



May 2018: UK Residential Market Survey

Activity indicators still point to little impetus

- New instructions edge into positive territory for the first time since 2016
- Buyer demand continues to decline but to a lesser extent than at the beginning of the year
- Results continue to suggest significant regional variation across the country

The May 2018 RICS Residential Market Survey results are tentatively showing some signs of stability coming through on the supply side, with the new instructions indicator moving out of negative territory for the first time in 27 months. That said, this was insufficient to shift overall market sentiment materially with activity remaining more or less flat. Moreover forward looking metrics for prices and sales suggest the market is unlikely to gain impetus, at least in the near term.

The headline RICS price balance came in at -3% in May pointing to no change in house prices over the month, following a marginal decline in April (net balance -7%). However, as has been the case for some time, there are material regional dimensions to this trend. The capital continues to return the most negative sentiment with the London series signalling a fall in prices once again. At the same time, downward pressure on prices was reported across the wider South East (albeit to a slightly lesser extent than in the capital). Notably, after nearly three years of solid price growth, momentum appears to have slipped across the South West with the price balance in negative territory for the second month in a row. By way of contrast, house prices continue to rise firmly in the Midlands, the North West, Wales, Northern Ireland and Scotland.

Near term price expectations point to a marginal decline on a UK-wide basis, with the net balance coming in at -9%. That said, this is mainly driven by a negative outlook for prices across the south of England. Further out, prices are expected to rise to a greater or lesser extent across all areas of the country. London stands as the only region where prices are expected to decline on a twelve month basis.

In the latest results, there are indications of a more stable trend in supply with the new instructions indicator edging into positive territory for the first time in more than two years. Furthermore, in London, the new instructions series has now been positive for three consecutive months. Even so, the net balance reading of +5% for the UK as a whole is still consistent with a relatively flat trend in new instructions. Furthermore average stock levels

on estate agents books were broadly steady at 42.5, close to an all time low. It therefore remains to be seen whether this marks the beginning of supply pressures finally easing across the market. When contributors were asked to compare appraisals that were undertaken in May with the same period of last year, 18% more stated they are lower on this like for like basis. This does not appear to bode particularly well for the new instructions pipeline going forward.

Turning to demand, buyer enquiries fell once again although the decline was modest in comparison to the trend noted at the beginning of the year. Six out of the twelve regions/countries covered in the survey saw an increase in new buyer enquiries over the month, again highlighting the mix bag of result across the UK.

Meanwhile, agreed sales held broadly steady for the second successive report and, significantly, the net balance of -2% represents the least negative reading for fourteen months. However the regional breakdown suggests that sales are rising firmly in just four regions whilst sales trends are either flat or negative across the rest of the UK. Looking ahead, respondents expect little change in transactions over the coming months, at least at the national level, although the twelve-month outlook is marginally more positive. Contributors in Scotland and Northern Ireland returned the strongest sales outlook over both the three and twelve-month horizon. Elsewhere, although still positive, sales growth is expected to be only modest.

Turning to the lettings market, demand for rented properties remained unchanged (on a non-seasonally adjusted basis) extending a run of five consecutive reports where respondents have reported flat tenant demand. Alongside this, landlord instructions remain in decline, although, admittedly the fall in May was not as significant as those posted in the previous few reports. Given the lack of supply, rents are envisaged to increase further at the national level over the year ahead.

*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:

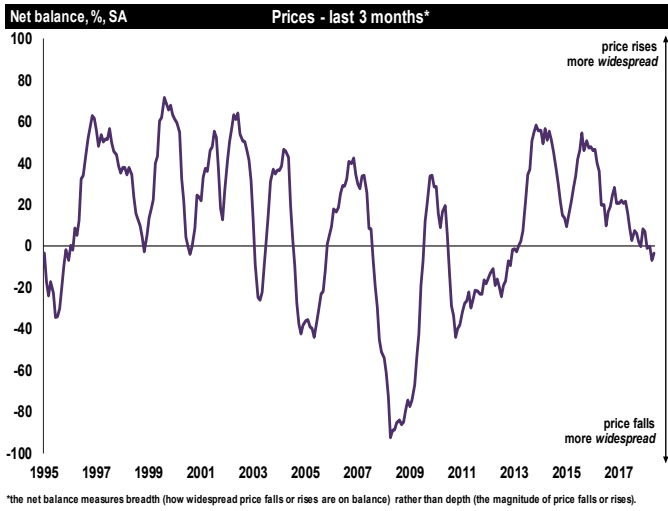
- June Survey: 12 July**
- July Survey: 9 August**
- August Survey: 13 September**

Number of responses to this month's survey:

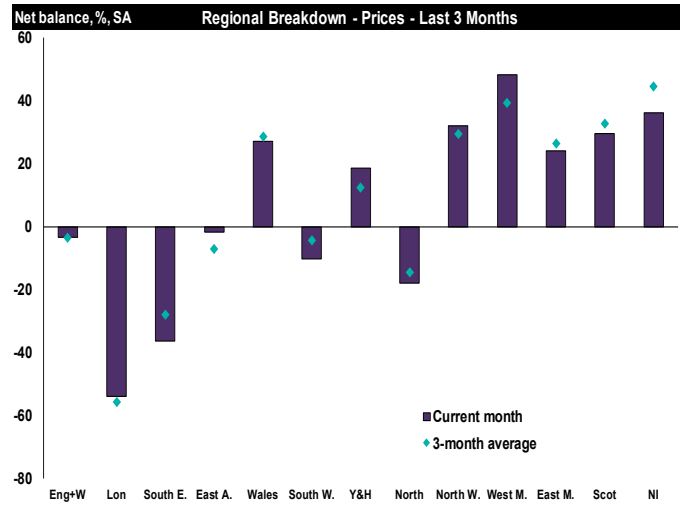
- This survey sample covers 605 branches coming from 307 responses

