



June 2019: UK Residential Market Survey

Steadier market in June

- Buyer enquiries edge upwards over the month after significant declines in the early part of the year
- Twelve month expectations point to a pick-up in sales volumes and prices
- Majority view the new build price premium to currently be between 5 and 10%

The latest set of results (covering June 2019) for the RICS Residential Market Survey are consistent with a somewhat stable trend beginning to emerge. Although much of the anecdotal commentary remains a little downbeat, contributors actually reported (in net balance terms) a very modest rise in buyer demand whilst new instructions to sell have also held steady over the month. In line with this, the Newly Agreed Sales series just about edged into positive territory for the first time this year. Notably, although forward looking metrics suggest the picture is unlikely to change materially over the coming three months, momentum is a little more upbeat at the twelve-month time horizon.

The New Buyer Enquiries net balance came in +10% in June. This is the first time since November 2016 where contributors have reported a modest rise in the appetite from potential purchasers to acquire property at the national level. Disaggregating the data, demand reportedly increased in seven out of twelve regions covered in the survey. Meanwhile, there are signs of a more stable trend in supply as far as the latest set of results are concerned with the new instructions indicator edging into positive territory for the first time in a year. Before drawing too much comfort from this however, it remains to be seen whether this marks the beginning of supply pressures finally easing across the market. Average stock levels on estate agents' books is still around record lows. Furthermore, when contributors were asked to compare appraisals that were undertaken in June with the same period of last year, 24% more stated they are lower on a like for like basis which does not appear to bode particularly well for the new instructions pipeline going forward.

The slightly less cautious approach from property purchases does however (to some extent) appear to be filtering through to a steadier trend in transaction volumes. The Newly Agreed Sales net balance edged up to +2% in June marking the first time in ten months where survey participants did not report a decline in activity on this basis. Sales expectations for the coming three months suggest that the stable trend in transactions volumes is likely to persist. Further ahead however, the market is envisaged to gain impetus with

twelve-month sales expectations comfortably positive.

As far as house prices are concerned, the survey's headline price balance moved up to -1% in June from -9% in May. This measure (as a lead indicator) is now pointing to a flattish picture of national price inflation over the next couple of quarters. At the regional level, with the exception of London, the South East, Yorkshire and Humberside and the East of England, all parts of the country are showing results that are consistent with further (in some cases modest) house price growth. Contributors envisage that this largely stable trend in national house price inflation will persist over the coming three months. However, twelve-month expectations are displaying a little more momentum with 25% more respondents anticipating prices will rise, the highest reading for this indicator in eleven months.

In an extra question to the survey, we solicited a response regarding the magnitude of the new build premium at the present time. The majority of contributors (52%) stated that this was around 5-10% on a UK wide basis. When asked as to whether the premium has changed over the past year, in the net balance terms, although contributors reported no change overall at a national level, 18% more contributors took the view that the premium had narrowed somewhat in the London area. This is broadly consistent with the more challenging market conditions in the capital compared to the rest of the country.

An ongoing theme in the lettings market is the fall in landlord instructions coming through to agents on the back of changes in the tax treatment of investment properties. The latest set of results (which form part of the non-seasonally adjusted monthly series) reiterate this message, pointing to a drop in the fresh supply of rental properties being placed on the market for the twentieth month in a row. On the back of the deteriorating balance between tenant demand (which remains solid) and supply, rent expectations are pointing to a further pick-up in growth over the coming year. Average five-year projections imply rental values are expected to rise by 3.6% per annum surpassing house prices, which are seen rising by 2.7% on the same basis.

Methodology

About:

- The RICS Residential Market Survey is a monthly sentiment survey of Chartered Surveyors who operate in the residential sales and lettings markets.

Regions:

- The 'headline' national readings cover England and Wales.
- Specifically the 10 regions that make up the national readings are:
 - 1) North 2) Yorkshire and Humberside 3) North West 4) East Midlands 5) West Midlands 6) East Anglia 7) South East 8) South West 9) Wales 10) London.
- The national data is regionally weighted.
- Data for Scotland and Northern Ireland is also collected, but does not feed into the 'headline' readings.

Questions asked:

- How have average prices changed over the last 3 months? (down/ same/ up)
 - How have new buyer enquiries changed over the last month? (down/ same/ up)
 - How have new vendor instructions changed over the last month? (down/ same/ up)
 - How have agreed sales changed over the last month? (down/ same/ up)
 - How do you expect prices to change over the next 3 months? (down/ same/ up)
 - How do you expect prices to change over the next 12 months? (% band, range options)
 - How do you expect prices to change over the next 5 years? (% band, range options)
 - How do you expect sales to change over the next 3 months? (down/ same/ up)
 - How do you expect sales to change over the next 12 months? (down/ same/ up)
 - Total sales over last 3 months i.e. post contract exchange (level)?
 - Total number of unsold houses on books (level)?
 - Total number of sales branches questions 1 & 2 relate to (level)?
 - How long does the average sales take from listing to completion (weeks)?
 - How has tenant demand changed over the last 3 months? (down/ same/ up)
 - How have landlords instructions changed over the last 3 months? (down/ same/ up)
 - How do you expect rents to change over the next 3 months? (down/ same/ up)
 - How do you expect average rents, in your area, to change over the next 12 months? (% band, range options)
 - What do you expect the average annual growth rate in rents will be over the next 5 years in your area? (% band, range options)
 - What is your sense of current price levels being achieved in your area (Very Expensive, Expensive, Fair value, Cheap, Very Cheap)
- Questions 6, 7, 17 and 18 are broken down by bedroom number viz. 1-bed, 2-bed, 3-bed, 4-bed or more. Headline readings weighted according to CLG English Housing Survey.

Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the net balance will be 25%).**

- The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises).
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).
- In the case of the RICS price balance, a reading of +10 should not be interpreted as RICS saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).
- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Seasonal adjustments:

- The RICS Residential Market Survey data is seasonally adjusted using X-12.

Next embargo dates:

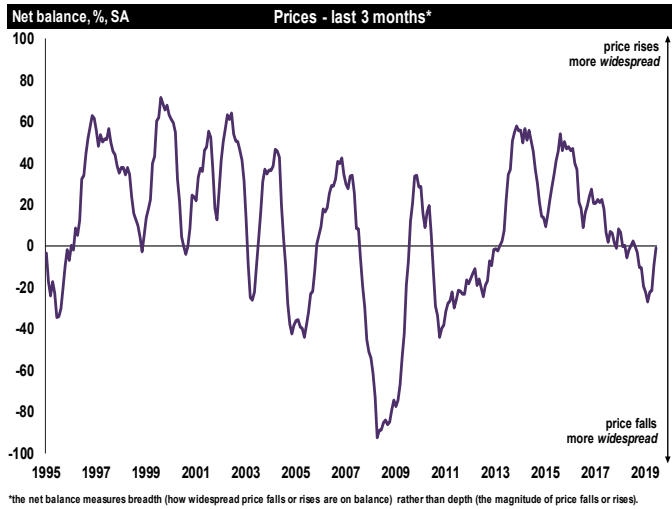
- July survey: 8 August**
- August survey: 12 September**
- September survey: 10 October**

Number of responses to this month's survey:

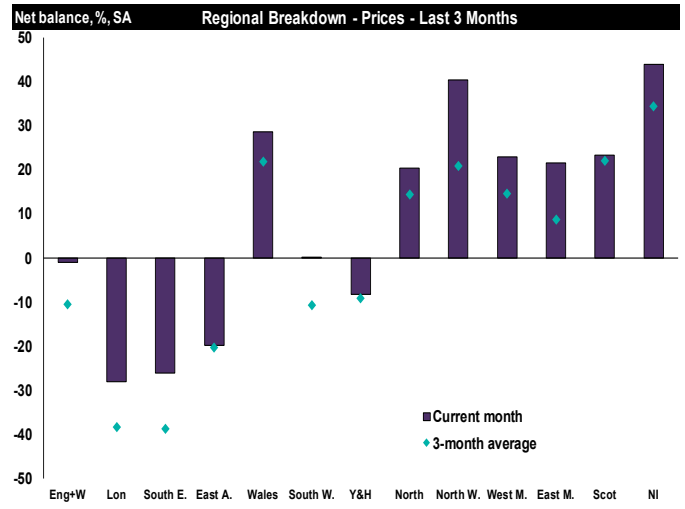
- This survey sample covers 617 branches coming from 326 responses

