



March 2018: UK Residential Market Survey

Demand backdrop deteriorates further

- Agreed sales and new buyer enquiries continue to slip at the national level
- Price indicator remains flat, weighed down by London and the South East
- One quarter of respondents believe help to buy is causing difficulties for second steppers

The results of the March 2018 RICS Residential Market Survey continue to point to subdued momentum, with key activity indicators still in negative territory at the national level. For the time being at least, forward looking metrics suggest little prospect of the tide turning to any meaningful extent over the near term. However, as has been the case for a number of months, the regional breakdown shows much of the weakness stemming from London and the South East, while conditions appear somewhat firmer in other parts of the UK.

The headline RICS Price balance remained unchanged between February and March, coming in at zero again. As such, this still represents the joint lowest return for this indicator since February 2013, and is consistent with virtually no change in house prices. London continues to exhibit the weakest feedback, with a net balance of -47% of respondents citing further price declines. The price series also remained negative in the South East, East Anglia and the North East, but to a lesser extent than in the capital. Meanwhile, prices continue to drift higher across all other parts of the UK, with Northern Ireland, Wales and the East Midlands seeing the strongest pick-up.

Back at the national level, the near term outlook for prices remains flat, with three month expectations stuck in relatively neutral territory (a net balance between -5% and +5%) since November last year. On a twelve month view, however, a headline net balance of +47% of respondents anticipate prices will be higher in a year's time. When disaggregated, expectations are most elevated in the North West, Wales and Scotland for the year ahead. By way of contrast, London remains the only region in which contributors envisage prices falling over this timeframe.

Alongside this, the demand backdrop remains subdued, as new buyer enquires reportedly deteriorated for a twelfth month in succession. Furthermore, only two of the twelve regions/countries covered by the survey saw an increase in new buyer demand over the month.

One factor likely proving a significant impediment to demand, parallel to ongoing concerns over affordability, is

the lack of new instructions coming onto the market. The flow of fresh sales listings slowed again in March, marking the seventh consecutive month of negative readings for this metric. As such, average stock levels on estate agents' books remain within a whisker of an all-time low.

With a lack of choice hindering demand, sales continued to fall, extending a run of negative returns for the RICS Agreed Sales series stretching back to February 2017. What's more, respondents in virtually all parts of the UK noted either a flat or downward sales trend during March. Looking ahead, near term sales expectations remain marginally positive across the UK as a whole, but still point to minimal momentum being gained during the coming three months. Further out, at the twelve month horizon, a net balance of +17% of contributors anticipate an increase in sales volumes. Even so, this was trimmed from the previous report's reading of +34%.

In another sign of particularly difficult market conditions within London, 55% of respondents noted a rise in the number of properties being withdrawn from sale when compared with a year ago. Conversely, on a UK-wide basis, contributors on balance felt there had been no change in the number of withdrawals.

In an additional question included in the survey, respondents were asked if the Help to Buy scheme was making it harder for second steppers to move because potential purchasers of their properties have a greater incentive to buy a new build home. The results show views to be extremely mixed. While 25% of survey participants feel Help to Buy is indeed making it harder for second steppers, 26% disagreed, sensing the scheme was having no such impact. The remainder of respondents did not express an opinion either way.

With regards to the lettings market, tenant demand (on a non seasonally adjusted basis) was pretty much unchanged for the third straight report. At the same time, landlord instructions continued to decline. Both three and twelve month expectations series are pointing to modest rental growth going forward at the national level.

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

Methodology

About:

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

Regions:

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

Questions asked:

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

Net balance data:

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

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

Seasonal adjustments:

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

Next embargo dates:

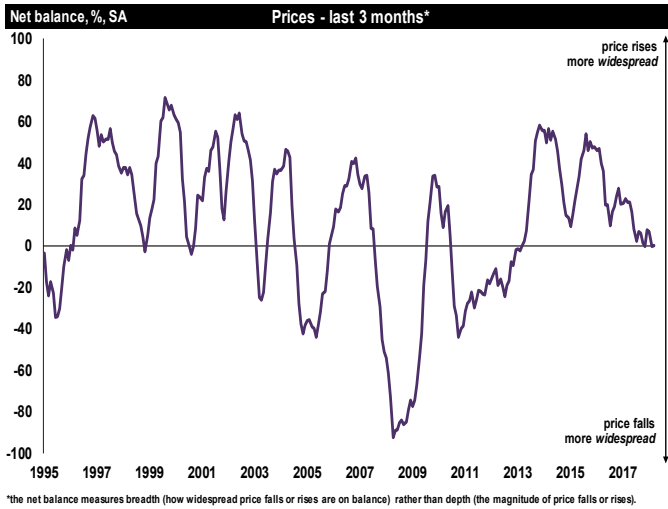
- April Survey: 10 May**
- May Survey: 14 June**
- June Survey: 12 July**

Number of responses to this month's survey:

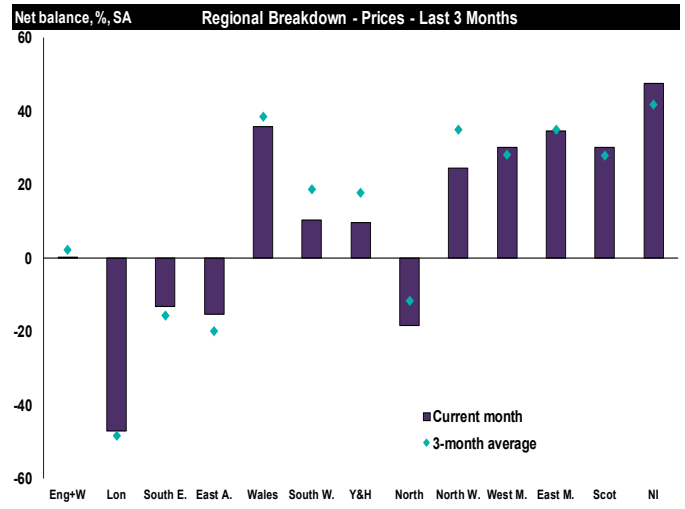
- This survey sample covers 563 branches coming from 293 responses