Sales market charts

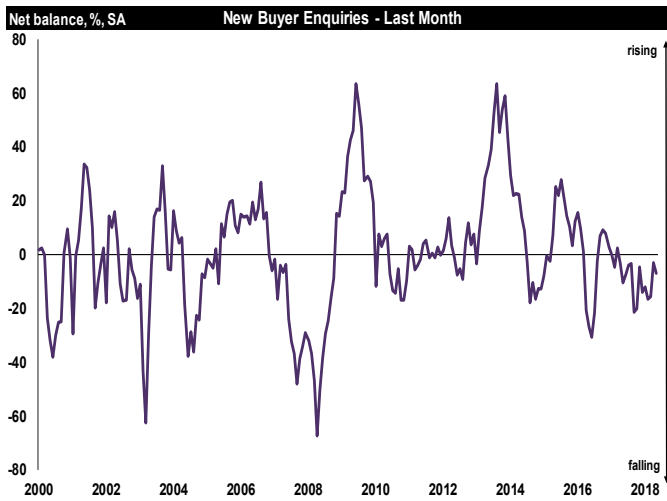
National Prices - Past three months



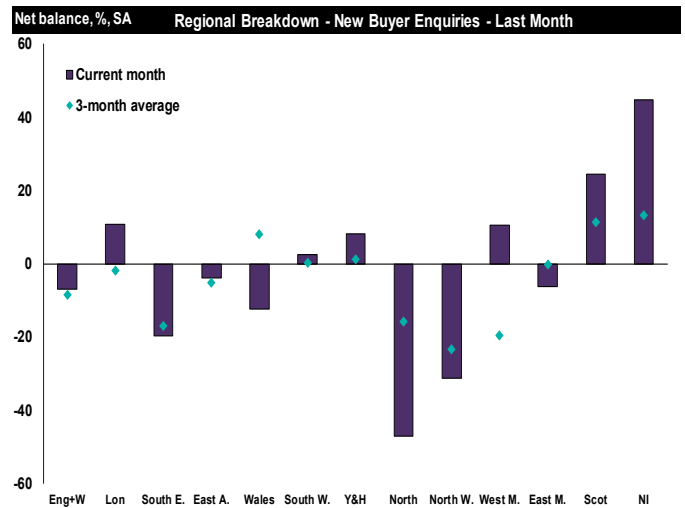
Regional Prices - Past three months



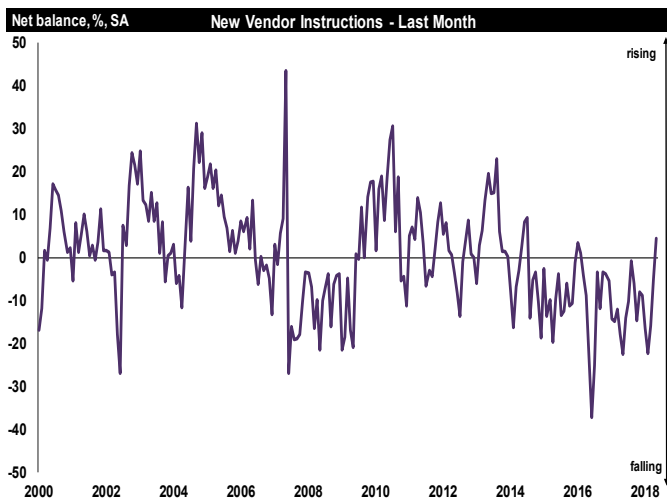
National Enquiries - Past month



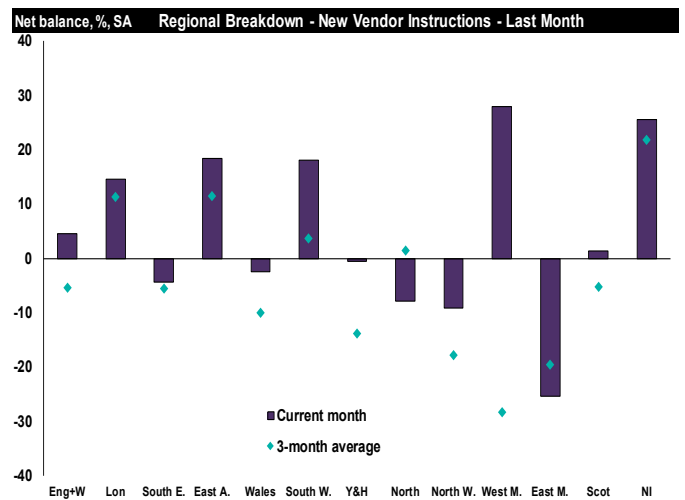
Regional Enquiries - Past month



National New Vendor Instructions - Past month

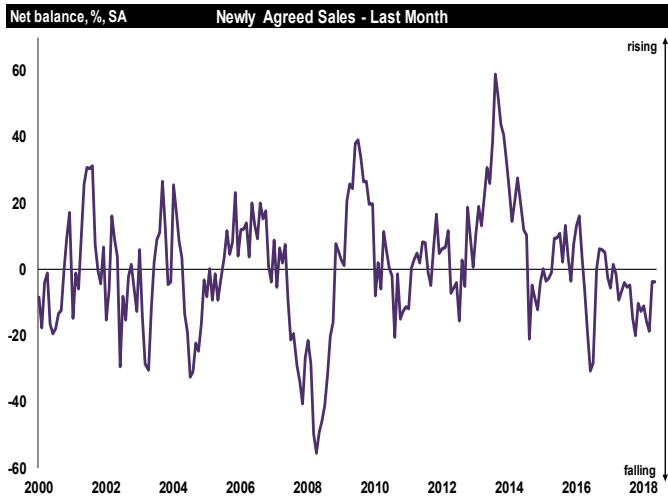


Regional New Vendor Instructions - Past month