Sales market charts

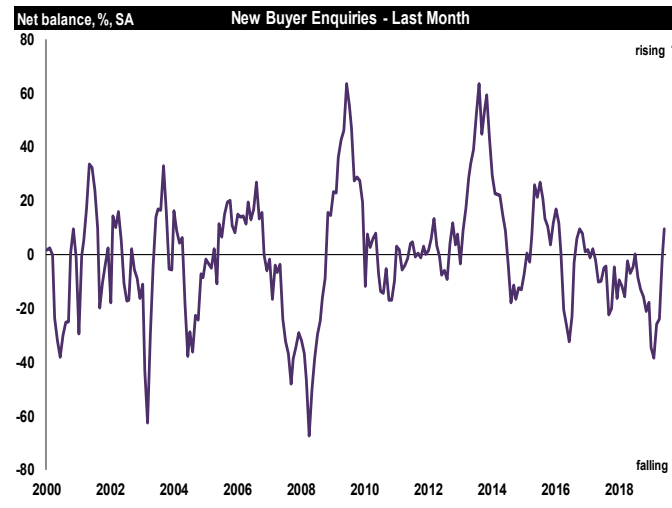
National Prices - Past three months



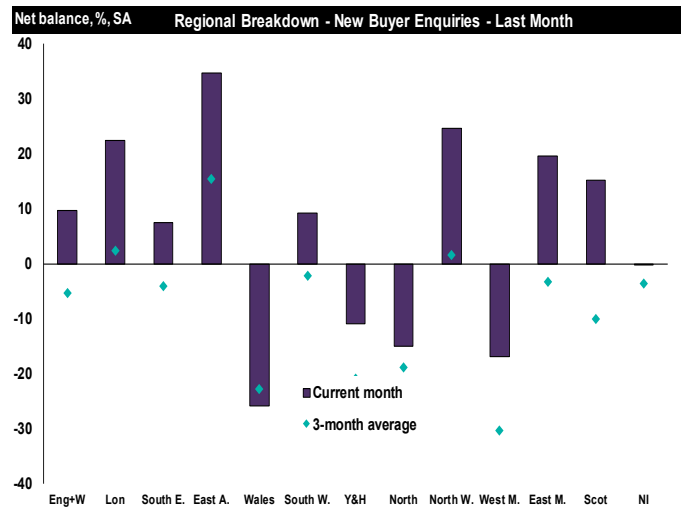
Regional Prices - Past three months



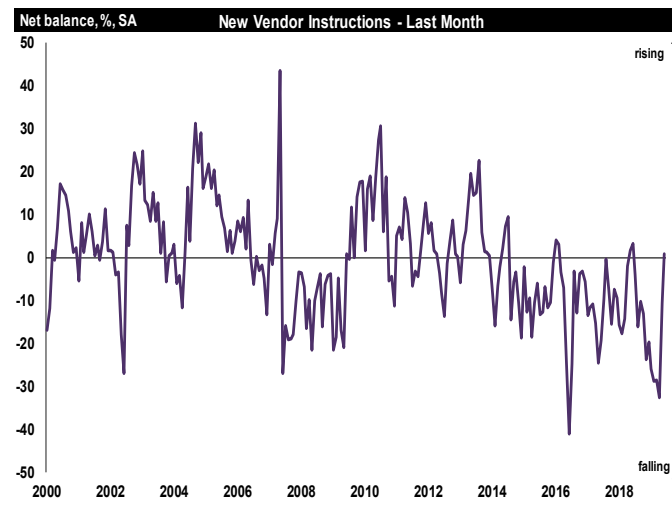
National Enquiries - Past month



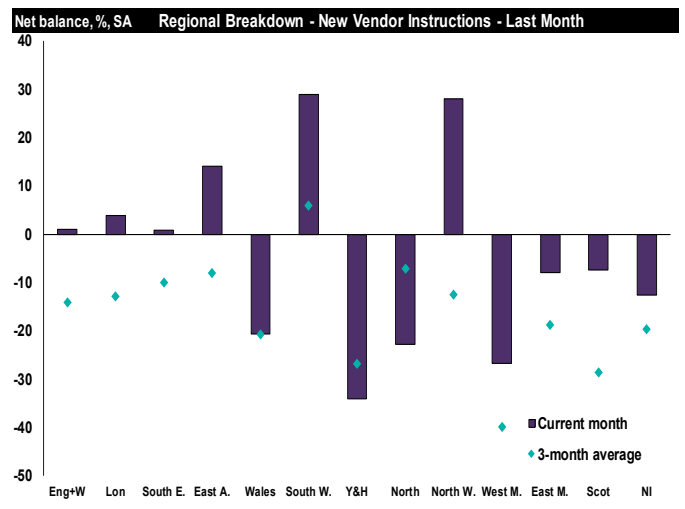
Regional Enquiries - Past month



National New Vendor Instructions - Past month

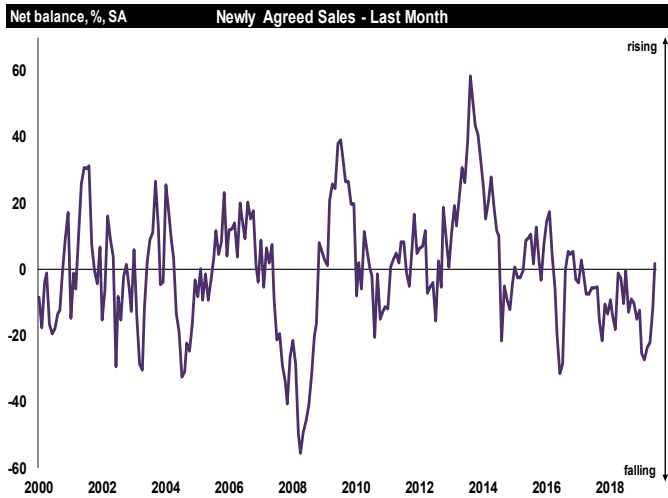


Regional New Vendor Instructions - Past month

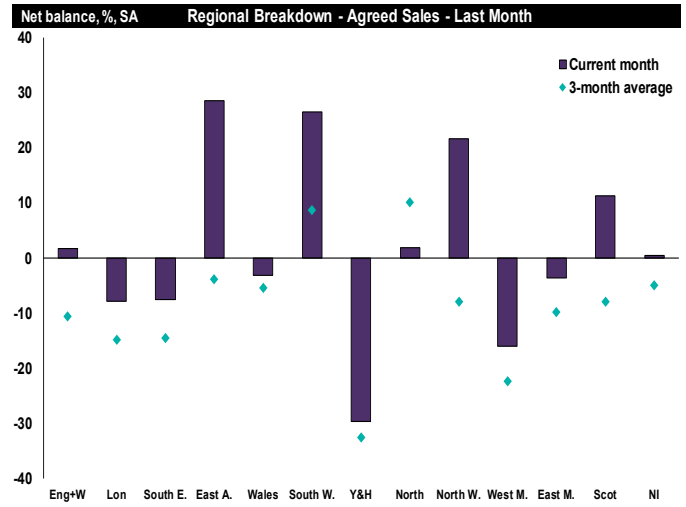


Sales market charts

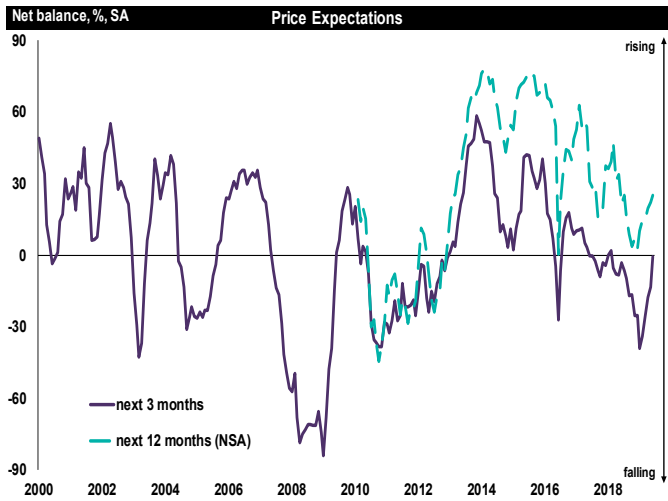
National Newly Agreed Sales - Past month



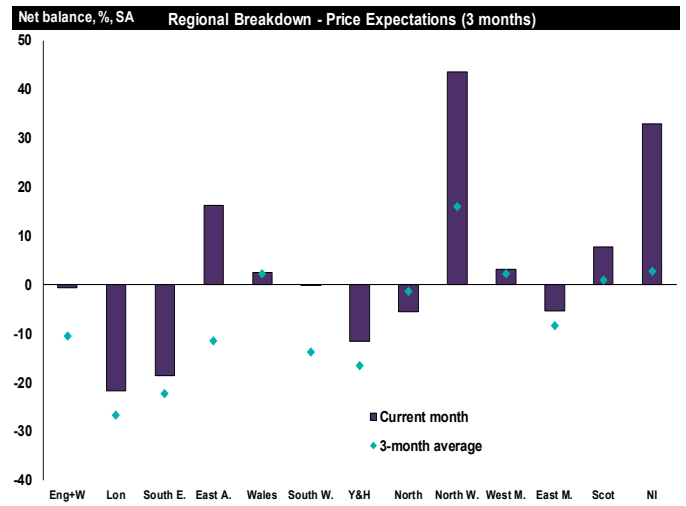
Regional Newly Agreed Sales - Past month



