.

Kevin Macdonald MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - The market gained impetus throughout January. More property coming to the market confirming renewed intent by sellers benefitting from the voids created by recent transactions. Increasing numbers of sales above valuation are evident.

Kieran Bonner MRICS, Stirling, J&E Shepherd, kbonner1102@gmail.com - Valuations appear to have picked up slightly since the festive period and reduced political uncertainty.

Surveyor comments - sales

Linda Gove MA (Hons) MRICS, St Andrews, J & E Shepherd, l.gove@shepherd.co.uk - Market shows signs of renewed interest following winter break and clearer political direction.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - New vendors beginning to come forward following the post Christmas torpor. Buyers continue to be active with keen interest in realistically priced properties.

Phiddy Robertson AssocRICS, Highlands, Galbraith, 01463 224343, www.galbraithgroup.com, phiddy.robertson@galbraithgroup.com - The expected post-election bounce in January hasn't materialised, but we remain positive about the housing market in the Highlands.

Richard A Clowes MRICS, Scottish Borders, DM Hall LLP, 01897 752009, www.dmall.co.uk, richard.clowes@dmhall.co.uk - With the December election and Brexit "getting done" generally people's minds appear to be focused on selling or buying houses with the market starting well in 2020, hopefully this will continue.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops, 01258 423002, www.jackson-stops.co.uk, simon.milledge@jackson-stops.co.uk - Election result and final exit from EU seems to have finally brought about some stability, and people seem prepared to move as sellers and buyers. Activity levels are rising, and there is a more positive air about the place.

Tom Murray AssocRICS & RICS Registered Valuer, Ayrshire, GAP, 01465 713498, gapinthemarket.com, tom.murray@gapinthemarket.com - Positive start to 2020: market has reengaged quickly after Christmas lull. Balance of instructions and applicant enquiries is good resulting in traction for transactions to move forward.

Northern Ireland

Ciaran Donnelly FRICS, Belfast, Campbell Cairns, 02890249024, ciaran@campbellcairns.com - Potentially a good year ahead given political events more settled.

Daniel Mc Leron FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Market steady since Christmas. First time buyer market buoyant. Insufficient resale properties coming to market.

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - The market has been strong in new developments, interest and bookings are coming in strong. for sub £200,000 price range.

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The market moves into the New Year with momentum and high demand.

Thomas Baird MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - January 2020 instructions for home reports has been strong although with Brexit looming and unresolved cladding issues, the market is still a little volatile in certain areas.

Surveyor comments - lettings

North

Neil Foster FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441, . - Activity mirroring the sales market with strong tenant demand pushing rents upward.

Richard Towler MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - Upturn in demand in the first month of the year with most property letting readily. Supply remains constrained.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Strong demand still from tenants, though new supply is short.

Yorkshire and the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Some landlords exiting the market and there is a shortage of good quality housing available to rent in the popular areas. Demand remains sustainable.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Shortage of supply driving rent increases.

David J Martindale MRICS, Wakefield, FSL, david.martindale@fslea.com - Lettings continue to be very busy.

Ian Adams MRICS, East Riding Of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Tenants still out there but demand slowing.

North West

John Halman MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Lack of supply due to no new landlords coming to the market - this means rents will increase.

East Midlands

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

Christopher Shallice FRICS FAAV, Lincolnshire, Hix & Son, 01406 422777 . - Steady satisfactory movement considering the time of year.

John Chappell BSc.(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - Demand for property still unusually buoyant across all types. Demand still way in excess of supply for 3 bed but rents pegged back by local economics.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - Landlord instructions a bit thin but tenants easy to find.

Nicholas Richardson FRICS, Beeston/Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk - Increased Tenant demand since the General Election result & a bit of a feel-good factor, plus lighter nights!

Paul Perriam BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - A surge in activity in the New Year with enquiries significantly up on the previous year.

Will Ravenhill Mnaea Marla MNAEA MARLA, Leicester, Readings, 01162227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Demand from tenants was very slow at the end of 2019, but picked up considerably in 2020. Many landlords concerned about impact of potential changes to S21 legislation (a few saying they'll sell up).

West Midlands

Andrew Pearce MRICS, Wolverhampton, Millennium Properties, 01902 836036, . - New letting policy / legislation having negative impact on market for tenants, landlords and agents.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - After a quiet December, it's been an encouraging start to the New Year. Plenty of new clients looking to rent but still a shortage of new instructions.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600, . - Strong demand for all types of accommodation - in particular small family houses which seem to be in short supply.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600, . - A strong demand for all types of rented properties. Stock levels remain consistent, although not increasing as fewer landlords consider buy to let.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600, . - Strong demand for all types of rented accommodation. Unless stock levels improve, rents will increase.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600, . - Still a very strong demand for all types of rented accommodation with emphasis on two or three bedroomed properties - flat accommodation not in short supply.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - A busy start to the year with more available stock and good tenant demand.

Richard Franklin BSc (Hons) MRICS, Worcestershire, Franklin Gallimore, 01584 810436, . - Strong tenant demand with over 30 enquiries for one rural cottage. Some landlords pretending to ignore the impact of MEES, expect tenants to react post April.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - The market continues to be buoyant for the time of year.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Landlords getting nervous about all the current and proposed legislation. Suggestions that they will either drop out of the market or have to increase rents.

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

South East

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Started positively but dried up part way through the month. New instructions remain a third of total lettings, but these are seasoned landlords jumping ship rather than landlords new to PRS. Higher number of landlords placing properties for sale.

David Pank FRICS, Leeds and Wakefield, Manning Stainton, www.manningstainton.co.uk, dpank50@gmail.com - The continuing legislative assault on private landlords continues to see the supply of properties to rent fall and consequently tenants face increased competition for housing, less choice and higher rents.