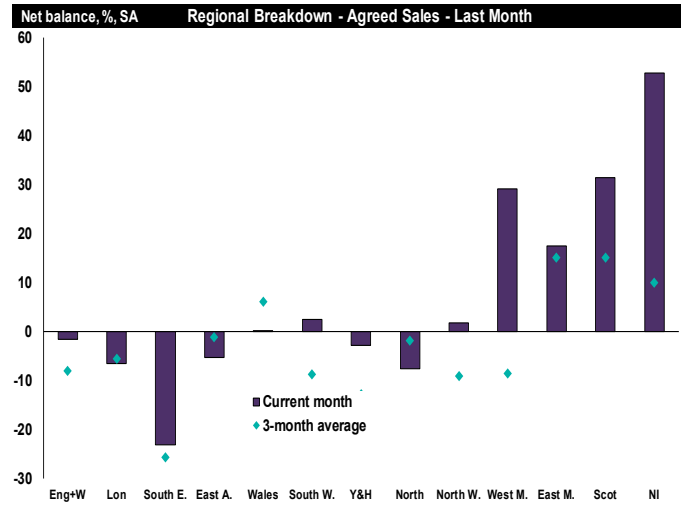


Sales market charts

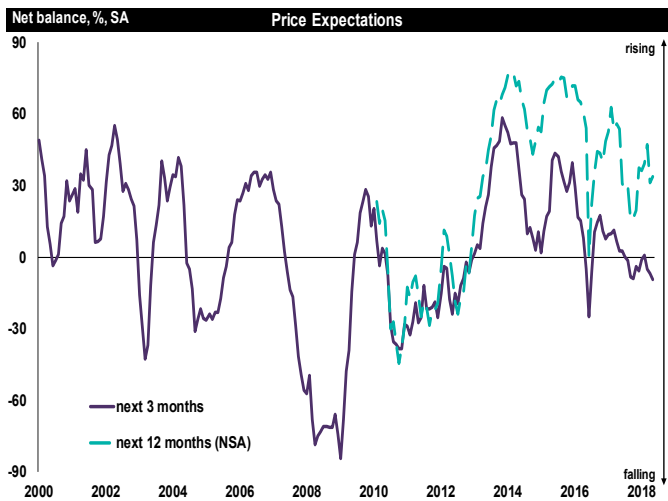
National Newly Agreed Sales - Past month



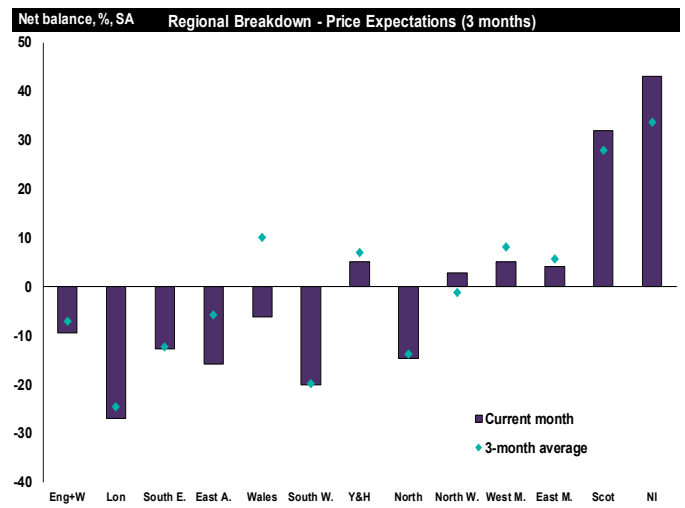
Regional Newly Agreed Sales - Past month



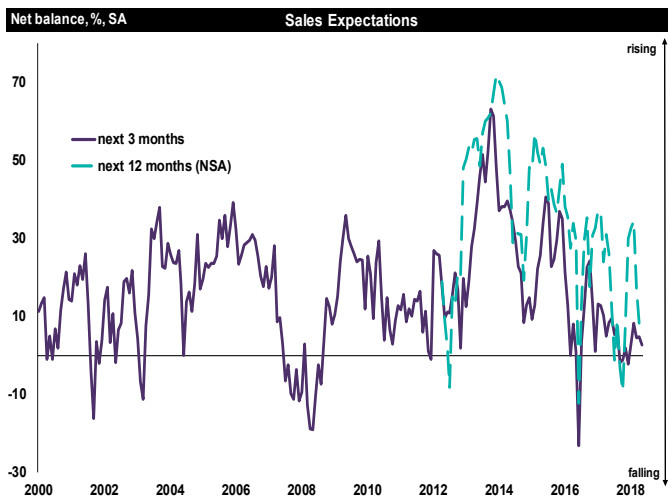
National Price Expectations - Three and twelve month expectations



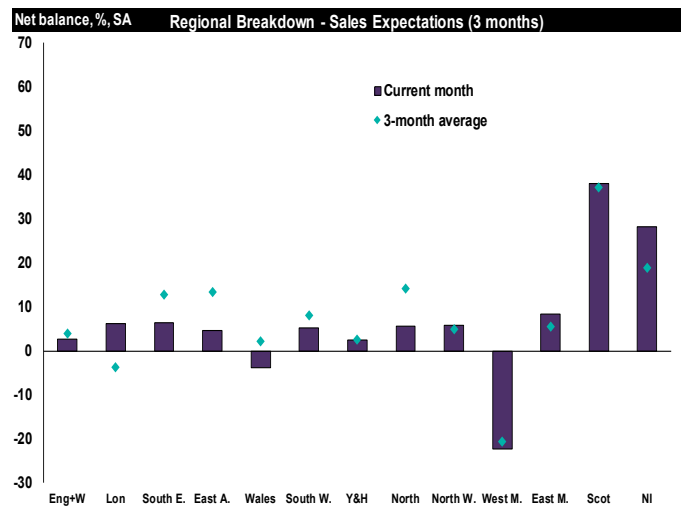
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