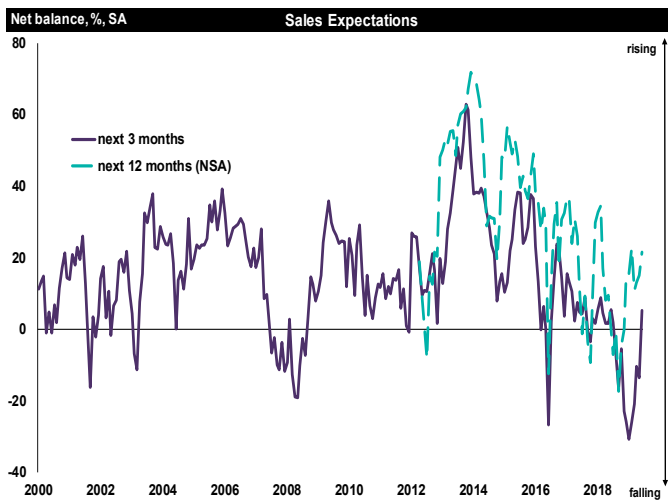
National Price Expectations - Three and twelve month expectations



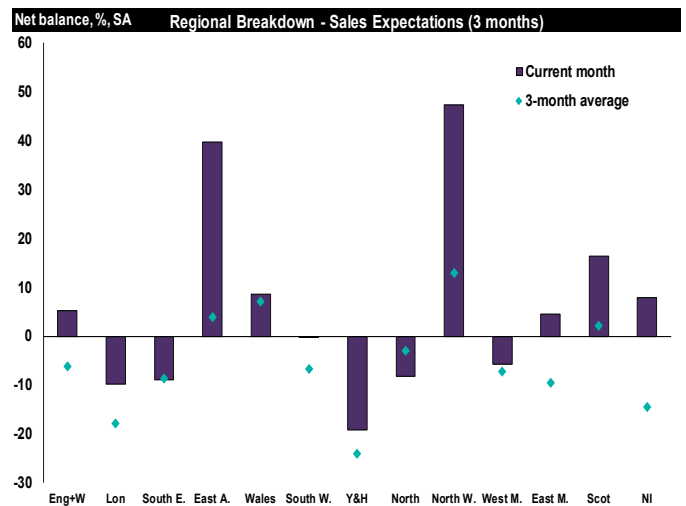
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

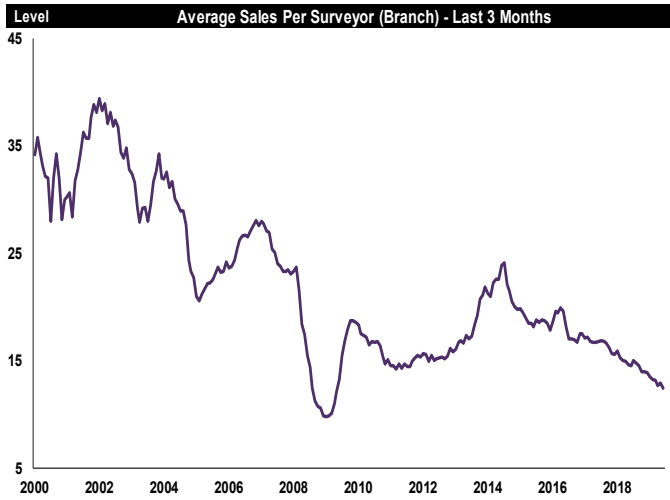


Regional Sales Expectations - Next three months

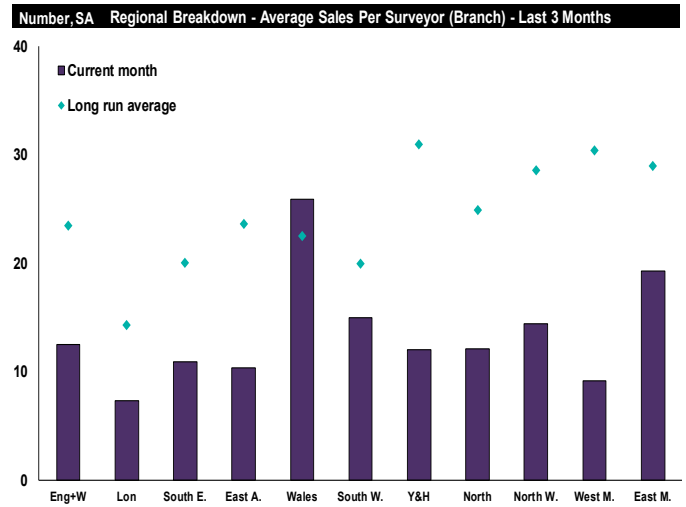


Sales market charts

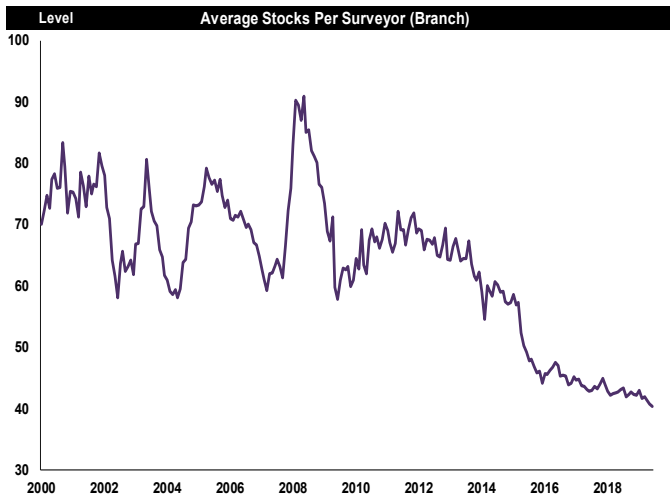
National Average Sales Per Surveyor - Past three months



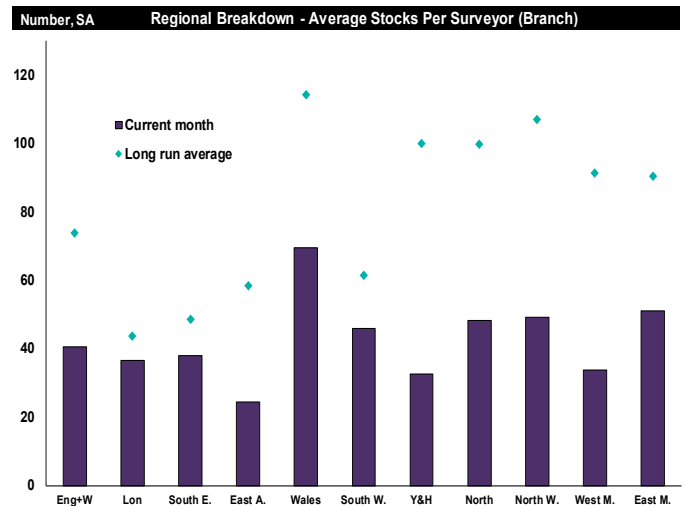
Regional Average Sales Per Surveyor - Past three months



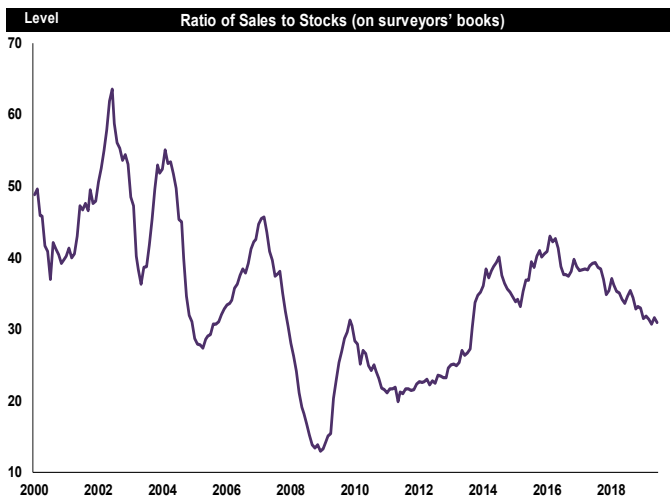
National Average Stocks Per Surveyor



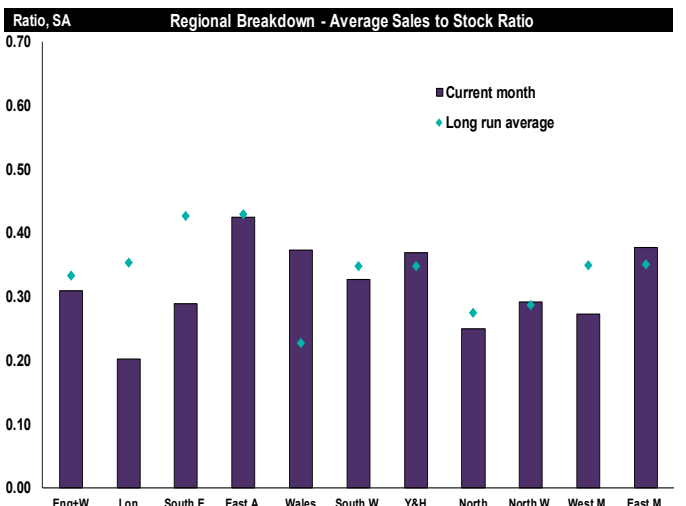
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