David Parish FRICS, Essex, Gates Parish & Co, 01708 250033 - There is a good demand for all types of property at present. More instructions are now being received.

Harriet Helliar MRICS, Lewes, Strutt & Parker, 01273 407014, harriet.helliar@struttandparker.com - The Tenant Fees ban is still having an impact in delaying how quickly properties are being let.

Surveyor comments - lettings

Ian Perry FRICS, Faringdon Fairford Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - A steady start to the year.

Jane Sayers AssocRICS, Reading, Romans Surveyors and Valuers, 07764 162510, jane.sayers@yahoo.co.uk - Rental market will continue to be buoyant as the gap between earnings and multiples needed to obtain a mortgage remain the same for the foreseeable.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Activity after Christmas picked up.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Shortage of new instructions. Buy To Let investors still low in numbers.

Kevin Gilbert MRICS, Maidstone, Clive Emson Auctioneers, kevin@cliveemson.co.uk - while increasing health & safety legislation is a good thing, this will not prevent rogue landlord and tenants ignoring it

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - No significant effect on lettings as a result of election or Brexit, market continues satisfactorily with good range of applicants for all properties.

Paul Bird MRICS, Braintree, Joscelyne Chase, 01376 322222, www.joscelynechase.co.uk, paul@joscelynechase.co.uk - We need something in the budget to bring investors back into this market.

Peter Jones FRICS Registered Valuer, Southampton, Gavaghan Jones Associates, 01590 623444, p.jones@gavaghanjones.com - General unseasonable effects.

Peter Smith AssocRICS, Maidstone, PJJS Management Services Ltd, 01622 861533, www.pjjs.co.uk, peter@pjjs.com - The issue with Brexit has definitely caused uncertainty throughout the country where it was initially believed this would not happen. This has had a major impact which can now only improve within the next 12 months when certainty resumes.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880905, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - The rental market is still pretty static.

South West

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Steady as she goes.

Mark Annett FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - The rental market is strong and hopefully confidence remains.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - A shortage of properties for rent, is resulting in swift lettings on properties currently available, especially in the lower end of the market and, as demand exceeds supply, full rental figures are being achieved.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - The letting market has improved in activity since the New Year began.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02027888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - Lettings remain constantly active, rents generally stable, so far few landlords selling but predicted legislation could decimate the market by creating exodus from BTL.

J J King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Applicant numbers continue to improve but running out of stock. Existing tenant renewals have increased while new stock remains thin on the ground.

J J King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - The lack of new stock is fueling rents, this may persuade some landlords back into the market.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Listings are disappointingly low with landlords tempted to sell with tax, regulatory changes or switch to short lets - unable to satisfy some good quality tenants.

Jilly Bland MRICS John Collard, Wimbledon Village, Robert Holmes & Co, 02088799669, www.enquiries@robertholmes.co.uk, jilly@robertholmes.co.uk - Very low stock levels against current demand has and should continue to drive prices upwards.

Mark Wilson MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - How has 2020 started? In a word slow! Any more certainty? Only that we don't have a socialist government. Outlook for the year? Bearish!

Richard Balmforth FRICS, West Norwood South London, Stapleton Long, 020 8670 9111, r.balmforth@stapletonlong.co.uk - EPC standards. My views on long term rent increases will be the result of some landlords withdrawing from the market as well as tenants paying more rent in lieu of lower bills.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Most of our London offices are reporting rental growth, primarily driven by low levels of stock.

Terry Osborne FRICS, Westminster, Sw1, Tuckerman Residential, 020 7222 5510, tosbome123@yahoo.com - Oversupply of modern flats.

Tom Dogger MRICS, London, Bakke Neptune Investment Ltd, 020 7101 3382, www.bakkenepetune.com, tdogger@bninvestment.co.uk - The continued low yields facing landlords, resulting from the abolition of being able to offset financing interest payments, has produced limited stock. Expect prices to rise.

Will Barnes Yellowley AssocRICS, Kensington London, Lhh Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Reluctant market.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, 01387 263066, savills.co.uk, cmadavies@savills.com - Energy efficiency regulation is now taking property out of the market for longer whilst looking at ways to meet future requirements. Knock on impact that supply is scarce and rents increasing.

George P Brewster FRICS, Edinburgh, J & E Shepherd, 0131 225 1234, www.shepherd.co.uk, gbrewster@shepherd.co.uk - Demand remains buoyant with a decent inflow of transient population seeking to move to the security of an independent Britain.

Grant Robertson MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Tenant demand in some sectors being forced to rent as nothing for sale.

Ian Morton MRICS, St Andrews, Bradburne 7 Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Tenant demand continues for long term lettings although the growth in holiday lets has slowed due to proposed legislation.

Surveyor comments - lettings

John Brown FRICS MRTPI DLE, Edinburgh, John Brown and Company, john.brown@jb-uk.com - Quieter during December and early January greater interest from tenants in last weeks of the month. Rents competitive as stock had increased. More job offers, mobility brings new entrants; increase in unfurnished accommodation. Tenants stay longer.

John Gell MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - An exceptionally busy January with more landlords entering the market and a notable surge in tenant enquiries. Brexit uncertainties still prevail but life has to move on.

Tom Murray AssocRICS & RICS Registered Valuer, Ayrshire, GAP, 01465 713498, gapinthemarket.com, tom.murray@gapinthemarket.com - Landlords concerned about the minimum energy efficiency standards, a number of landlord clients exiting the lettings market, hence reduction in available stock

Northern Ireland

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market is strong for 2 bed and 1 bedrooms, higher end has slowed down.

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

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