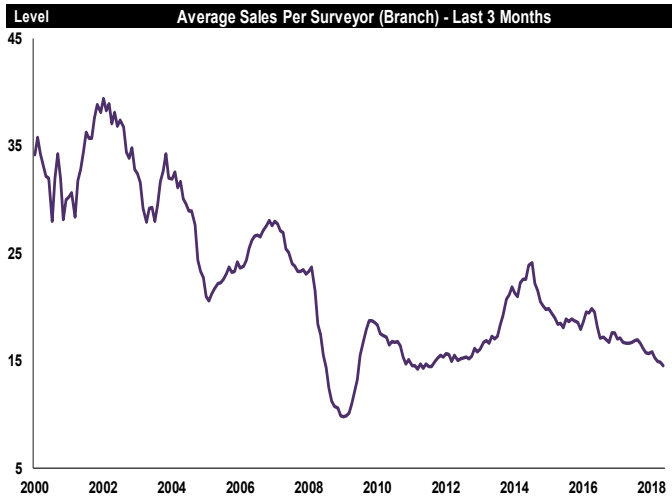


Regional Sales Expectations - Next three months

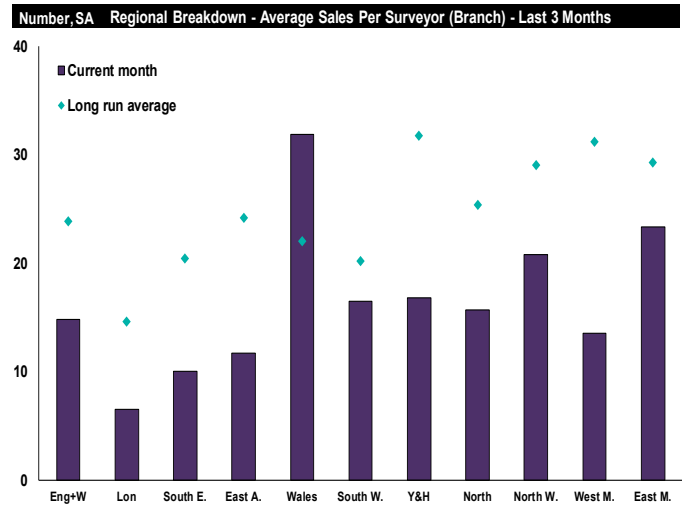


Sales market charts

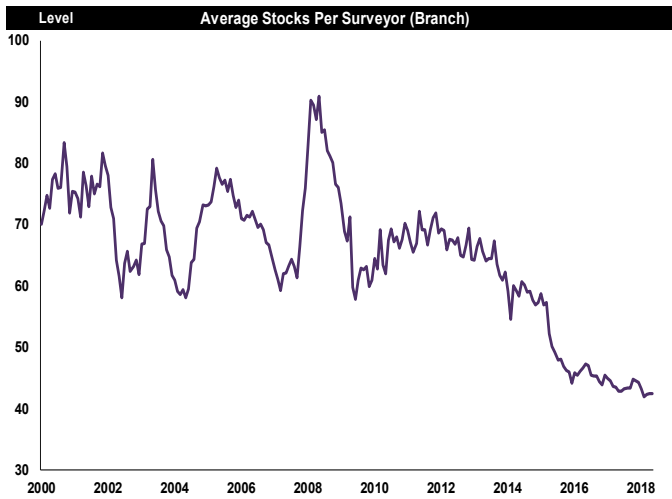
National Average Sales Per Surveyor - Past three months



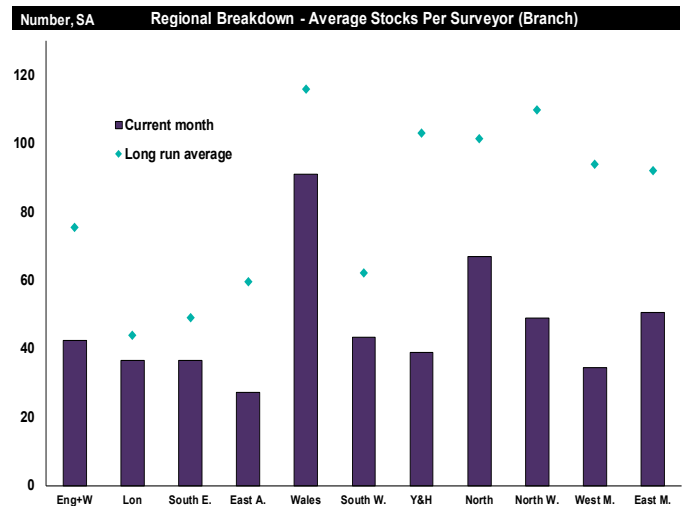
Regional Average Sales Per Surveyor - Past three months



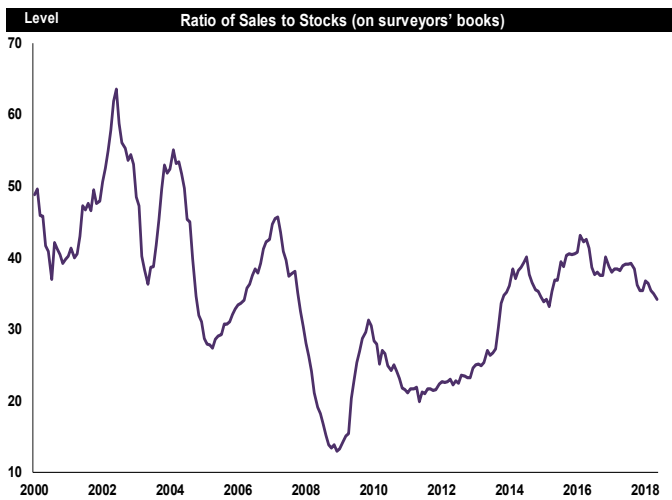
National Average Stocks Per Surveyor



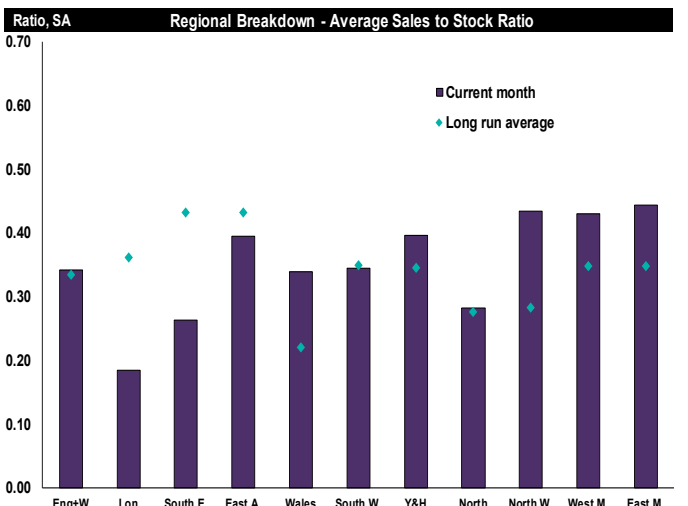
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