Sales market charts

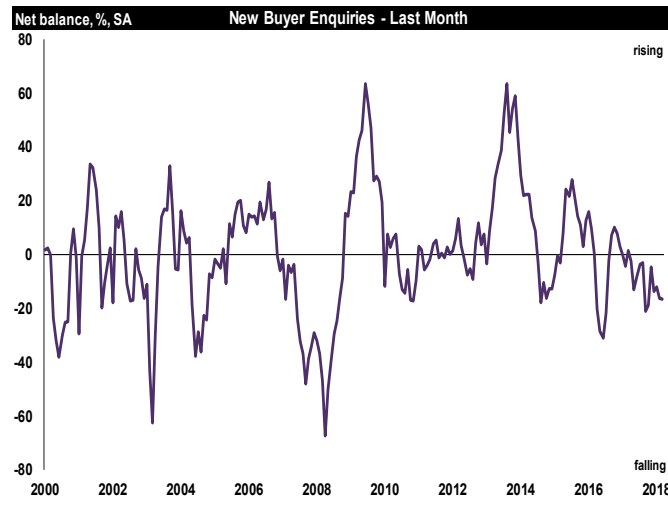
National Prices - Past three months



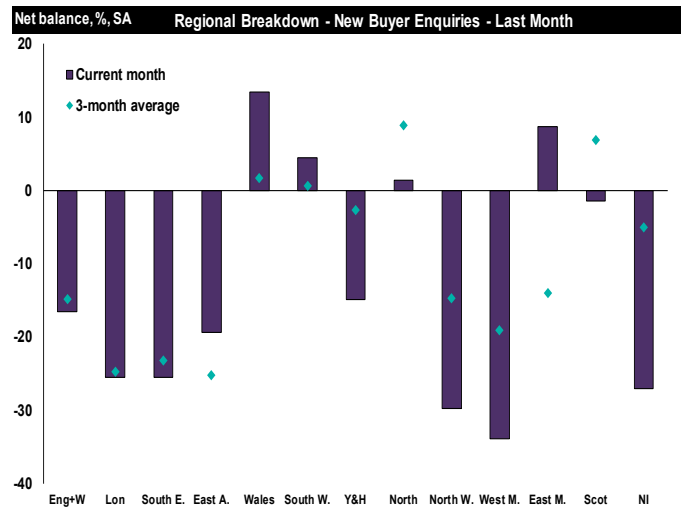
Regional Prices - Past three months



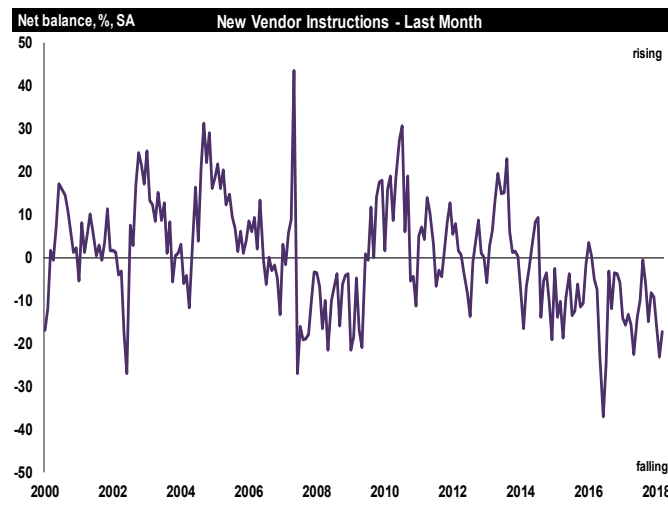
National Enquiries - Past month



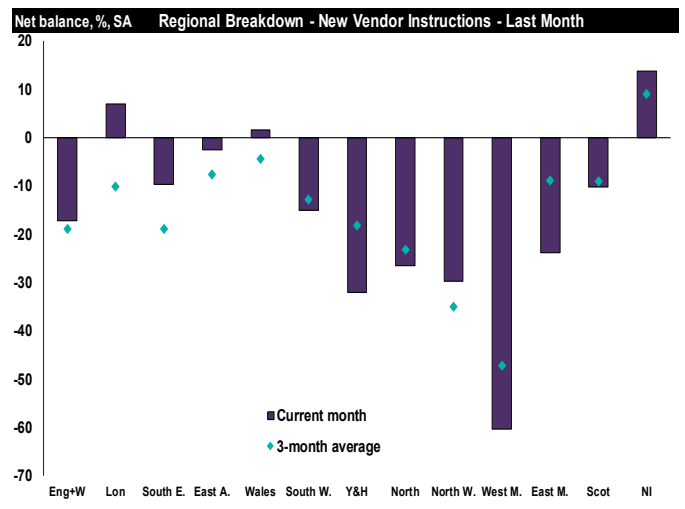
Regional Enquiries - Past month



National New Vendor Instructions - Past month

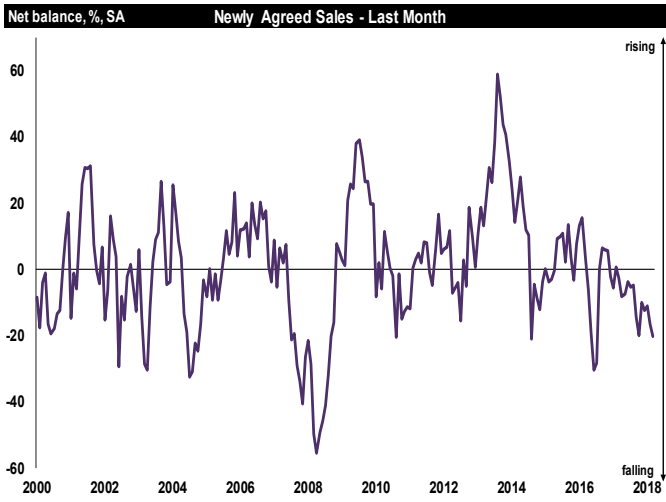


Regional New Vendor Instructions - Past month

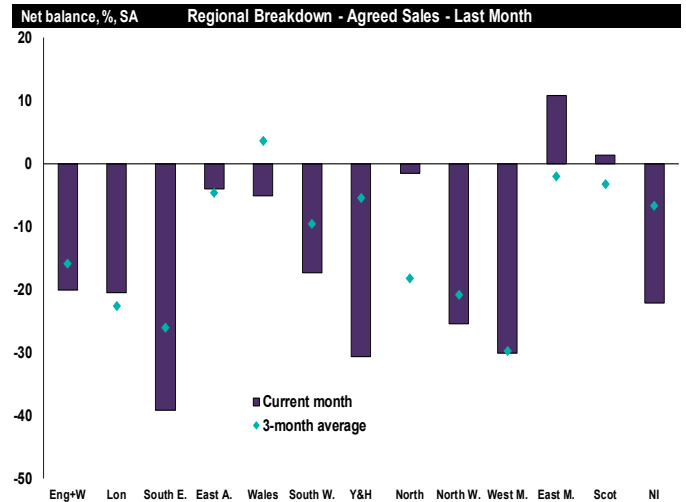


Sales market charts

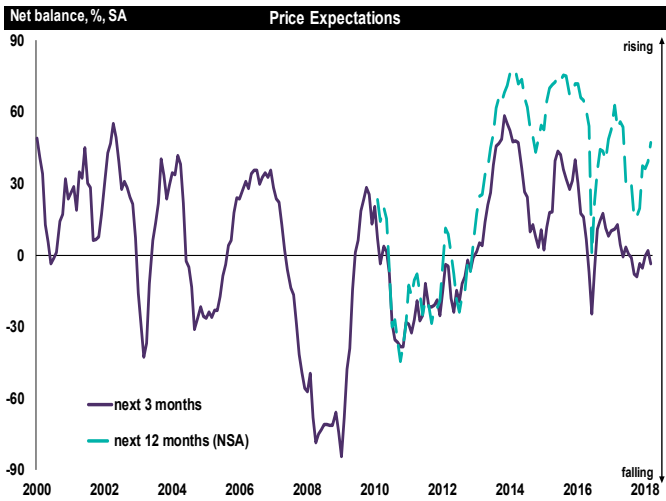
National Newly Agreed Sales - Past month



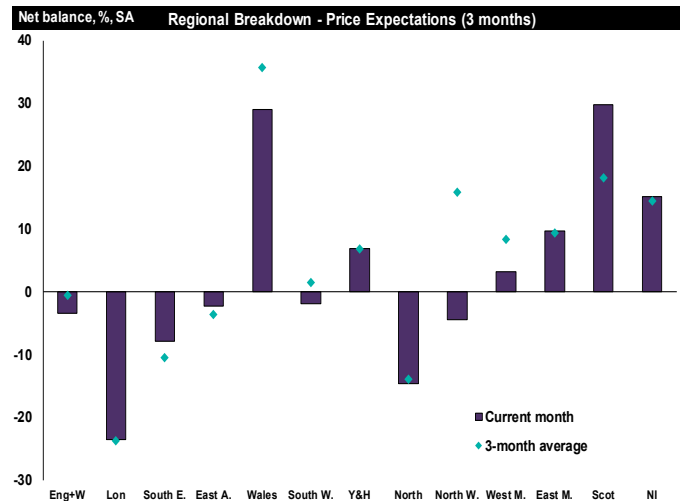
Regional Newly Agreed Sales - Past month



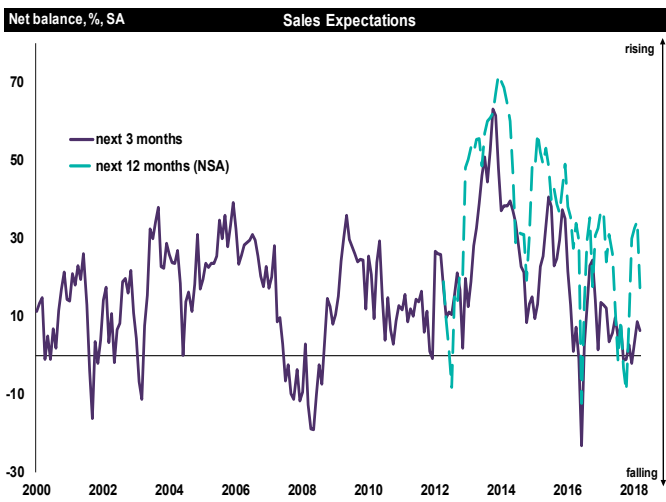
National Price Expectations - Three and twelve month expectations