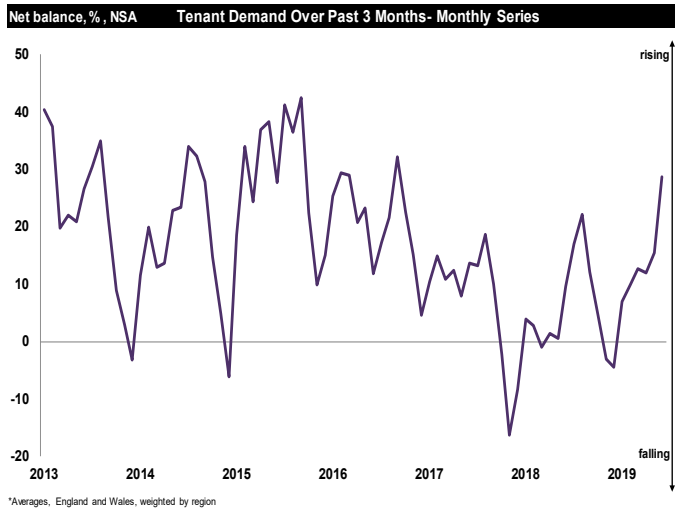


Regional Sales to Stock Ratio

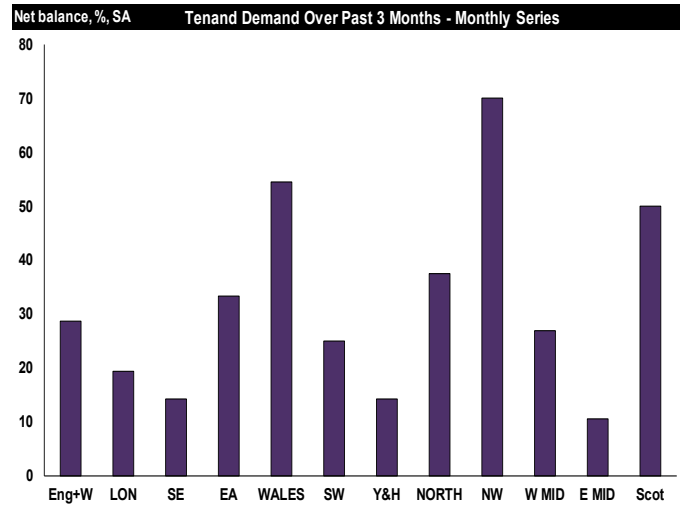


Lettings market charts

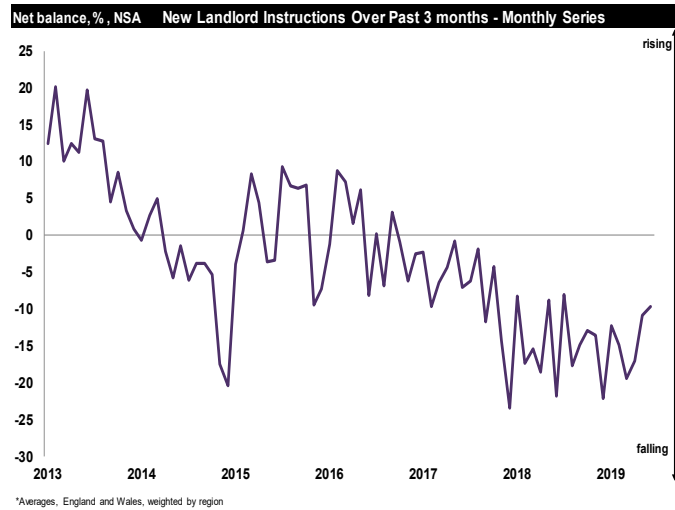
National Tenant Demand - Past three months



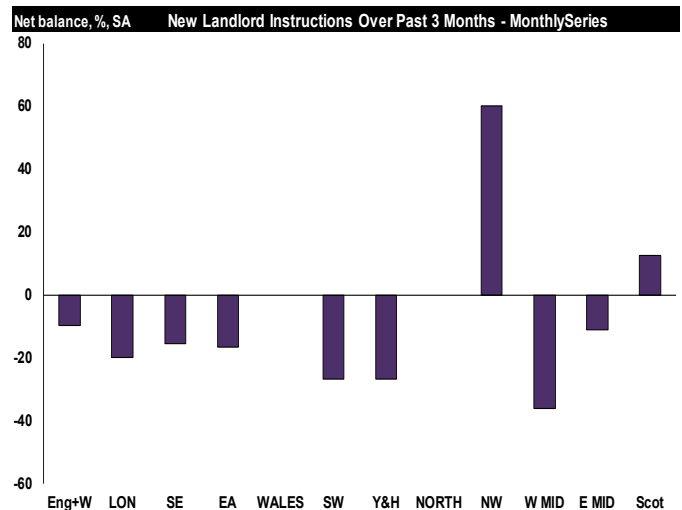
Regional Tenant Demand - Past three months



National New Landlord Instructions - Past three months



Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

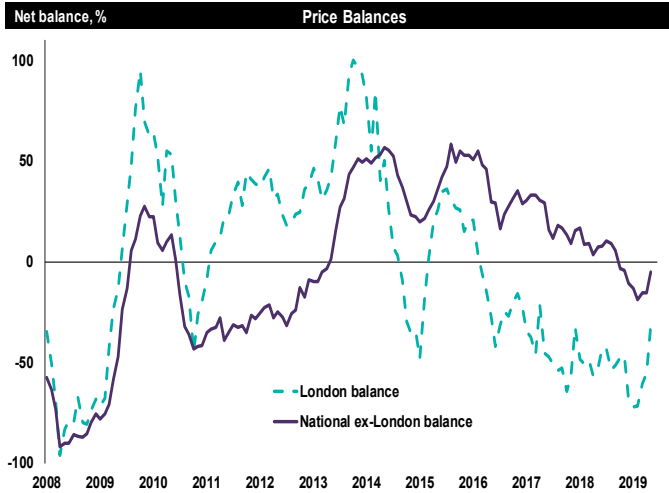


Regional Rent Expectations - Next three months

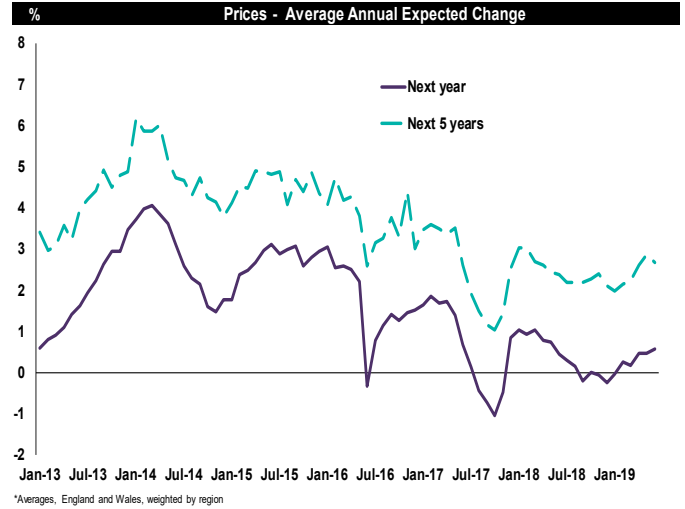


Expectations & other data

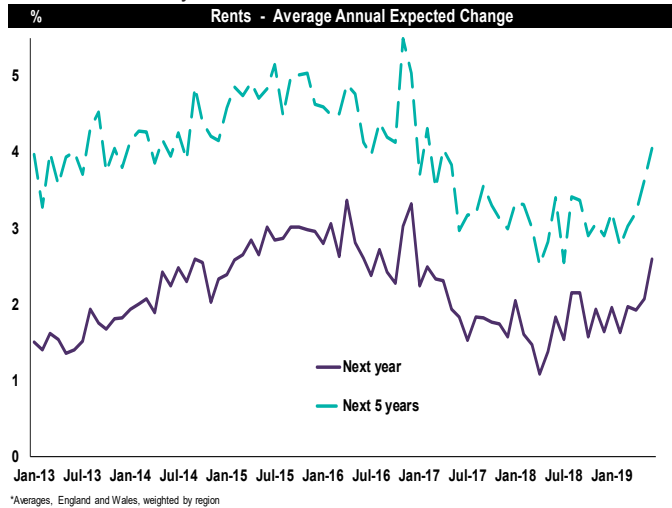
National Price Balance (excluding London) and London Price Balance - Past three months



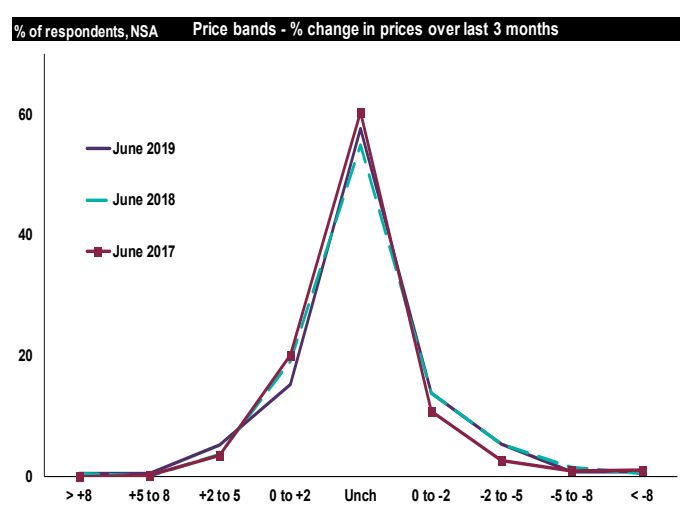
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Andrew C H Holmes MRICS, Kendal, Armitstead Barnett, 01539 751993, abarnett.co.uk, andrew@abarnett.co.uk - The market in the South Lakes remains buoyant with sensibly priced and well presented properties selling well.