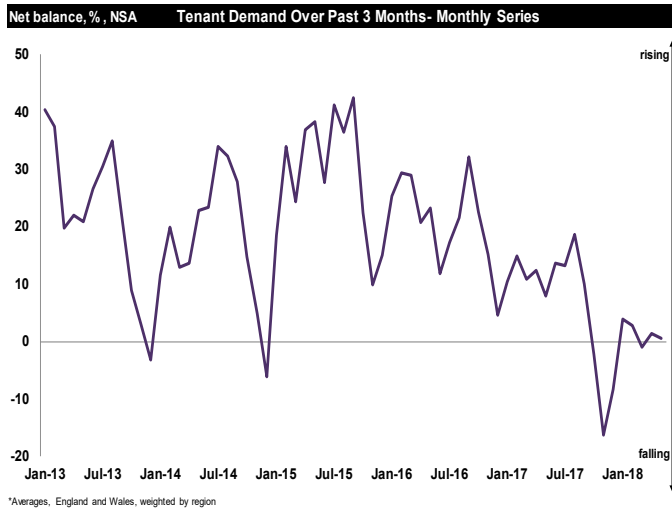


Regional Sales to Stock Ratio

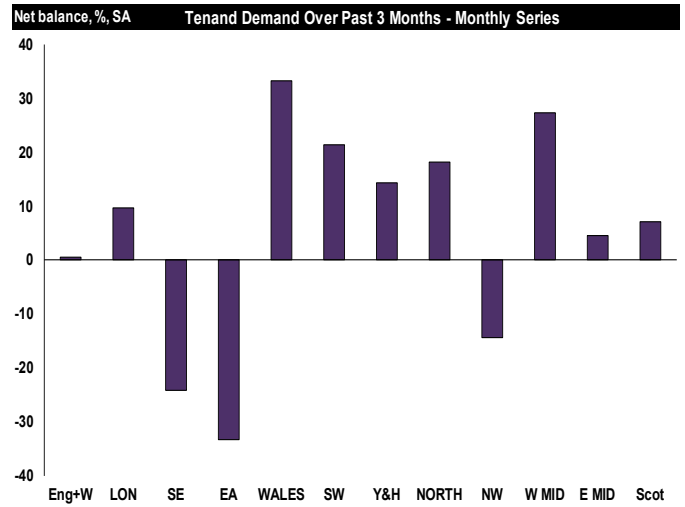


Lettings market charts

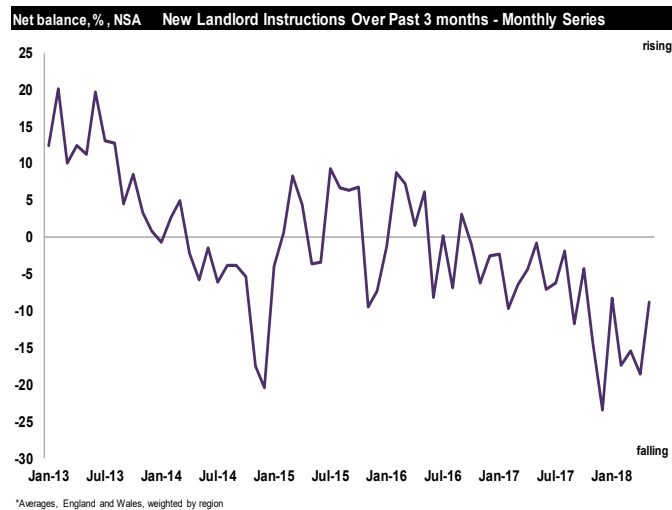
National Tenant Demand - Past three months



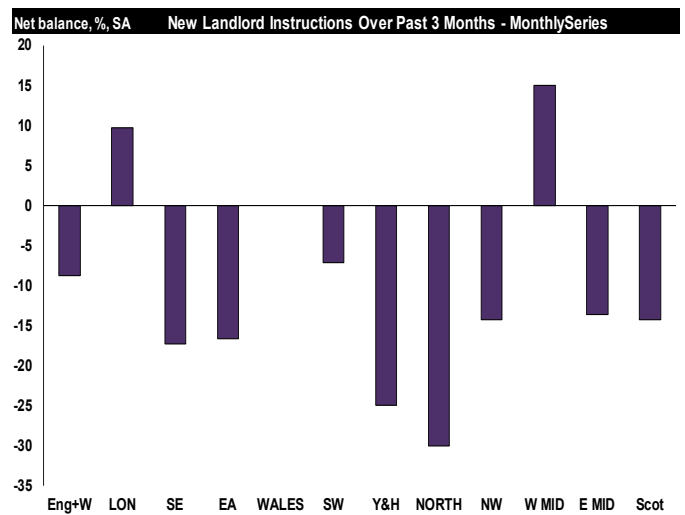
Regional Tenant Demand - Past three months



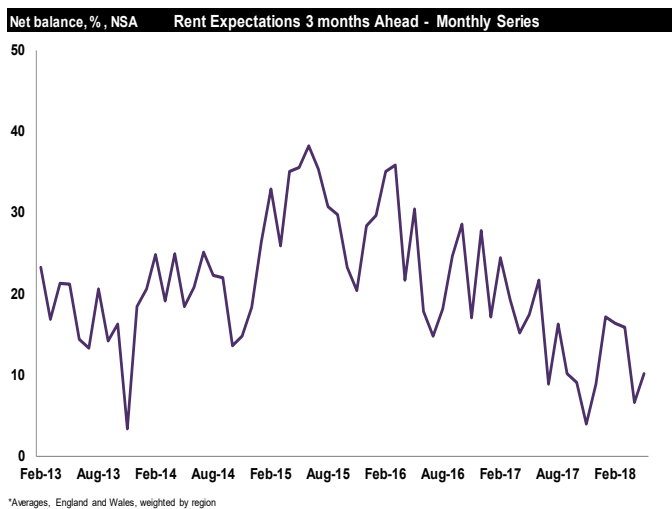
National New Landlord Instructions - Past three months