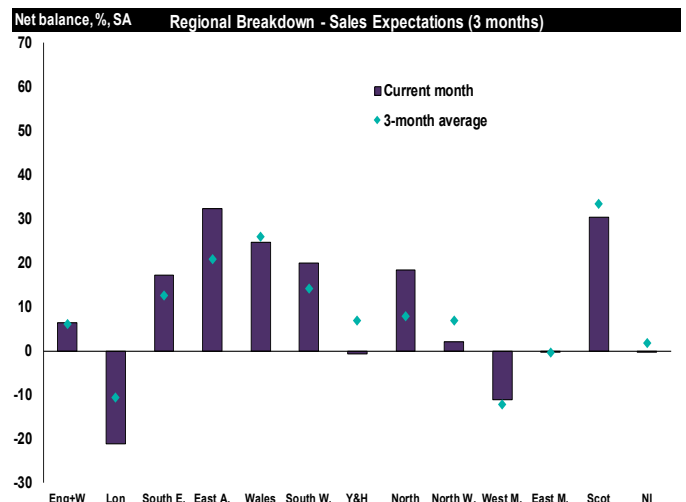
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

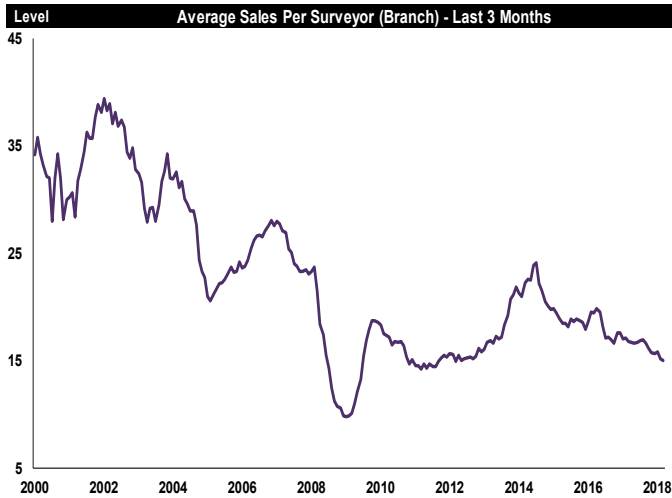


Regional Sales Expectations - Next three months

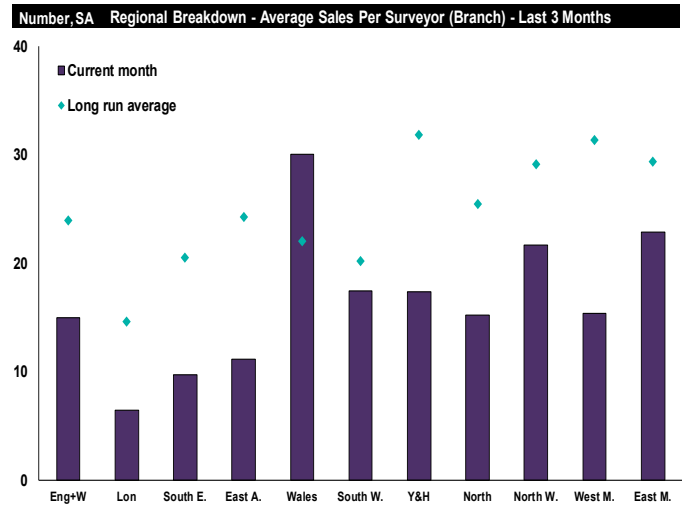


Sales market charts

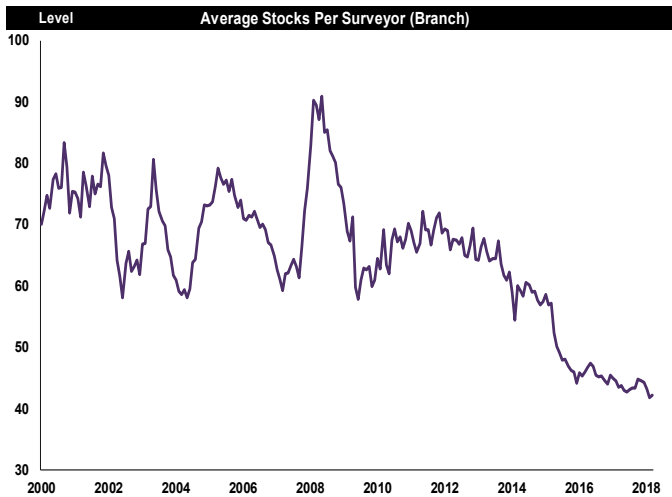
National Average Sales Per Surveyor - Past three months



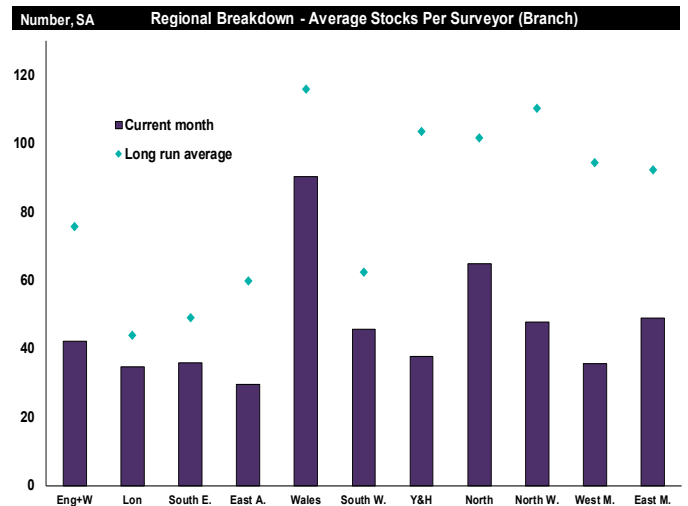
Regional Average Sales Per Surveyor - Past three months



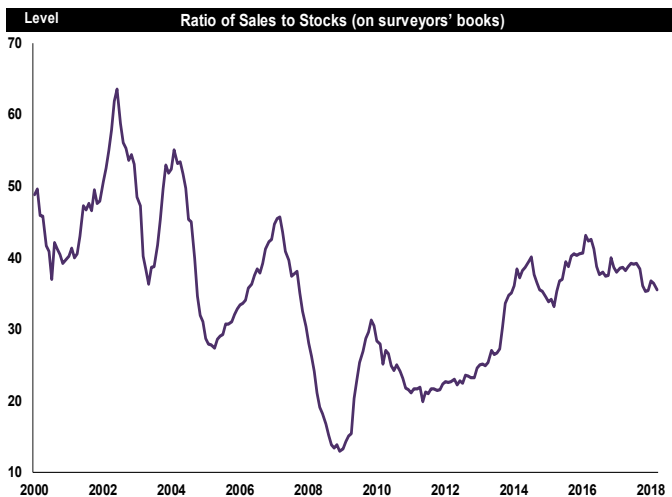
National Average Stocks Per Surveyor



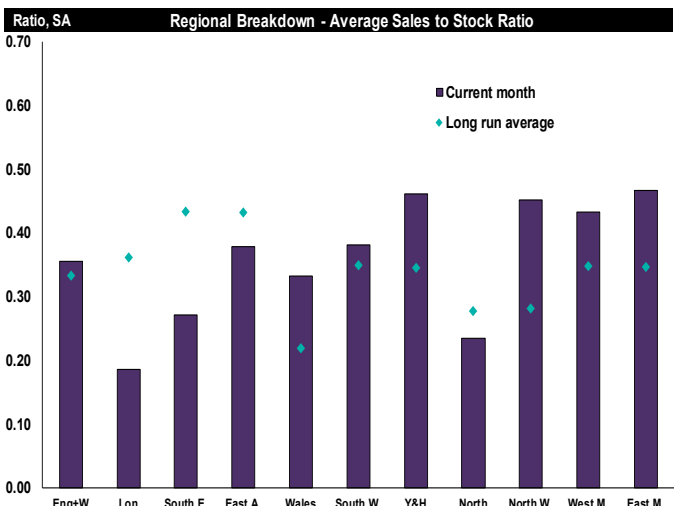
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