Jamie Surveyor, Newcastle, Knight Frank, jamie.wilson@knightfrank.com - There is currently a huge amount of residential development ongoing in the North East, with supply outstripping demand.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants - The rural market in the North East continues to defy wider sentiment around the country. A certain stoicism is influencing vendors. Buyers are taking up limited supply with relish.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners Llp, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Valuations and instructions have increased by approx 15% on the same time last year.

Simon Bainbridge MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - The market is beginning to stutter with the Brexit debacle back in the public eye, lack of choice and the holiday period looming.

Yorkshire and the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Demand remains strong within the more popular higher value areas with limited supply, although more limited demand for low value investment property.

Chris Clubley FRICS FAAV, York, Clubleys, s.bateman@clubleys.com - The market has become much quieter over the last month, the lack of stock coming to market has continued, however, the seller to buyer ratio has levelled out as generally people seemed to be 'waiting to see what happens' in the political world.

David J Martindale MRICS, Wakefield, FSL, david.martindale@fslea.com - Economic factors are holding back some parts of the sales market.

Gina Powell MRICS - Registered Valuer, Huddersfield, Simon Blyth, 01484689689, www.simonblyth.co.uk, gina.powell@simonblyth.co.uk - The Yorkshire property market remains fairly resilient with properties coming to market at the right price gaining good interest. However, there does seem to be delays once a sale has been agreed with exchange taking increasingly longer.

Ian Adams MRICS, East Riding Of Yorkshire and Kingston upon Hull, Metropolis Surveyors, 07703329933, ianadams31@yahoo.co.uk - Not enough houses for sale and therefore demand still remains buoyant - Brexit having little adverse affect if even being considered at all.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - The sales market has been noticeably quieter this month on the back of political and Brexit uncertainty being back on the front pages.

Kenneth Bird MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Uncertainty over Brexit impacting on sellers' decision to come to market which is slowing things down.

North West

J M Morrison FRICS, Altrincham and Trafford, Morrison Property Services, 0161 929 8880, morrisonproperty@aol.com - Brexit Blues. Government hasn't sorted planning costs, staffing and expertise at Councils yet.

Mr John F Halman MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Demand remains surprisingly robust but general activity levels remain subdued.

Robert Keith Dalrymple, Please Note Resident Iom FRICS, Isle Of Man, Keith Dalrymple, 07624480901, keith.dalrymple@outlook.com - External economic factors, especially Brexit, impacting.

Stephen Dodgson BSc FRICS, Heswall, Wirral, Rainfords Chartered Surveyors, 0800 6127 957, https://charteredsurveyorcheshire.co.uk/, steve.dodgson@live.co.uk - Caution remains in the market as the unknown outcome of Brexit continues.

East Midlands

Andrew York FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Slight upturn in sales during June.

Christopher Shallice FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - More sales in progress, however, significant amounts of new development will alter the shape of this market in coming months.

Dan Elliott MRICS, Chesterfield, Wilkins Vardy, 01246 270123, www.wilkins-vardy.co.uk, dan@wilkins-vardy.co.uk - Steady levels of business, but far lower in all regards than previous years.

David Hammond BSc FRICS, Nottingham, David Hammond Chartered Surveyors., 01773 767776, residential@dvdhammond.co.uk., residential@dvdhammond.co.uk - Good demand for well priced

properties. Level of market appraisals and new instructions increasing.

David Hawke FRICS, Worksop, David Hawke & Co., 01909 531450 - The sense of an improving market in May has not been sustained. It has been a generally quieter and unpredictable month.

M Elliott FRICS, Northampton, Meal, elliot.mark@virgin.net - Uncertainty over Brexit and risk of change in government.

Stephen Gadsby BSc FRICS FSVA, Derby, Gadsby Nichols, 01332 296396 - Market activity even slower as uncertainty takes over. Reduced viewings, sales and instructions due in our opinion to Brexit as the local employment market is favourable.

Tom Wilson MRICS, Stamford, King West, 01780 484 520, www.kingwest.co.uk, twilson@kingwest.co.uk - A flurry of activity in late Spring with several sales agreed has drifted into apathy from both sides with many adopting a "wait and see.." approach. Any new listing is greeted with enthusiasm, but if it isn't agreed in 4weeks, it is hanging around.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Good quality listings in good areas are still selling well. Buy to Let purchases seem to have dropped back, as landlords think more about how Government policy could affect them in the short to medium term.

West Midlands

Alex Smith FRICS, Birmingham, Alex Smith & Co, 0121 784 6660, alex.smith & co, alex@alex-smith.co.uk - Uncertainty equals inactivity - Boris vs Hunt and Brexit.

Surveyor comments - sales

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Another steady month. 2019 looks like being a more solid year than feared at the start.

David Conway FRICS, Harrow, David Conway & Co, 02084225222, www.davidconway.co.uk, david@davidconway.co.uk - Stamp duty costs and battering buy to let landlords with extra tax has dampened the market with fewer instructions and sales.

Jason Coombes MRICS, Birmingham, Cottons Chartered Surveyors, 0121 247 2299, cottons.co.uk, jcoombes@cottons.co.uk - I believe we are seeing a slight increase in activity, I feel that Brexit fatigue is starting to set in, with both buyers and vendors showing signs of being fed up with uncertainty wanting to commit to purchase.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - A shortage of properties for sale. Good enquiries, particularly for individual character properties. Prices stable.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - A very active market with indications that prices are continuing to increase but at a slower rate than earlier this year. Demand is good and as more properties come for sale, instructions are generating high level of enquiry.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - An active market with demand exceeding supply. More realistically priced properties needed for sale.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - As more properties become available for sale, levels of enquiry increasing. Realistically priced property is selling well.

Mark Wiggin MRICS, Ludlow, Strutt And Parker, 01584 873711, mark.wiggin@struttandparker.com - Much quieter, sales being done but prices under pressure.

Mike Arthan FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Market is very price sensitive. Shortage of overall supply is helping to maintain prices.

Richard Franklin BSc (Hons) MRICS, Worcestershire, Franklin Gallimore, 01584 810436 - Macroeconomic uncertainty and thin stock levels are key market features. Swathe of overpriced stock clogging up the market with few aspirational movers.

Ryan Williams FRICS, Hay-On-Wye, Herefordshire, Mccartneys Llp, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Political uncertainty not helping but still good deals being done - especially on one off properties. Lack of supply underpinning prices.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - Agreed sales are taking considerably longer than would normally be expected, even though there are fewer properties in legal hands at the present time.

Tracy Markham MRICS, Warwick, Tm Building Surveyors, tracy@tmbuildingsurveyors.co.uk - Some areas selling but Brexit and government issues are worrying people.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott And Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Although sales continue at a reasonable level, the property market reflects the lack of confidence in politicians and the economy.

Jeffrey Hazel FRICS, Norfolk, Georrfrey Collins & Co., 01553 774135 - An active market but buyers are negotiating hard, while many vendors reluctant to do so.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Market remains subdued due to ongoing Brexit uncertainty.

Martin Clark MRICS, Brandon, Eam Developments, 01842815610, www.eamdevelopments.com, martinclark04@btinternet.com - Brexit..Brexit...Brexit... unseasonal late May/early June weather hampering viewings on new build properties.

Mr D H Knights MRICS, Ipswich, David Brown & Co., 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - The market remains much quieter than expected. More valuations & instructions this month but sales continue to be very slow. Low offers very much the order of the day. Brexit and government issues still dominate the market.

Nigel Steele FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - The market is showing encouraging signs of increased activity. Hoping this will continue if confidence returns to the political scenario.

Rob Swiney MRICS, Bury St Edmunds, Lacy Scott And Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - The market is slow. Houses that should be getting viewings straight away are taking a few days to generate any interest at all. Let's see where the summer takes us!

Tom Goodley MRICS, Norfolk, Strutt & Parker, 01603 617431, struttandparker.com, tom.goodley@struttandparker.com - Business picking up. Good number of buyers looking in most of Norfolk.

South East

Adetokunbo Adeyeloja MRICS, Essex, Golding Homes (Most Recent), toks44@gmail.com - Sales rates decline due to buyers away on holiday.