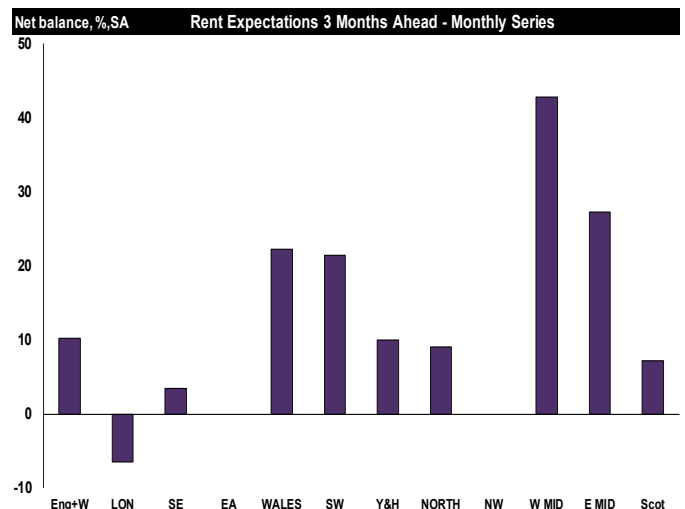
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

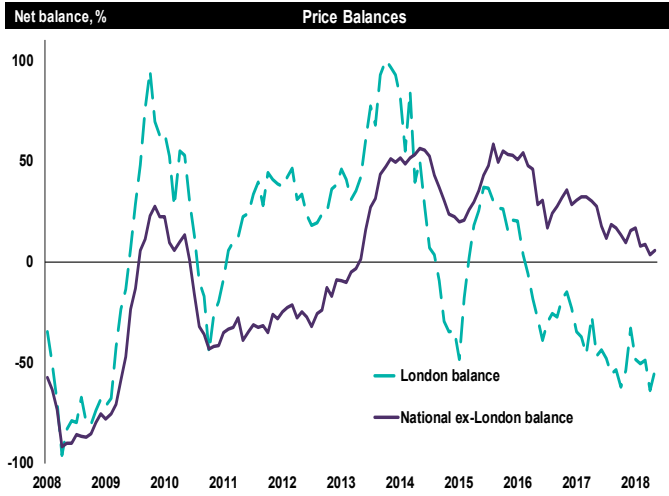


Regional Rent Expectations - Next three months

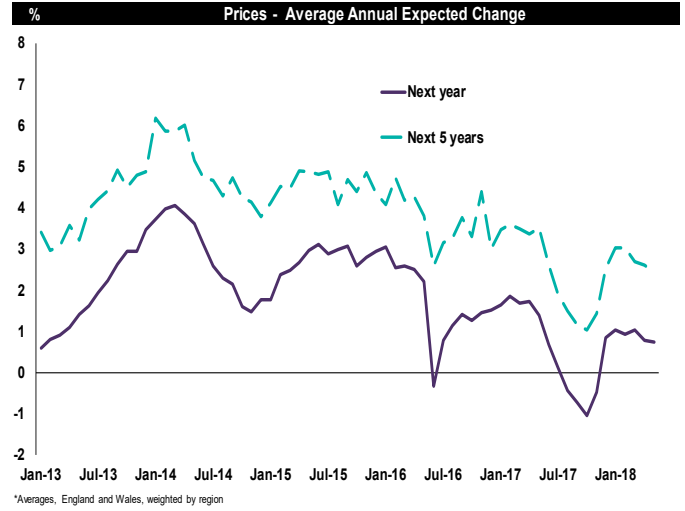


Expectations & other data

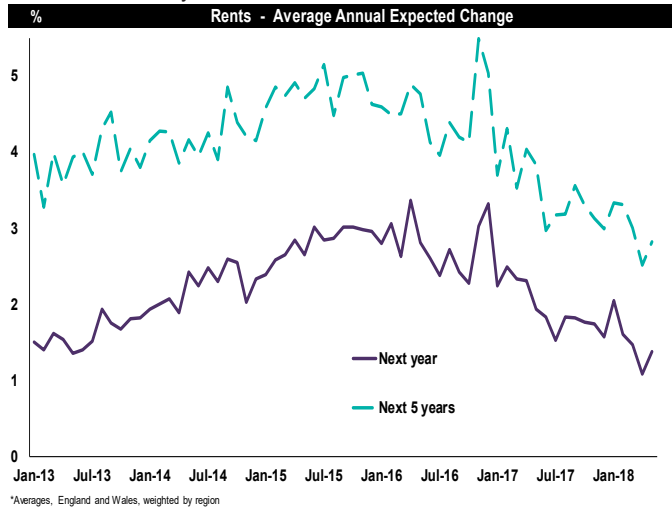
National Price Balance (excluding London) and London Price Balance - Past three months



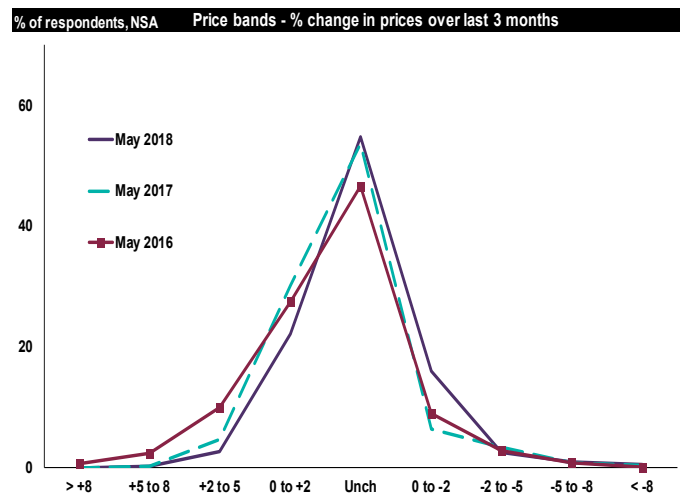
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Ian Adams MRICS, Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Good areas selling very well due to lack of supply, buy to let waning.

Simon Bainbridge MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - A very positive month with good quality instructions and improved transaction levels.