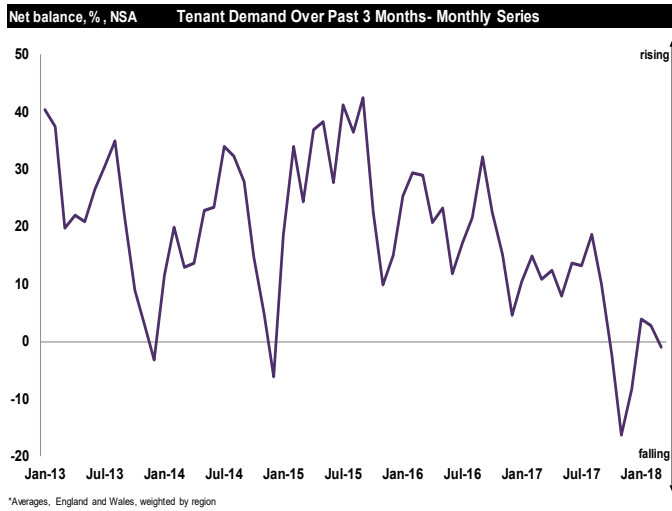


Regional Sales to Stock Ratio

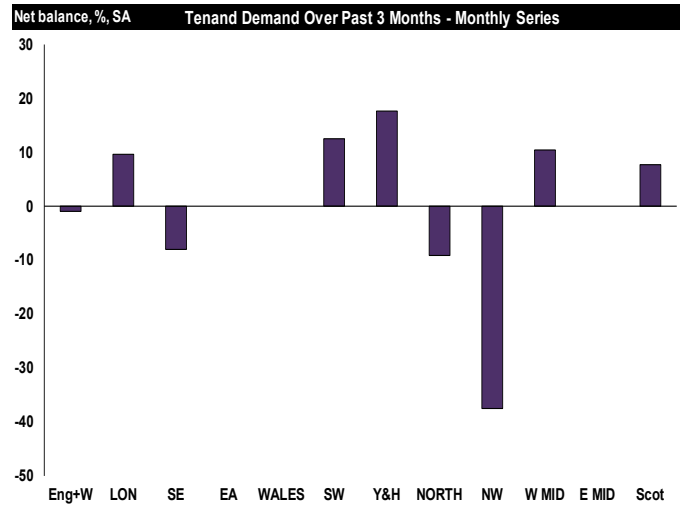


Lettings market charts

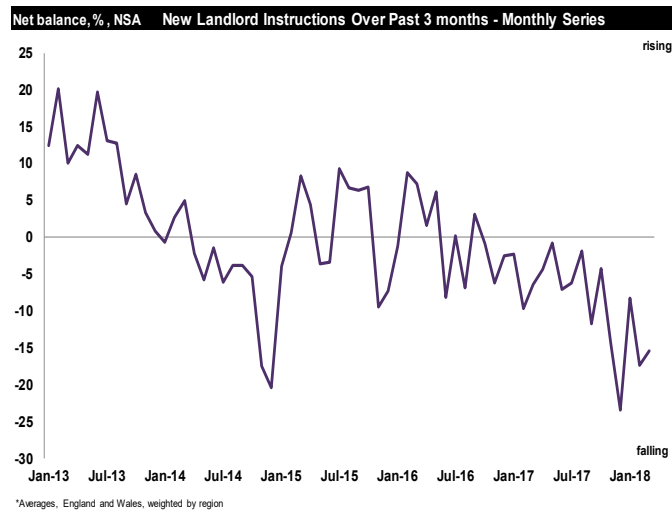
National Tenant Demand - Past three months



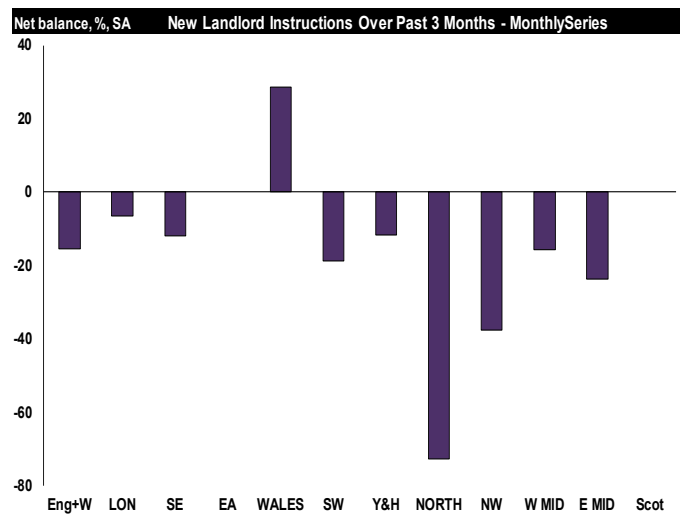
Regional Tenant Demand - Past three months



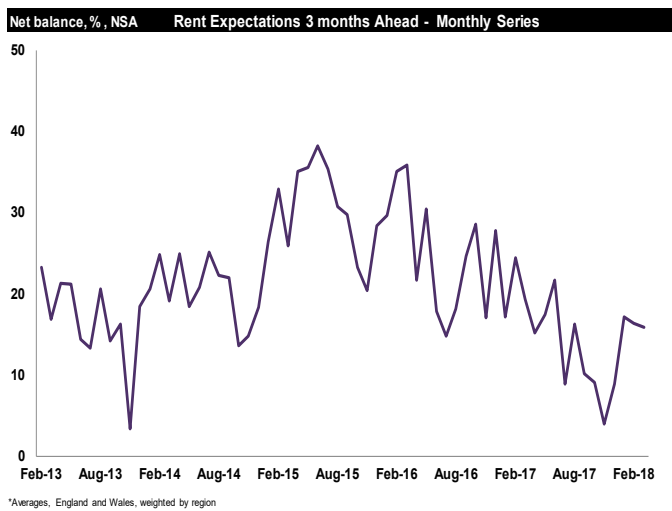
National New Landlord Instructions - Past three months



Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

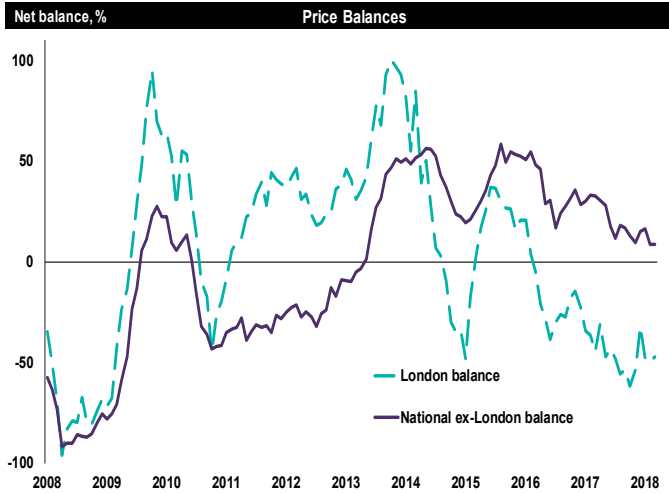


Regional Rent Expectations - Next three months

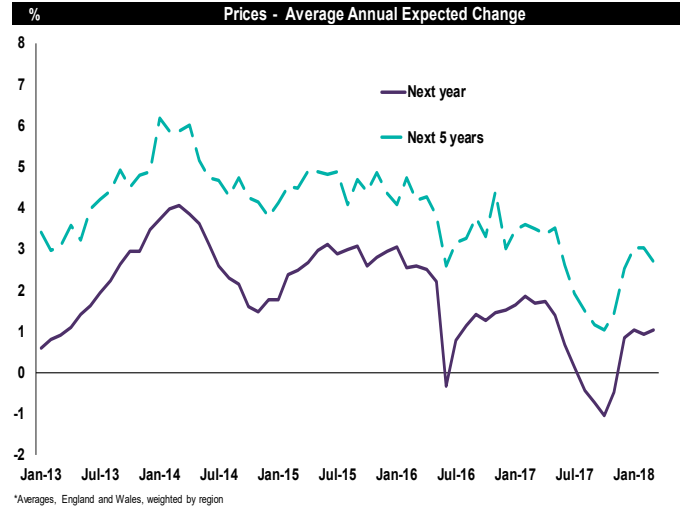


Expectations & other data

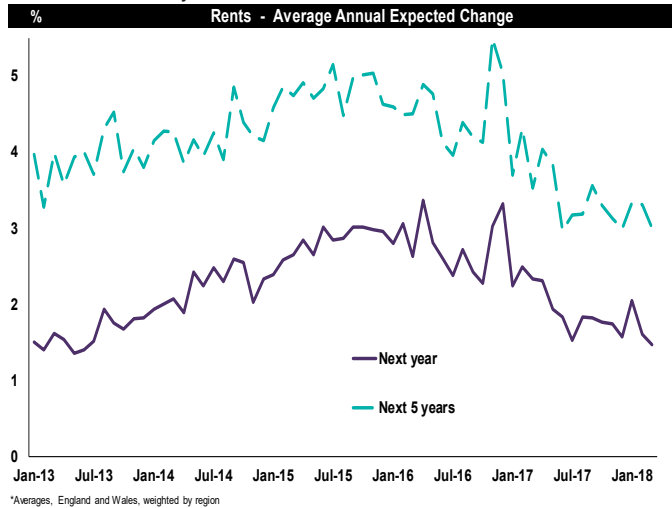
National Price Balance (excluding London) and London Price Balance - Past three months