Adrian J Singleton BSc Hons MRICS, Grays Thurrock, Essex, Adrian J Singleton Limited, 01375 481005, adrian@adriansingleton.co.uk - Relatively large number of European workers in this area, most that are going to leave have left so some stability now perhaps.

Anthony Webb FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Brexit uncertainty continuing to stagnate the market allied to excessive stamp duty costs.

Craig Pilgrim MRICS, Hungerford, Pilgrim Bond, 01488 72911, www.pilgrimbond.co.uk, craig@pilgrimbond.co.uk - Uncertainty over Brexit still exists although some green shoots are appearing.

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Despite new instructions and enquiries levelling off, new sales agreed have increased for the second month in a row providing some encouragement in the tough market.

David Gillespie FRICS, Brentwood, David Gillespie, dgillespie01@talktalk.net - There is a discernable Brexit effect impacting negatively on market activity generally.

David Nesbit FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Consistent but well below summer levels. Brexit looms larger and greater uncertainty. An underlying demand but selective and cautious.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033 - We are undertaking more valuations and prospective purchasers are showing more interest. The market is therefore improving slowly.

Surveyor comments - sales

E M Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Brexit and stamp duty have not gone away.

Habib Sanni , Bexley, London Borough Of Bexley, habib.sanni@ymail.com - Uncertainty around Brexit.

Ian Perry FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop And Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Signs of discretionary movers coming back.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Encouraging levels of new buyers registered. Sentiment from homeowners continues to be that stamp duty is the major put off to moving.

John Frost MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - A continued lack of Buy to Let purchasers has had a substantial impact on the market.

John Frost MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - At the right price, buyers are still happy to commit to the purchase. Buyers have the advantage and are using the lack of demand to try to agree prices below the asking.

John Frost MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - It is very difficult to agree deals currently and there is a lack of urgency from buyers even when deals have been agreed.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - No holidays or bank holidays meant we have had a busier month with good activity.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Remaining Brexit uncertainty, very price sensitive, fussy buyers. But, in Gerrards Cross, the right properties sensibly priced in reasonable areas are selling.

John Frost MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market is very fragile, lack of confidence from buyers currently.

John Frost MRICS, Burnham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - We have seen some sales come together recently but this is due to vendors either coming into the market on sensible prices or reducing asking prices.

Les Long FRICS, Colchester, Eyesurvey Chartered Surveyors, www.eyesurvey.co.uk, ljl@eyesurvey.co.uk - Help to Buy is inflating prices, and experience is that the actual values are lower than purchase price after two or more years from outset.

M Reading Fellow, St Leonards-On-Sea, Michael Reading, mike.reading@hotmail.co.uk - The unresolved Brexit issue continues to undermine market confidence.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Lack of supply continues to hold the market back as buyers are cautious about overpriced properties.

Nigel Gould FRICS, Ashford Kent, Gould And Harrison, 01233 646411, gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Market stop/start not helped by change of PM and Brexit talk.

P.Todd FRICS, Newbury, Ptcs, ptodd.ptcs@gmail.com - Very flat market.

Perry Stock FRICS, London and The South-East, Perry Stock Frics, 07702-544073, perry@perrystock.co.uk - Despite good finance deals and the occupational need to move, ongoing Brexit uncertainty has made buyers hesitant. This is despite a buoyant economic / employment climate.

Peter Gurney MRICS, Reading, Citrus Group, peter@citrus-group.co.uk - The collapse in the BTL market, combined with FTBs taking up Help to Buy and moving into new build, has caused the second hand market to stagnate, leading to the current drop in value.

Rob Carey MRICS, Windsor, Cdr Quantity Surveying Ltd, robcarey@cdrqs.co.uk - The timing of Easter this year and the spring weather have been detrimental to sales.

Russell James MRICS, Cobham, Surrey & The Surrounding Area, Brix, 01932 863563, www.brixproperty.co.uk, hello@brixproperty.co.uk - Notwithstanding Brexit issues, the Summer is traditionally slower. Trends of a predictable market are positively challenged by the fact we are experiencing a slight increase in sellers, however, purchasers remain hampered by broader market challenges.

Susie Warburton MRICS, Midhurst, Jackson Stops, susie_warburton@hotmail.com - Brexit is undoubtedly a factor, although after Brexit was delayed, there was a slight shift in attitude and more activity in the market.

Tim Green MRICS, South Oxfordshire, Green & Co., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Moves of necessity continue while aspirational plans remain on hold indefinitely.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - The right house at the right price will still sell, but Stamp Duty is an issue.

South West

David Mckillop FRICS, Salisbury, Mckillop And Gregory, dm@mckillopandgregory.co.uk - A good month for sales. Instructions difficult. A lot of price reductions. Exchanges at last coming through.

G C Thorne FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - The continuing problems with regard to Brexit are evident in the figures with the uncertainty of who may be able to obtain a conclusion limiting activity generally.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop And Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Some signs of discretionary moves coming back.

James Mckillop MRICS, South West, Knight Frank, james.mckillop@knightfrank.com - This has undoubtedly been the best month we have had for about 4 years. Huge under offer pipeline, but lacking new instructions to launch.

James Wilson MRICS, Shaftesbury, Jackson-Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - More new instructions coming into the market, which remains price sensitive.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - We actually had a good month again in terms of agreed sales although new instructions have tailed off slightly towards the end of the month.

John Corben FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The malaise that has affected the market over the last several months remains. Confidence generally is at a low ebb and will remain so until the Government's uncertainties have been satisfactorily resolved.

Surveyor comments - sales

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Despite Brexit, we have been busy. The summer activity is encouraging. Much depends on what happens politically and how Westminster resolve the uncertainty.

Of Miles FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - June was a very quiet month due to political uncertainty, Brexit, the very unseasonable weather.

Pete Evans MRICS, Bristol, Eastman Estates And Developments Ltd, pete@eastmanproperty.com - In Bristol, lack of supply of family housing in desirable areas is continuing to hold prices on solid properties.

R Waldram FRICS, South Gloucestershire, E.Surv Ltd, richard.waldram@esurv.co.uk - Evidence of increased activity since passing the Brexit deadline. Likely to reduce again as the next deadline approaches.

Robin Tozer, Devon, Stags, 01752 223933 - School holidays seem to have impacted early viewing numbers.

Roger Punch FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Steady sales momentum continues, with the best village locations seeing particularly strong sales. Frustratingly, protracted legal and financial transaction processes hold back increasing numbers of sales.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - Traditionally a quieter period in June & July. Country property sector continues actively with lifestyle buyers seeking the rural idyll.

David Baker FRICS, Penarth, David Baker & Co, 02920 702622, www.davidbaker.co.uk, liz@davidbaker.co.uk - More active in the last month in sales and viewings. Not so many new instructions but a very active market. More viewings than the last few months.

David E Baker FRICS, Penarth, David Baker Co Ltd., 02920 702622 - More active than last month in sales and viewings. Not so many new instructions but a very active market. More viewings than the last few months.

David James FRICS, Brecon, James Dean, 01974 624757, jamesdean.co.uk, david@jamesdean.co.uk - Busy month although felt like harder work.

John Caines FRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - Supply side remains an issue.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - A present shortage of residential properties across the sector is beginning to push up prices. Irregular policies and lack of professional knowledge by mortgage lending companies is creating significant issues.

London

Alun Jones MRICS, Knightsbridge, Marler And Marler, 020 7235 9641, www.marlerandmarler.co.uk, alun.jones@marlerandmarler.co.uk - Brexit uncertainty continues to stall plans. There is a lack of supply in PCL due to lack of need to sell.

Christopher Ames MRICS, Belgravia/London, Ames Belgravia, 02077301155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - The Trump and D-Day effect has boosted sales confidence. Low value of £ against \$ and the Euro is boosting sales. New PM in a month may also help confidence.

Christopher Thomas Andrews Graduate Surveyor, Kentish Town/London, Avison Young, www.avisonyoung.com, chris.andrews@avisonyoung.com - Two specific issues are effecting house prices in the UK. One being the uncertainty regarding the Brexit vote, and the other being the lag of housebuilding resulting in lack of supply.

Enrique Vallano Chartered FM Surveyor 5036643, East Molesey, Greater London-Surrey, Self Employed, enrique.vallano@gmail.com - Seasonality affects, influenced by holidays etc. New housing building projects also affecting sales.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A slight improvement on instructions and sales agreed this month. This has led to a backlog of sales waiting to exchange. It now appears that transactions are taking longer to exchange increasing the risk of fall throughs.

J.J.King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Converting market appraisals to instructions over £2.5m remains low, due to purchaser's costs. A reduction in stamp duty rates would lift market activity, but currently it will stagnate.

James Perris MRICS, London, De Villiers, 020 7887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - The market remains price sensitive, but certainly continued to see an improvement in activity. The majority of overseas buyers are unlikely to commit until Brexit has been resolved.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf, jeremy@jeremyleaf.co.uk - We've noticed the expected seasonal increase in buyer demand and valuation requests over the past month but vendors remain reluctant to recognise recent softening in prices.