Yorkshire & Humberside

Alex Mcneil MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Continues to be low volume of new instructions across all market sectors, whilst demand levels remain sustainable. Market continues to be penetrated by online agents driving down fee levels.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, hudson-moody.com, benhudson@hudson-moody.com - A very price sensitive market with Brexit being the elephant in the room.

Chris Clubley FRICS FAVV, Market Weighton, Clubleys, 01430 874000, clubleys.com, brough@clubleys.com - The market is fairly sporadic in terms of valuations, if properties are going on the market at a fair value they will sell quickly, if not, they remain as stale stock on the market.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - The market remains flat and can't see there being any change for the better.

John E Haigh MRICS FAVV, Knaresborough, Lister Haigh (Knaresborough) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - Generally, purchasers are becoming more discerning.

Kenneth Bird MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Increasing number of new properties coming to market encouraging. However, time taken from agreeing a sale to exchange continues to cause problems.

Mark J Hunter MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - There was a brief spurt of activity but it is again very quiet. The Brexit problem is now starting to concentrate minds and affecting confidence as the exit date starts to loom.

Michael Beech MRICS, Skipton, Wbw Surveyors Ltd, 01756 692900, www.wbwsurveyors.co.uk, michael@wbwsurveyors.co.uk - Lack of supply is maintaining unrealistically high prices.

Mike Darwin MRICS, Northallerton, M W Darwin & Sons, enquiries@darwin-homes.co.uk - Uncertainty over interest rate rises and possible effects of Brexit continue to affect confidence.

Peter Green, Halifax, Brearley-Greens, 01422 330088, enq@brearley-greens.co.uk - Spring as usual has improved the residential market considerably from all points of view. Although the traditional estate agent is losing a few percentage of the sales market to internet newcomers.

Simon Croft RICS Operators, Harrogate, FSS, 01423 534186, www.fssproperty.co.uk, simon.croft@fssproperty.co.uk - The lack of BTL purchasers has taken the heat out of the market and will be the catalyst for falling property values. First time buyers could easily have their hard saved 10% deposit lost as negative equity returns and hits them hardest.

North West

Ian Macklin FRICS, Altrincham, Cheshire, Ian Macklin & Company, 0161 980 8011, halebarns@ianmacklin.com - Confidence seems to be waning and buyers marketing lower offers. Political uncertainty doesn't help.

James Leech AssocRICS, Blackburn, Lea Hough & Co, 01254 260196, leahough.co.uk, james.leech@leahough.co.uk - There is plenty of activity in the market although prices are only rising in line with inflation in reality. Demand is very strong for bungalows and has been for a while - unsurprising, given our ageing demographic as a country.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - A solid month for sales. The continued lack of new stock coming to market driving price rises in popular areas.

Mr John F Halman MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Market remains evenly balanced with the pressure on prices at the bottom end. Activity levels disappointing.

Paul Mckimmings BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Very busy month, with upturn in instructions in all sectors but family buyers and investors at the forefront.

Richard Powell FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - More buyers and sellers than earlier in the year but the process is slower than it should be.

Stephen H Dodgson BSc FRICS, Wirral, Rainfords Chartered Surveyors, 07403 057975, http://charterededsurveyorcheshire.co.uk/, steve.dodgson@live.co.uk - The market is continuing at the same pace with more instructions being received in the mid to upper price ranges.

East Midlands

Andrew W York FRICS, Leicester, Moore & York Ltd, 0116 2606028, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Lower end of the market frantic, middle - stable, top end - stalling.

Christopher Shallice FRICS FAVV, Holbeach, Hix & Son, 01406 422 777 - Steady demand. Certain properties competitively priced will sell, others, for various reasons, not in demand.

David Hammond BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors & Estate Agents, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Valuations / new instructions slow. Buyer demand is good for well-priced properties.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - May was not quite as busy as April but was busier than last year by 9% on instructions and 7% on sales. Still fairly robust here and hoping to stay that way.

Martin Pendered FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - After a disappointing start to the year, sales and instructions have improved dramatically in May. Vendors still need to be realistic but Northants is a strong economic area with relatively low prices and demand is good.

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 - Shortage of good quality instructions coming to market in May but sales holding up well.

Peter Buckingham, Market Harbour, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Buoyant market conditions, better number of new instructions, sales looking promising in all price brackets.

Philip Morley MRICS, Skegness, Phil W Morley, 01754 610654, philwmorley@yahoo.co.uk - Sales in the area do tend to increase during the holiday season, April to October.

Quentin Jackson-Stops FRICS, Northampton, Jackson-Stops, 01604 632991, quentin.jackson-stops@jackson-stops.co.uk - Some signs now that London's price correction could affect other areas. Buyers are becoming more cautious and initial offers are often well under asking prices. Sensible pricing is still key to a successful sale.

Sam McDonald MRICS, Leicester, James Sellicks Group, www.jamesellicks.com, samandlismcdonald@icloud.com - Strong seasonal activity at the moment after long winter.

Stephen Gadsby BSc FRICS FSVA, Derby, Gadsby Nichols, 01332 296396 - Increased activity and confidence. Increased enquiry levels, new instructions and sales in the spring months.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Demand still strong. Good quality homes still securing buyers relatively quickly. Stock levels still an issue.

West Midlands

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Another steady month. We seem to have a very stable market.

J J Dell & Co, Oswestry, J J Dell & Co, 01691 653437, property@jjdell.co.uk - Sales market always seems to pick up this time of year until the school summer holidays when it slows down.

Jennifer Price FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - In many parts of Birmingham demand is very high and there are multiple offers, many above asking price, for good properties. However, this is very price sensitive - where asking prices are set a little high the properties do not sell.

Joanna Wall, Craren Arms, Mccartneys, 01588 672385, joanna.wall@mccartneys.co.uk - Huge increase in market activity the past 6-8 weeks, better weather, traditional time etc.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600, . - An encouraging month with levels of enquiry still remaining high, now more property coming available. A late spring start which hopefully will continue until the holiday season.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600, . - A very active market with genuine enquiry instantly when property becomes available. A buoyant market which is rising steadily.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - More property now becoming available which is helping to satisfy demand. Slightly higher prices being achieved and volume of sales completed now better than early spring.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600, . - More properties needed as stocks are low. Property generally selling well although more needed to stimulate greater enquiries.