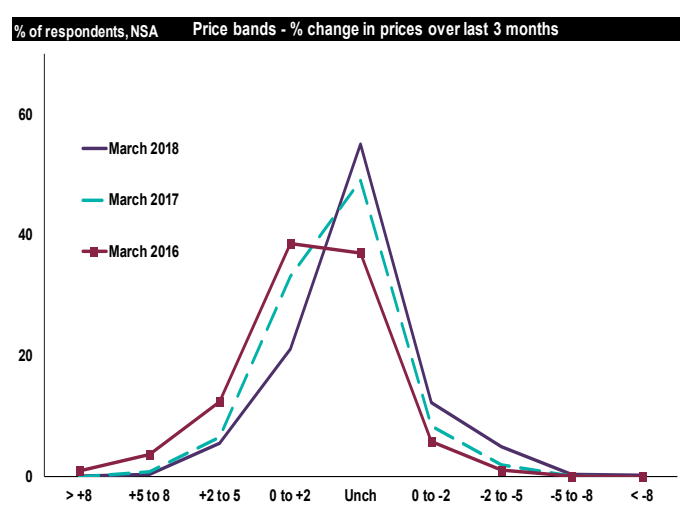
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Andrew Holmes, BSc (Hons) Surv MRICS, Kendal, Thomson Hayton Winkley Estate Agents, 01539 815700 - Easter has seen an increase in listings with many vendors taking advantage of the active market. Consequently, sales have increased at a similar rate showing good signs for the spring.

Edward Seymour, Berwick upon Tweed, Edwin Thompson, 01289 304 432, edwinthompson.co.uk, e.seymour@edwin-thompson.co.uk - Further uncertainty ahead with a degree of hesitancy from vendors, and purchaser's enthusiasm waxing and waning.

Mr Terry Brannen, FRICS, Whitley Bay / Coastal / Newcastle, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Market appraisals and levels of activity have decreased due to the recent severe weather conditions.

Neil Foster, FRICS, Newcastle upon Tyne, Foster Maddison Property Consultants, 01434 605441 - Supply side remains tight with vendor price expectations still set above the level at which buyers are generally prepared to trade on all but the highest calibre homes.

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Strong month with a good number of instructions. Still strong demand for family homes and investment properties.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370501, savills.co.uk, sbainbridge@savills.com - New instructions slow to come forward, strongly influenced by cold wet weather and snow.

Yorkshire

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Extreme cold weather failed to harm early spring green

shoots of hope. Market remaining busy with values maintained and in some cases increased due to a shortage of stock.

Chris Clubley, FRICS FAAV, Market Weighton, Clubleys, 01430 874000, clubleys.com, mw@clubleys.com - The market is very busy at the moment but we are still struggling with a shortage of stock. Any current available stock has been marketed at an inflated level due to agents being desperate to list properties.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - The market is busy locally but no real increase in price.

Ian Adams, MRICS, Kingston upon Hull, Metropolis, ianadams31@yahoo.co.uk - Still seeing fewer houses coming onto the market however new build sites are increasing in number and providing a range of homes at all levels.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Market remains steady

John Haigh, MRICS FAAV, Knaresborough, Lister Haigh, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - More new build supply is beginning to impact/affect demand for existing housing. Estates agents stocks have reduced though.

John Reeves, FRICS, York, Colenso properties, john-reeves@helmsley.co.uk - Mortgage availability is even more difficult with perfectly good buyers being refused mortgages due to technical 'failure'.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Market activity hampered by the bad weather. Signs of improvement towards the end of the month.

M J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - The shortage of instructions

has resulted in an epidemic of certain agents persistently trying to poach properties already on the market with other agents. This is further besmirching the general estate agency business.

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Sale are steady for the time of year especially in the new build sector. We expect this trend to improve in coming months.

Peter Green, Halifax, Brearley-Greens, 01422 330088 - We are still in a very changeable winter weather period producing fairly poor sales records - which usually changes to good in April when spring arrives.

North West

Derek Coates, MRICS, Liverpool, Venmore, 0151 236 0301, www.venmores.co.uk, d.coates@venmores.co.uk - The year has started well with good levels of activity in all sectors. However, the lack of properties coming on to the market is putting pressure on property values

Ian Macklin, FRICS, Hale Hale Barns Timperley, Ian Macklin & Company, 0161 980 8011, ianmacklin.com, halebarns@ianmacklin.com - There seems to be an air of uncertainty which has resulted in reduced instructions and enquiries. Hopefully the spring will reverse this trend

John F Halman, MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Better activity levels in March but still low levels of transactions.

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 051 343 9060, www.b-a-o.com, john@b-a-o.com - Demand not being met by new instructions coming to the market.

Richard Powell, FRICS, Oldham, Ryder & Dutton (and Mortimers), 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - Over the last month there have been more properties actually coming to the market. Family homes are selling quickly

at prices that are higher than previously seen which is perhaps adding a little more confidence to the market after a slow start to 2018.

Stephen H Dodgson, BSc FRICS, Wirral, Rainfords Chartered Surveyors, 0800 612 7957, http://charteredurveyororcheshire.co.uk/, steve.dodgson@live.co.uk - Significant increase in the number of survey and valuation instructions over the same period last year. Continuing shortage of properties on the market is keeping sales and prices buoyant.

East Midlands

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Steady. Uncertainty, some lack of confidence and the effect of Brexit is having an effect.

David Hammond, BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Increase in number of new properties coming to the market. Buyers proceeding at realistic prices.

David Hawke, FRICS, Worksop, David Hawke & Co., 01909 531450 - Again a similar month with generally limited activity - this is one very quiet market!

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - March started off well and then fizzled out with Easter. Diaries are full this week so hopefully back on track in April

Martin Pendered, FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - Sales are unpredictable. Smaller supply should mean increased demand for what is available, but there is a marked reluctance in the market. Prices rises have slowed and buyers are making lower offers on most property. Difficult to predict trends.

Surveyor comments - sales

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Good demand from buyers and more instructions with the onset of the spring market

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Promising increase in new instructions, but demand still exceeding supply. Well-priced properties selling quickly, optimistically priced properties taking time.

Quentin Jackson-Stops, FRICS, Northampton, Jackson-Stops, 01604 632991, www.jackson-stops.co.uk, quentin.jackson-stops@jackson-stops.co.uk - March produced the highest number of sale exchanges since May 2017. The market remains resilient and sensibly priced property finds a ready market.

Richard Cruise, MRICS, Nottingham, Richard Cruise Ltd, richardcruise@btinternet.com - High demand in the East Midlands area with a shortage of supply across the whole range of properties.

Steve Gadsby, BSc FRICS, Derby, Gadsby Nichols, 01332 296396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk - Improved market activity in terms of new instructions, viewings and, as a result, sales. Still not a buoyant market but much improved from the previous month and the same period last year.

Tim Yeomans, MRICS, Nottingham/Derby/Burton, SDL, 07795266361, tim.yeomans@sdlurveyors.co.uk - Growth strong in ex-LA properties on several estates.

West Midlands

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A slow start to the year and March has seen more enquiries for pre-sale appraisals and more properties starting to come available,

although they are less than the same month last year. Enquiries starting to increase.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Gradually sales market starting to wake up after the winter. More properties starting to come available which is stimulating enquiry. Bad weather over last month has dampened enquiries.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - More property now coming available and signs asking prices are rising. Realistically priced property selling quickly and more are needed to satisfy demand.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - A very buoyant sales market with notable increase in internet enquiries. Property realistically priced selling quickly.