Joshua Homans MRICS, Stratford, D&N., joshuaritblat@icloud.com - Political deadlock and geopolitical concerns are causing a delay in new purchases.

R Greene MRICS, Southwark Street, London Bridge, P A Housingrob, robert.greene@pahousing.co.uk - Brexit uncertainty is probably the biggest factor affecting sentiment and confidence. This has slowed the market.

Robert Green MRICS, Chelsea, John D Wood & Co., 020 3369 1343, rrgreen@johnwood.co.uk - Buyer and seller expectations are more closely aligned than we have seen for some time, generating better activity levels. Shortage of good stock remains.

Robert King, Teddington, Jackson Stops & Staff, 020 8943 9777 - Seasonally average.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Following a strong number of exchanges in May, we have seen a slight reduction in sales, however it is still better than last year.

Tariq Khalil RICS, Kensington, London, Colet Estates, 020 7603 5959, www.coletestates.com, t.khalil@coletestates.com - Much interest in new build purchase is driven from foreign investors in our areas.

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

Tom Dogger MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenepetune.com, tdogger@bninvestment.co.uk - With the recent emergence of Mr Johnson as the forerunner for PM, will we see a reduction in SDLT? This, combined with the background political pressure to conclude Brexit, in whatever format, might suggest a strong recovery in capital values.

Surveyor comments - sales

Scotland

Adrian Stott FRICS, Lothians/ Borders, J And E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Continued lack of supply leading to quick sales and competitive bids in most cases.

Alexander Inglis MRICS, Scottish Borders, Galbraith, 01573 224 244, www.galbraithgroup.com, alex.inglis@galbraithgroup.com - A shortage of stock means that it is currently a sellers market in the Scottish Borders. However, sensible pricing remains important to a successful sale.

Graeme Lusk BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele (E.Surv), 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - There appears to be a slight reduction in properties coming to the market, which could be down to the impending school holidays. Those coming to the market are doing well, it remains a sellers market in the prime locations.

Ian Morton MRICS. Registered Valuer, St andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - There has been a flurry of activity in the last month as those who have waited to sell earlier in the year have decided to market their homes. There is still a lack of properties for sale compared to last year.

John Brown FRICS, Edinburgh, John Brown And Company, 07768583919, jb-uk.com, john.brown@jb-uk.com - June has seen more coming on the market. Home report values exceeded when its traditional stock with limited supply. Steady market, pricing right is important. New homes supply increasing.

Kevin Hay BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - Property is still selling well with a number of closing dates with multiple offers.

Laura Thomson MRICS, Kirriemuir, Tayside Valuation Joint Board, laurathomson88@yahoo.co.uk - Lots of uncertainty with governmental factors.

Linda Gove MA(Hons) MRICS, St andrews, J & E Shepherd, 01334 477773, l.gove@shepherd.co.uk - Market has improved a little with continued high demand for good quality homes. Location within the town is key with premium prices for properties close to the golf course or coast.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Summer continues with good demand, motivated buyers and market appraisals are now starting to increase in numbers.

Paul Taylor MRICS, Dundee, Shepherd Surveyors, 01382 200454, www.shepherd.co.uk, paul.taylor@shepherd.co.uk - Severe lack of stock in mid range market.

Peter Drennan B.Sc. MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com - If in doubt, rent it out. The city centre is very much Visitorville. Sales volumes down, but dearth of supply means prices hold up or increase, though may level in the second half-year. How long can this go on?

Richard M Smith FRICS, Inverness, Allied Surveyors Scotland, 01463 239494, www.alliedsurveyorsscotland.com, richard.smith@alliedsurveyorsscotland.com - The market is now primarily contained within the 9 month period from March to November. The Help to Buy has actually increased new build prices as the developers have more flexibility regarding mortgage provision

Thomas Baird MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Inner city instructions still slow due to lack of new stock approaching the market in popular areas. Decent level of instructions in surrounding areas is positive for the time of year.

Tom Murray AssocRICS & RICS Registered Valuer, Ayrshire, Galloway & Ayrshire Properties, 01465 713498, www.gapinthemarket.com, tom.murray@gapinthemarket.com - A very busy June. Number of applicant enquiries well up on previous month. Several closing dates for receipt of offers.

Northern Ireland

Ciaran Donnelly FRICS, Belfast, Campbell Cairns, ciaran@campbellcairns.com - Need more product on the market.

Daniel Mc Leron FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mcleronestateagents.com, info@mcleronestateagents.com - As is traditional with the summer holiday period, enquiries and sales show a modest decrease.

Helena Burns MRICS, Newry, Digney Boyd, www.digneyboyd.co.uk, helena@digneyboyd.co.uk - This time of year is holiday time so it will be slow.

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - The sales market has been strong, we have come through a very busy period and many agrees.

Nicola Tann FRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, ntann@simonbrien.com - Sales market is busy. As we approach the summer months, it may start to slow down.

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The new homes market is performing well with strong levels of activity. As we approach summer, resale activity should fall back but still remain strong.

Shane Maguire MRICS, Belfast, Simon Brien Residential, smaguire@simonbrien.com - Market conditions remain active with average viewing and agreed sales the same as this period last year. There is strong demand for houses priced to reflect location, size, condition, features.

W Reilly FRICS, Omagh, {Pollock, bill.reilly@btconnect.com - July and August are always quiet months.

Surveyor comments - lettings

North

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants – Diminishing stock= Rising Rent= Pressure for tenants.

Jamie Surveyor, Newcastle, Knight Frank, jamie.wilson@knightfrank.com - The Student lettings market has been recently distorted by the mass increase in the number of beds.

Richard Towler MRICS, Penrith, Eden Lettings & Management, www.edenletting.co.uk, enquiries@edenletting.co.uk - Steady demand for property of all types in all locations, although unease rooted in the current political shambles and attacks on the rental sector is present.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners Llp, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Viewings have increased significantly since 1st June. I wonder why...

Yorkshire and the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Shortage of supply of housing to let as existing tenancy terms are extended. Recent rent increases have not been resisted.

Chris Clubley FRICS FAAV, York, Clubleys, s.bateman@clubleys.com - The tenant fee ban has caused landlords to increase rents to cover costs. I predict rents will continue to increase due to lack of investors in the market and therefore a shortage of rental properties.

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

Ian Adams MRICS, East Riding Of Yorkshire and Kingston upon Hull, Metropolis Surveyors, 07703329933, ianadams31@yahoo.co.uk - Lettings still buoyant but can vary from local area to area, schools always important - HMO's might be levelling out, but still cater largely for the large eastern European market.

North West

J M Morrison FRICS, Altrincham and Trafford, Morrison Property Services, 0161 929 8880, morrisonproperty@aol.com - Government Anti-Landlord yet again with complete ignorance of how to boost the housing market. Truly the worst few years this country has seen in my lifetime and in 40 years of working in the industry.

Mr John F Halman MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignealman.co.uk, jane.andrew@gascoignealman.co.uk - Increased activity in MA's and lets agreed. First month of fee ban has brought activity to the market. Rents are being pushed up.

Robert Keith Dalrymple, Please Note Resident Iom FRICS, Isle Of Man, Keith Dalrymple, 07624480901, keith.dalrymple@outlook.com - Availability of rental properties is limited.

East Midlands

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

Christopher Shallice FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - The Tenant Fee Ban will cause an increase in rents over the next few months. Supply and demand have not increased in recent weeks.

Clare Lee MRICS, Nottingham, White Horse Surveyors, clarelee@hotmail.co.uk - Mandatory licencing is reducing new buy to let, but increasing remortgaging.

David Hammond BSc FRICS, Nottingham, David Hammond Chartered Surveyors., 01773 767776, residential@dvdhammond.co.uk., residential@dvdhammond.co.uk - Quiet on new landlord instructions and tenant enquiries. Waiting to clarify impact of Tenant Fees Act.

John Chappell MRICS, Skegness, Property Office, 01754 763520 - Sudden demand for 3/4 bed houses following the Wainfleet floods. Unfortunately, the number of landlords who are selling up means shortage of accommodation for flood victims.

M Elliott FRICS, Northampton, Meal, elliot.mark@virgin.net - Uncertainty over Brexit and risk of change in government.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - It will be interesting to see how the tenant fee ban impacts the quality of applications that we receive. A lot of private landlords are still debating whether they're going to remain in the market. This could affect rented stock in the long term.

West Midlands

Andrew Pearce MRICS, Wolverhampton, Millennium Properties, 01902 836036 - Rural market in turmoil from the new government legislation with landlords exiting market place. Supply decreasing and thus rents rising.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Still worries about landlords leaving the market due to recent legislation and burdens placed on them. Strong demand from tenants.

David Conway FRICS, Harrow, David Conway & Co, 02084225222, www.davidconway.co.uk, david@davidconway.co.uk - Less properties to rent due to government interference ie tenant fee ban, selective licencing, more taxes. This will eventually cause rents to rise and fewer rentals.