John Ozwell, FRICS, Solihull, Hunters, 01564 771000 - Correctly priced homes selling well. Slightly overvalued homes sticking. Stocks for sale still low.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, mark.wiggin@struttandparker.com - Weather has not helped but general lack of confidence is the problem.

Mike Arthan, FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Not enough new stock coming onto the market to replace recent sales.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Poor weather has pushed launch of prestige country homes back several weeks. Certain cold spots in the market i.e. c£450,000.

Rosemary Cheadle, AssocRICS, RICS Registered Valuer, Wolverhampton, Worthington Estates, enquiries@worthingtonestates.co.uk - The poor weather has not helped with most vendors choosing to wait to market. There has been a reduction in the higher valued properties coming to the market therefore stalling chains with

vendors struggling to find their onward purchases.

Ryan Williams, FRICS, Hay-on-Wye, Herefordshire., McCartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Still relatively slow market except in the hot spot areas. Lack of new instructions generally and much hesitation as to the likely effects of economic uncertainty.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - Multiple offers on keenly priced properties, although sales taking a considerable period of time to complete once in solicitor's hands. Still a lack of new instructions, even though this has picked up slightly in recent weeks.

East Anglia

Andrew Wagstaff, MRICS, Burnham Market-North Norfolk, Bedfords, andrewwagstaff@bedfords.co.uk - Slight drop in activity this month due to low stock levels.

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - We can now put winter behind us and look forward to 2018, but despite the weather there have been good numbers of new enquiries.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A steady month. The market remains resilient.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - More properties coming to the market and a very strong demand from buyers.

Mark Wood, MRICS, Cambridge, Carter Jonas, 01223 403330, www.carterjonas.co.uk, mark.wood@carterjonas.co.uk - March, despite the weather, has seen the usual spring increase in new instructions and sales.

Rob Swiney, MRICS, Bury St Edmunds, Lacy Scott and Knight, 01284 748600, www.lsk.co.uk, rswiney@lsk.co.uk - A very slow start to the market for 2018, the

weather has had a significant impact on things!

W J Hartnell, FRICS, Ingatestone, Simon Matthew & Co, 01277 355255 - Brexit is having a marked effect on sales and prices, reducing both by up to 10%.

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk - The market over £925,000 still becalmed and creating continued slow ripple effect to the lower price market.

Chris Gooch, MRICS, Winchester, Carter Jonas, 01962842742, chris.gooch@carterjonas.co.uk - The impact of the poor weather has affected the market with muted buyer and vendor activity. We expect the arrival of spring and better weather to bolster new enquiries from buyers and sellers.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Demand strong but in a very thin market. Weather has affected instructions. Auction demand strong for houses rather than flats.

David Parish, FRICS, Upminster, Gates Parish & Co., 01708 250033 - Sales were sluggish in March. However, an improvement is anticipated due to a large number of new instructions recently received.

Eoin Hill, MRICS, Newbury, SDL Surveying, Eoin.hill@SDLsurveying.co.uk - Bad weather

Ian Perry, FRICS, Fairford Faringdon Highworth Lechlade Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Good demand for well-priced properties that are well marketed.

Surveyor comments - sales

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Spring market in Maidenhead has arrived with plenty of active purchasers. Correct pricing is key to attracting a buyer.

Joe Arnold, MRICS Registered Valuer, London & South East, Arnold & Baldwin Chartered Surveyors, 02086422999, Www.arnoldandbaldwin.co.uk, Joe@arnoldandbaldwin.co.uk - Investors taxed out of being a landlord or developer have moved focus to outer M25. Help to Buy is also absorbing demand, so lower end is struggling a little. Buyers are motivated, sellers are having to be realistic.

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - For March the market has felt very quiet. The weather may not have helped however there is lack of confidence from buyers currently.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The prices are now starting to adjust downwards and sales are beginning to happen as a result. Many home owners are accepting the challenging/weak market conditions.

John Frost, MRICS, Burnham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There is a lack of any urgency in the market but well priced property is attracting viewings.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - General slow down in desire to move. (Aspirational buyers - Brexit/Economic uncertainty). (Top end - Penal stamp duty) (FTB - lack of stock) (Second steppers - lack of stock and prices too high).

John Frost, MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk,

beaconsfield@frostsurveyors.co.uk - March has been a difficult month from a new agreed sales perspective, similar level of viewings to January/February but buyers very cautious with their offer levels.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Uncertainty over Brexit and economy. Lack of commitment by buyers in the market.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Lower to middle value housing market is still attracting buyers.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Challenging market but some deals have come together in March.

Mark Everett, FRICS, Epsom, Michael Everett & Company, markeverett@michael-everett.co.uk - New instructions well up on this time last year, but with increased choice, buyers seem to be becoming very hard to please. Correct pricing and property presentation now seems more essential than ever.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Activity is slowly increasing but the bad weather and the early Easter holiday seems to have caused a bit of a hiatus.

Martin Lee, MRICS, Southend on Sea, Countrywide Surveyors, martin.lee@cwsurveyors.co.uk - Snow.

Michael Brooker, FRICS, Crowborough East Sussex, Michael Brooker, 01892 663377, michael@michaelbrooker.co.uk - Tough market. Lack of correctly priced properties. Buyers very choosy. Post Easter more activity. Need good weather to increase viewing levels

Philip Hiatt, MRICS, East Grinstead, Your Move Philip Hiatt, 01342 321142, www.your-move.co.uk/eastgrinstead, philip.hiatt@your-move.co.uk - Economic and political headwinds and poor weather together with an early Easter held the market back in March.

Tim Green, MRICS, South Oxfordshire, Green & Co, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Adding the poor weather has given another excuse for the Spring market not to arrive. With high new homes supply in this region, re-sale transactions are unlikely to greatly increase in volume in the foreseeable future.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - There is an oversupply of brand new 2 bed apartments in Guildford town centre which has led to the prices having to come down to reflect the oversupply. There is a shortage of stock generally and only correctly priced houses will attract interest.

South West

Christopher Bailey, MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - The snowy weather certainly adversely affected the market last month. Sentiment remains positive and the market remains price-sensitive.

David Lewis, Bsc hons, West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk - Strong levels of activity, are now matching increased supply. Some initial indication of prices softening, sellers are accepting lower offers than they would have done 6 months ago.

David Mackenzie, Bath, Carter Jonas, 01225 747250 - Snow and news

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A good month at last. Sales and instructions well up on February and better than last year.

David Robinson, AssocRICS, Launceston, Stags, d.robinson@stags.co.uk - More properties coming to market but buyer response muted due to adverse weather preventing travel. Brexit concerns settling down.

G C Thorne, FRICS, East Dorset, Thorne/Fisk, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - The market continues to be very tight with reduced instruction levels and sales.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Good demand for any house that is correctly priced and marketed.

James McKillop, MRICS, South West, Knight Frank LLP, 0207 861 1528, james.mckillop@knightfrank.com - The weather played havoc with viewings and as a result it was a quieter month overall with attractively priced houses outperforming others.

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - New instructions are slowly increasing but still a shortage.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - A slightly quieter month following a very good February however the weather has had a bearing on people travelling. Enquiries are increasing and with some better weather, we are hopeful of a more positive April.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The property market is somewhat fragile with a lack of purchasers coupled with a reduced number of properties coming to the market. It is hoped that this situation will improve along with the weather.

Surveyor comments - sales

Julian Bunkall, FRICS, Dorchester, Jackson-Stops & Staff, 07970 872974 - Sales have picked up in March and new instructions have increased significantly. Hopefully this will continue into the spring and early summer months.

Lloyd Smale, FRICS, Exeter, Drew Pearce, 01392201748 - As new instructions have come forward, this has prompted fresh enquiries and more viewings with sales being agreed. New stock accurately priced can find a positive market response so would be vendors can be encouraged to enter the market.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondssandson.co.uk - The snow and persistent rain has hampered the launch of new properties to the market.

Oliver F Miles, FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - A quieter market not helped by the Beast from the East, Mini Beast & persistent grey and wet weather.

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Market remains active for sub £500k family homes, realistic pricing secures early sales.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - The unusually challenging weather has disrupted potential buyers' activity, but the sales rate for the first quarter has been stronger than expected

Simon Barker, MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com - I think market sentiment is very cautious and there is a definite lack of both new stock and new buyers. The poor weather has not helped at all as it has delayed the normal market by 3 - 4 weeks.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - March was another very good month for new instructions and exceptionally good for new sales. The problem is that sellers are reticent about putting their properties on the market.