Dean Taylor MRICS, Harborne/ Birmingham, J P Taylor, 0121 4284333, www.jptaylor.co.uk, dean@jptaylor.co.uk - Increased enquiries by both prospective landlords and tenants. Hopefully this will now continue through the summer months.

Jason Coombes MRICS, Birmingham, Cottons Chartered Surveyors, 0121 247 2299, cottons.co.uk, jcoombes@cottons.co.uk - We seem to be experiencing a prolonged period of hostility towards the industry, driven by social media. Landlords confidence in property has been eroded, which will cause a supply and demand issue.

Jennifer Price FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Very busy time with high tenant demand.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Strong demand for all types of rented property with a shortage of family houses available to let. More stock needed.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - An active market but less new instructions as fewer landlords buying to let. Introduction of tenancy fees ban resulting in rents rising.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Still a very strong demand for all types of rented accommodation throughout the Stourport area. Houses letting well and demand for flats in the town centre.

Surveyor comments - lettings

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A very strong demand for all types of rented property and reduction in supply. The introduction of the tenant fees ban is resulting in rents increasing.

Mark Wiggin MRICS, Ludlow, Strutt And Parker, 01584 873711, mark.wiggin@struttandparker.com - Strong tenant demand, shortage of properties.

Mike Arthan FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Surprisingly there was less activity in June than there was in May, despite the tenant fee charging ban.

Nicholas Lamb MRICS, Birmingham, Roscarrock Estates Ltd, 07725816455, nick_lamb@icloud.com - Continued strong demand for institutionally managed sub-urban family housing. New supply is however slow in being delivered.

Richard Franklin BSc (Hons) MRICS, Worcestershire, Franklin Gallimore, 01584 810436 - Evidence of rental increases caused by passing on of letting charges by landlords following fee ban. This poorly conceived legislation will harm those it was meant to protect to a greater degree.

Ryan Williams FRICS, Hay-On-Wye, Herefordshire, Mccartneys Llp, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Steady as we go. Still a strong demand - no up front fees having little impact so far - but early days.

Tracy Markham MRICS, Warwick, Tm Building Surveyors, tracy@tmbuildingsurveyors.co.uk - Renting has increased as its not so risky.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott And Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Rents are likely to increase as the tenants fees bill starts to take effect.

Jeffrey Hazel FRICS, Norfolk, Georrfrey Collins & Co., 01553 774135 - Steady supply and demand.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - One and two bedroom centrally located properties seem to be letting quite quickly but otherwise activity is fairly subdued.

Nigel Steele FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Still a reasonably strong market for the smaller properties. Larger houses are taking time to let.

South East

Anthony Webb FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Landlords discussing rent increases to cover increased letting costs.

Craig Pilgrim MRICS, Hungerford, Pilgrim Bond, 01488 72911, www.pilgrimbond.co.uk, craig@pilgrimbond.co.uk - Market for larger dwellings still depressed, probably due to Brexit.

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Applicant registrations are down, but lets are up with fewer viewings taking place to secure the let. New instructions remain few and hard to come by. Rents are being pushed up by landlords as a result of taking on more fees and higher condition expenses.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033 - A steady demand for all types of properties but rents remain static.

Habib Sanni, Bexley, London Borough Of Bexley, habib.sanni@ymail.com - Limited supply.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Rents are on the up as available rentals reducing in number, driven by investors selling property due to Government interference in the PRS with fear of section 21 being abolished and the raft of increasing costs for landlord.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - A busier month following the tenant fee ban.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Buy to let landlords not buying, very little new stock.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - The demand for rental properties remains strong but since the 1st June changes we have already noticed more fall throughs with tenants deciding not to proceed after references have been approved.

P.Todd FRICS, Newbury, Ptc's, ptodd.ptcs@gmail.com - Still demand.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - There is a shortage of stock and therefore some pressure on rents but still only the correctly priced properties will rent out.

South West

Marcus Arundell MRICS, Bath, Homelets, 01225 484811, https://www.homeletsbath.co.uk/, marcus@homeletsbath.co.uk - Robust transaction levels in this post tenant fee ban world with plenty of new landlord instructions.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Properties let well and rents have maintained to good levels. There seems to be no downturn.

Paul Oughton MARLA, MNAEA, Cirencester and The Cotswolds, Moore Allen & Innocent, 01285648100, paul.oughton@mooreallen.co.uk - Tenant demand remains at high levels whilst property supply is at best static, and decreasing in some sectors.

Pete Evans MRICS, Bristol, Eastman Estates And Developments Ltd, pete@eastmanproperty.com - Management fees increasing as lettings fees are no longer chargeable.

Wales

John Caines FRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - Impending tenant fee ban will lead to higher rents penalising those people who can least afford it.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Perceived and potential changes in housing rental law is deterring potential landlords from entering the buy to let market. This will have a knock on effect on supply.

London

Alun Jones MRICS, Knightsbridge, Marler And Marler, 020 7235 9641, www.marlerandmarler.co.uk, alun.jones@marlerandmarler.co.uk - Tax changes for landlords have prompted some to exit the rental sector, particularly at the lower end, keeping rental levels up. Number of renewals now exceed new lets.

Enrique Vallano Chartered FM Surveyor 5036643, East Molesey, Greater London-Surrey, Self Employed, enrique.vallano@gmail.com - Seasonality affects, influenced by holidays etc.

Surveyor comments - lettings

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Activity levels remain constant but some landlords taking advantage of the sales market when reviewing capital values compared to rental values.

J.J.King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Seasonally, more tenants exercise break clauses but no shortage of incoming tenants taking up the slack.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf, jeremy@jeremyleaf.co.uk - Demand has improved principally from aspiring first-time buyers still finding it difficult to raise deposits and meet challenging lender criteria. However, reduced competition from buy-to-let investors is giving buying opportunity for some.

Mark Wilson MRICS, London, Globe Apartments, 02079359512, www.globeapt.com, mark@globeapt.com - The market is a little stronger this month, although starting from a low base. We don't think this is a game changer, however, many landlords hope it will be.

R Greene MRICS, Southwark Street, London Bridge, P A Housingrob, robert.greene@pahousing.co.uk - Due to depressed sales, slightly more rental properties placed on market as landlords reluctant to take low offers on their properties.

Robert Green MRICS, Chelsea, John D Wood & Co., 020 3369 1343, rgreen@johndwood.co.uk - A shortage of stock is encouraging tenants to stay put, whilst we have seen tenants competing for property if it is really good.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - A good supply of houses and flats coming onto the market is keeping rents subdued. Political uncertainty over deposits and S21 Notices is bringing concerns to this sector.

Tariq Khalil RICS, Kensington, London, Colet Estates, 020 7603 5959, www.coletestates.com, t.khalil@coletestates.com - The European tenant segment is still as strong as it was pre Brexit referendum in our areas.

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

Tom Dogger MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakken Neptune.com, tdogger@bninvestment.co.uk - Tenants are typically opting to renew existing tenancies. A shortage of stock continues. Many smaller Landlords exiting the market as yields against capital values are diminished via recent tax changes. Rents will increase.

Will Barnes Yellowley AssocRICS, Kensington London, Lhh Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - As landlords react to the increased cost of letting imposed by the government, they are looking for higher rents.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, 01387263066, www.savills.co.uk, cmdavies@savills.com - Continued pressure on the larger properties or properties in poorer condition.

Fraser Crichton MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - There has been a slight downturn in demand for less central rented properties around Edinburgh in 2019 so far, but good quality central accommodation remains in high demand with good levels of rent being paid.

Ian Morton MRICS, Registered Valuer, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The letting market remains buoyant for landlords as tenant demand is still high leading to increased rents. Investment in rental properties by landlords is down on last year but is still solid.

John Brown FRICS, Edinburgh, John Brown And Company, 07768583919, jb-uk.com, john.brown@jb-uk.com - Student demand makes the market positive from June to October. Less availability of rental stock. Rents holding and for good examples improving. Location remains important. New leases under new Tenancy Agreements - not landlord friendly.

Linda Gove MA(Hons) MRICS, St Andrews, J & E Shepherd, 01334 477773, l.gove@shepherd.co.uk - Demand for rental property remains strong with rising rents particularly for properties close to the university due to shortage of good student accommodation in the centre of town.

Richard M Smith FRICS, Inverness, Allied Surveyors Scotland, 01463 239494, www.alliedsurveyorsscotland.com, richard.smith@alliedsurveyorsscotland.com - Due to a lack of true affordable homes, the letting market has increased in demand but, with holiday lets and airbnb increasing, availability is declining.

Northern Ireland

Ciaran Donnelly FRICS, Belfast, Campbell Cairns, ciaran@campbellcairns.com - Need more product on the market.

Helena Burns MRICS, Newry, Digney Boyd, www.digneyboyd.co.uk, helena@digneyboyd.co.uk - No one can afford to buy houses therefore rental is the only option if they do not want to live at home.

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market is always strong during the summer period, student rentals. We have found high demand for high end rentals in the past month again.

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

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The rental market continues at pace.

W Reilly FRICS, Omagh, {Pollock, bill.reilly@btconnect.com - July and August are always quiet months.

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