Stephen Morris, MRICS, Bristol & Bath, Davies & Way, 01225 400400, daviesandway.com, stephenmorris@daviesandway.com - The lack of supply of second hand properties to the market continues to underpin prices.

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - A relatively active period in early spring. Lifestyle properties remain in firm demand.

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Increased levels of instructions in the 2 weeks prior to the Easter holiday. Higher level of viewings and offers received. Generally improved activity in all areas, but below the levels of 12 months ago.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Complete turnaround in March. Valuations, viewings and sales all up. Possibly one of the busiest months we have known.

John Caines, MRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - Stock levels remain low with generally high demand.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Property market activity has improved over the Easter period but it is lower than 12 months ago.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - We have created more agreed sales in the first quarter compared to last year, greater buyer activity and vendors are more realistic on price, weather has had a negligible effect in London, early Easter should encourage activity.

Christopher Ames, MRICS Registered Valuer, Belgravia/London, Ames Belgravia Ltd, 02077301155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - It has been an unusually quiet winter. Pent up demand from many wishing to up-size/down-size in the Spring so there are signs of renewed activity.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Seasonal Spring viewings have increased mainly due to price reductions. This is especially the case with vendors seeking to down size.

J.J.King, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Applicant registrations were lower than expected, although viewing levels were higher. Only those properties with greater kerb appeal are attracting very strong interest.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Activity rising, especially speculative offers which are on the increase with the expectation that some sellers will be distressed enough to compromise. As yet they aren't.

James Perris, MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Properties which are realistically priced will sell. Upper tiers continue to struggle due to high transactional costs. Very few investor buyers.

Jeff Doble, FRICS, London, Dexters, 02086141210, Dexters.co.uk, jeffdoble@dexters.co.uk - The London sales market is very busy.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremyjeremyleaf.co.uk - We recorded more valuations and viewings although the ratio to offers is falling. Some prospective purchasers expect prices to soften as choice is increasing. Only buyers and sellers recognising changed market conditions are doing business!

Kevin Ryan, FRICS, Mayfair, Carter Jonas LLP, kevin.ryan@carterjonas.co.uk - Market still slow but the interest is still there for good quality properties that are sensibly priced.

Michael Henry, Islington, Cluttons, michael.henry@cluttons.com - One-bedroom apartments in Zone 1 are having an increasingly difficult time due to stamp duty limit of £500,000.

Richard Taylor, MRICS, London, London's Surveyors & Valuers, 97860866113, richard@lcsv.co.uk - More positive outlook, with spring helping market sentiment.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - In the prime London house market, we are advising it will remain price sensitive over the next two years. Marylebone remains the standout market, little or no falls over the last 12 months.

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

Toby Whittome, Prime Central London, Jackson Stops, 0207 581 5881, tobywhittome@jackson-stops.com - Stamp Duty and Brexit have killed the fluidity of the London market. Only when the extent of the resulting economic damage is properly understood will things be able to change for the better.

Surveyor comments - sales

Scotland

Adrian Stott, FRICS, East Lothian, J and E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Continued lack of supply is leading on to prices above value being achieved.

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - We are now seeing more property coming on to the market and whilst March has been quieter - partly due to the weather - we are expecting a busy April.

Andrew Hitchen, BSc MRICS, Stirling, Shepherd Surveyors, andrew.hitchen@shepherd.co.uk - Increased activity in the form of new vendor instructions and completed sales. Lack of stock continues to drive prices for family homes.

Anthony Perriam, MRICS, Scottish Borders, Rettie Borders, 01896 824070, www.rettie.co.uk, tony@rettie.co.uk - Shocking winter conditions across the Scottish Borders have impeded non-local buyers and given rise to a later start to market activity.

David Cruickshankl, MRICS, Elgin, D M Hall, 01343 548 501, david.cruickshankl@dmhall.co.uk - The market is more subdued than the same period last year with fewer properties coming up for sale. Unseasonably cold and snowy weather is a possible influence, which could result in a busy late spring and summer as a catch up.

H Lukas, MRICS, Scottish Borders, Galbraith, 01896754842, www.galbraithgroup.com, harry.lukas@galbraithgroup.com - General improvement but in a very small market.

Iain M Swayne, FRICS, Dunfermline and West Fife, DM Hall, iain.swayne@dmhall.co.uk - Without doubt, adverse weather and seasonal market conditions affect the market negatively. The clocks changing also will have a positive impact.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334479479, www.bradburne.co.uk, info@bradburne.co.uk - Traditionally the market from Easter onwards picks up but this has been delayed by continued poor weather into April. There is still hesitancy in sellers coming forward compared to last year at a similar time.

IJ Fergusson, FRICS, Stirling, J&E Shepherd, 01786450438, www.shepherd.co.uk, ian.fergusson@shepherd.co.uk - Snow days and Easter holidays have affected the early spring market. Still waiting to see if sales pick up.

John Brown, FRICS, Edinburgh, John Brown and company, 0131 4415590, jb-uk.com, John.brown@jb-uk.com - Edinburgh market is short on stock, lower mid ranges doing well, sales 10-15% ahead of home report. Demand greater than supply. Top end over 700k is getting better, due to limited supply with buyers paying the LBTT. Prices do reflect this. Tax on value.

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kmacdonald@g-s.co.uk - Market conditions improved through March although the Easter holiday period has had a slowing effect. Good prices are being achieved across all sectors with competing interest for diminishing stock resulting in shorter sale periods and rising prices.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Sales are occurring at an encouraging pace, several within days of market launch. Price and location remain key.

Martin Douglas, MRICS, Hamilton, Graham + Sibbald, 01698422500, www.g-s.co.uk, martin.douglas@g-s.co.uk - This month has seen a large increase in the number of Home Reports instructed with properties below the £350,000 mark selling quickly at or slightly above Home Report value. The lack of supply

is still driving prices upwards.

Peter Drennan, B.Sc. MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com - Shortage of supply still the main issue in good quality areas. Prices (and some valuations) getting pushy in city centres and the like, but they sell.

Peter McEachran, FRICS, Renfrewshire, Graham and Sibbald, 01418893251, www.g-s.co.uk, peter.mceachran@g-s.co.uk - Still a shortage of stock. Good properties in good areas sell well. Properties needing upgraded are taking longer to sell.

Northern Ireland

Daniel Mc Leron, FRICS, Omagh, Co. Tyrone., McLernon Estate Agents & Valuers, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Still a shortage of properties within the price range of first time buyers.

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Supply remains the biggest hurdle. With an increase, it is questionable if demand will keep pace.

Graham Tonner, MRICS, Dundee, Graham + Sibbald, 01382200064, gtonner@g-s.co.uk - New property coming to the market in March has been at a lower level in comparison to March 2017. This could be weather related but only time will tell.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - We have found strong demand from investors. Apartments are also a strong market.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The sales market is getting busier with more instructions to

sell coming online.

Stephen Fitzpatrick, MRICS, Newry Co.Down, Stephen Fitzpatrick Estd.1881, 02830265533, www.stephenfitzpatrick.co.uk, info@stephenfitzpatrick.co.uk - Sales are more buoyant in Spring time.

Surveyor comments - lettings

North

Mr Terry Brannen, FRICS, Whitley Bay / Coastal / Newcastle, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Market appraisals and levels of activity have decreased due to the recent severe weather conditions.

Neil Foster, FRICS, Newcastle upon Tyne, Foster Maddison Property Consultants, 01434 605441 - Rental supply is diminishing as a consequence of ill-judged Government policy and tenants will increasingly suffer the consequences.

Yorkshire

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Demand continues to be strong. More investors letting for long-term and as such there is more tenant stability and less voids.

Chris Clubleby, FRICS FAAV, Market Weighton, Clubleys, 01430 874000, clubleys.com, mw@clubleys.com - The lettings market was extremely busy in February and March but has quietened down in April. There is some anxiety about the new agent fee ban coming into force.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - Lettings are very busy and I expect this sector to remain busy

Ian Adams, MRICS, Kingston upon Hull, Metropolis, ianadams31@yahoo.co.uk - HMO sector still experiencing an increase in availability generally taken up by eastern European demand. Family home sector sees supply and demand in balance.

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Steady demand for good quality properties at realistic prices. We expect this to continue through spring.

Peter Green, Halifax, Brearley-Greens, 01422 330088 - The lettings market is not so adversely affected by winter weather.

North West

John F Halman, MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Rents are reducing, stock remains high but applicant levels are low.

East Midlands

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Few good quality applicants available. Generally good quality properties are the most sought after and sure to let.

David Hammond, BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - New instructions are slow. Some landlords selling instead of renting.

John Chappell, BSc (Hons), MRICS, Skegness, Chappell Co Surveyors Ltd, 01754769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - The weather has played a large part in suppressing interest and viewings. We are hoping that some spring sunshine will bring prospective tenants out.

Martin Pendered, FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - Private landlords are still quite robust and some continue to buy. Demand is good for most types of property and still exceeds supply. A steady market, likely to remain strong in the foreseeable future.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, www.nicric.co.uk - In a word I think it's STEADY! The dire weather has not helped. We have more tenant enquiries from non-English, EU citizens suddenly.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - More properties to let now than for some time, but demand still strong.

West Midlands

Andrew Pearce, Wolverhampton, Millennium Properties, andrew@millennium-properties.co.uk - Demand is at an all-time high but supply is dwindling with tax changes, stamp duty and soon agents been unable to charge for essential reference searches. A crucial sector of the housing market is being badly led to the detriment of landlords/tenants.

Dean Taylor, MRICS, Harborne, Birmingham, J P Taylor, 0121 4284333, www.jptaylor.co.uk, dean@jptaylor.co.uk - A little quiet at the beginning of the month but as we progressed through things picked up with tenant interest. We now expect this to increase after the Easter Break.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Tenant demand very slow this month, expecting things to pick up in May.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A busy month again with demand still outstripping supply. Family properties particularly in demand and this trend is likely to continue.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - More lettings coming available, but more supply needed to satisfy demand. Rental values gradually rising.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A very active market with multiple applications for rented properties particularly small houses. Demand still exceeding supply.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - A strong demand for all types of rented properties, with houses particularly in demand. More properties needed to satisfy demand.

John Ozwell, FRICS, Solihull, Hunters, 01564 771000 - Stable market.

Mike Arthan, FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Still a good balanced local lettings market place. Rents nudging upwards in some areas, but market is price sensitive.

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 262 3450, www.naismiths.com, nicholas.lamb@naismiths.com - Despite market sentiment, we are still experiencing strong demand for good quality well managed family housing and are achieving premium rents for such product.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Good level of stock with good quality applicants. Many let pre-marketing - so importance of registration is key.

Ryan Williams, FRICS, Hay-on-Wye, Herefordshire, McCartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Steady supply and demand although landlords are becoming increasingly frustrated with legislation, stamp duty changes, etc.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - The market was quieter than normal last month, probably not helped by the periods of bad weather associated with "The beast from the East".

Surveyor comments - lettings

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Still good interest from both current tenants moving and new tenants coming into the market.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Another steady month although new listings remain too low to satisfy demand

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - Steady supply and demand.

W J Hartnell, FRICS, Ingatestone, Simon Matthew & Co, 01277 355255 - Fortunately the rental market is still buoyant.

South East

David Parish, FRICS, Upminster, Gates Parish & Co., 01708 250033 - The market remains steady but there is a shortage of new instructions. Rents remain steady with no signs of uplift.

Eoin Hill, MRICS, Newbury, SDL Surveying, Eoin.hill@SDLsurveying.co.uk - Government measures

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Tenant demand has been strong since the beginning of the year and buy to let activity is good with investor clients looking to expand their portfolios.

Joe Arnold, MRICS Registered Valuer, London & South East, Arnold & Baldwin Chartered Surveyors, 02086422999, www.arnoldandbaldwin.co.uk, Joe@arnoldandbaldwin.co.uk - Still good demand. Yet to see tax reform increase asking rents, but I do fear as landlords are squeezed out by Government there could be a lack of supply on the horizon. This will push up rents as demand is increasing.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There are fewer Buy to Let landlords available in the market. Expect rents to increase in due course.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Tax measures imposed on landlords have decreased the supply of properties to let and this could see increases in rents.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - General lack of lettable property and there is demand.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Demand is still strong and many lettings are being agreed before properties are advertised.

Michael Brooker, FRICS, Crowborough East Sussex, Michael Brooker, 01892 663377, michael@michaelbrooker.co.uk - Steady. Lack of supply. Rents static.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - There has been an increase in properties available for rent and no increase in tenant demand so rent values are falling and we expect this trend to continue

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Paul Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent LLP, 01285 651 831, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - Quieter on instructions than last year particularly reduction in new landlords and existing landlords exiting but tenant demand increasing

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - Exeter is still experiencing strong tenant demand. There is little sign of landlords leaving the market apart from some due to the new rules on EPC ratings.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Demand to rent exceeding supply, particularly in 2 bedroomed properties. Luxury, higher priced rental properties taking longer to find good tenants.

John caines, MRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjhomes.co.uk - Good quality homes are well sought after.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Rents are currently proving a little volatile. A number of private landlords are still unaware of the additional regulations in Wales which relate to property lettings.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - We created 30% more new lettings in first quarter compared to 2017, many landlords accepting a reduced rent compared to a year ago, good studios and one and 2-bedroom flats in demand, larger houses attracting little interest. Weather effect is negligible.

Henry Wilson, Wapping, London, Cluttons, 020 7488 4858, www.cluttons.com, henry.wilson@cluttons.com - Good level of enquiries. Good level of activity. Stock levels are low and market appraisals are low.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A better month for lettings, a combination of realistic rents and reduction in stock levels.

J.J.King, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Busy period improving month on month. Stock levels remain low giving rise to pressure on rents.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Slight increase in tenant activity but offers still being made below last year's levels. Landlords beginning to be more realistic though some considering other options with onset of regulation/tax changes.

Jeff Doble, FRICS, London, Dexters, 02086141210, Dexters.co.uk, jeffdoble@dexters.co.uk - Good demand from tenants in London

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremyjeremyleaf.co.uk - Demand for rental properties reduced in March as many prospective tenants are away or not looking. We expect more activity immediately after Easter bearing in mind enquiries received. Stock levels, especially for smaller properties, remain good.

John Collard, MRICS, Wimbledon Village, Robert Holmes & Co, 0208 879 9669, www.robertholmes.co.uk, jilly@robertholmes.co.uk - Super busy Jan. quieter Feb/March - much less valuations no corporate activity

Mark Wilson, MRICS, London, Globe Apartments, 020 7034 3435, www.globeapt.com, mark@globeapt.com - We can't think of anything that might trigger a market boost in the short or medium term. We are in a one-way track market.

Surveyor comments - lettings

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - The falls in rents have been slowing, supply and demand do seem to be aligning. New build pipeline will limit growth in the future.

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

Will Barnes Yallowley, Assoc RICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Good tenant demand for keenly priced and well-maintained property.

Scotland

Carolyn Davies, MRICS, Dumfries, Savills, 01387 263066, savills.co.uk, cmadavies@savills.com - Continued demand and competition for good quality properties, demand for lower quality more remote properties continues to be tight.

Fraser Crichton, MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - Due to the buoyant sales market some landlords are leaving the market. Increased regulatory costs and reduced tax allowances are playing a part in the decision.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334479479, www.bradburne.co.uk, info@bradburne.co.uk - Tenant demand continues to grow although investors are still hesitating on increasing their portfolios. New entrants as landlord investors are thin on the ground as available finance is still hard to obtain.

John Brown, FRICS, Edinburgh, John Brown and company, 0131 4415590, jb-uk.com, John.brown@jb-uk.com - Landlords worried about zoning arrival which will regulate rent increases. Huge demand for the 4 bed student flats

John Gell, MRCIS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Steady market. Landlords exiting market offset by new investors coming in. Lack of fixed term seems to concern applicants, even though able to terminate when they need to.

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Many landlords considering withdrawing due to impacts now coming to the fore of legislation and tax implications

Rachel Bromby, MRICS, Nairn, Cawdor Estate, rachel@cawdor.com - Government introduction of Private Residential Tenancies - not re-letting in certain circumstances

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Market appears to have picked up in regard home report instructions for the month of March in comparison to last year. Good stock still sought after due to lack of supply.

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - The rental market is now in full swing with demand and supply both rising and quoted rents increasing. Letting takes from 3 to 10 days from being listed to being let.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rentals are very busy, we have let all student properties even earlier this year! Rents are up!

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Rental is still a very popular choice for many.

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