John Ozwell FRICS, Solihull, Hunters, 01564 771000 - Tough market - fees getting lower. Stocks low - lack of choice for movers.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - More stock still needed to stimulate sales activity.

Richard Franklin BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - First time buyers are being given the run around by lenders. This needs to change to introduce fresh blood into the market.

Rosemary Cheadle AssocRICS, RICS Registered Valuer, Wolverhampton, Worthington Estates, enquiries@worthingtonestates.co.uk - Buyer demand is exceeding supply with instructions still down on last years figures.

Ryan Williams FRICS, Hay 0N Wye, Herefords., Mccartneys, 01497 820778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - One-off properties still finding lots of interest especially in the hot spots. Lower-end more active than the top due to stamp duty changes and fewer customers from South East. Low supply underpins values.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Although sales agreed levels are satisfactory, the general level of activity has dropped.

David Boyden MRICS, Colchester, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Last 2 weeks very good but felt market was falling away with vendors reducing prices and chasing the market.

David H Knights MRICS, Ipswich, David Brown & Co, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - Properties in the right location at the right price are selling but elsewhere the market shows signs of slowing. In the upper sections asking prices are unrealistic. Shortage of new instructions amidst the general economic uncertainty.

Ed Russell, Bury St Edmunds, Jackson-Stops & Staff, 01638 662231, ed.russell@jackson-stops.co.uk - Sparks of activity but spring market slow to catch at the current time.

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

Mark Wood MRICS, Cambridge, Carter Jonas, 01223 403330, www.carterjonas.co.uk, mark.wood@carterjonas.co.uk - Increased activity across all price ranges within the city, although still a slower market in the villages.

Rob Swiney MRICS, Bury St Edmunds, Lacy Scott and Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - Market has at last started to get going. Here's hoping to a good summer.

Surveyor comments - sales

Tom Goodley MRICS, Norfolk, Strutt & Parker, 01603 617431, struttandparker.com, tom.goodley@struttandparker.com - We've had some excellent results for clients over the last few months, with most buyers coming from outside of the county. Good referrals from Herts, Essex and Cambs with buyers benefitting from the price differential.

South East

Adam Sherley-Dale AssocRICS, Croydon, Grainger Plc, ashelreydale@graingerplc.co.uk - The difficulty is raising the required amount of deposit.

Anthony Webb FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Excessive Stamp Duty continues to deter market activity and create problems for all price sectors with lack of ripple action between price ranges. Parents also deterred from selling and releasing capital to help their children.

Chris Gooch MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - There is market activity but buyers are not showing much sense of urgency and are negotiating hard. For vendors there is a need to be pragmatic and to price sensibly.

Christopher Sims FRICS, Kent, Michael Rogers LLP, 01732 740000, christopher.sims@michaelrogers.co.uk - Brexit uncertainty remains a problem.

David Nesbit FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Another challenging month. More talk but no action on what is needed to stimulate the market. Keen interest in houses in need of improvement.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 260033 - The number of properties for sale is increasing. However, there was an uplift in the number of sales agreed in May indicative of a slight improvement in market conditions. Price levels remain static.

Donald Leslie MRICS, Amersham, Donald Leslie & Co. Ltd., 01494 722006, www.donaldleslie.co.uk, donald@donaldleslie.co.uk - More positive this month but the market here seems to be quality as well as price sensitive. Competitively priced good quality stock attracting multiple offers while the other stuff gathers dust on the shelf.

Ian Perry FRICS, Faringdon Highworth Fairford Lechlade Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Market is slowly gathering momentum.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Activity in the market has picked up noticeably, however the huge stamp duty burden across all parts of the market is stifling people's ability to move.

John Lewis MRICS, Leigh On Sea, East of England Surveys, john@eastofenglandsurveys.co.uk - Stamp Duty is a major obstacle, particularly within the Buy2Let market.

Mark Everett FRICS, Epsom, Michael Everett & Company, markeverett@michael-everett.co.uk - Steady supply of new instructions continues, but buyers are becoming more selective and accurate pricing is critical. Chains hard to manage as confidence remains weak, but market is still better than this time last year.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - A number of price adjustments, some very significant, are being noted in an effort to try and encourage more activity in the market.

Michael Brooker FRICS, Crowborough, Michael Brooker, 01892663377, michael@michaelbrooker.co.uk - Market stabilised. Greater supply. Desire to move but some lack of confidence. Overpricing a problem at £500,000+. Price is king.

Philip Hiatt MRICS, East Grinstead, Your Move Philip Hiatt, 01342 321142, www.your-move.co.uk/eastgrinstead, philip.hiatt@your-move.co.uk - A tough market in May with still too few new listings coming on the market. Few first-time buyers registering so bottom end of market rather becalmed. We need the sector to be moving forward to generate activity into the higher price ranges.

Tim Green MRICS, South Oxfordshire, Green & Co., 01235 773406, www.greenand.co.uk, tim.green@greenand.co.uk - Our increased market share in this region could be disguising what feels like a further reduction in overall sales market activity in both new and re-sale homes. New homes sales prevent chains from building and withdraws buyers from the re-sale market.

Tim Hook FRICS, Tunbridge Wells, Bracketts, timhook@hotmail.co.uk - Unknown variables due to Brexit confusion.

South West

Chris Cook MRICS, Weymouth, C F Cook & Associates, 07391 519847, cfcooksurveyors@gmail.com - Uncertainty over Brexit.

David Lewis BSc hon, West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk - Looks like the market has slipped, sales agreeing/offers are some distance away from guide prices. Less clear what the future holds, is this a symptom of wider economic slowdown or simple hiatus due to divorce with EU? All will become clear in time.

David Mckillop FRICS, Salisbury, Mckillop and Gregory, dm@mckillopandgregory.co.uk - A good month, although the last week has been quieter. Sales excellent, instructions good to start, but slowed down now. A lot of exchanges coming through at last, some six months after the sale had been agreed.

David Robinson AssocRICS, North Cornwall, Stags, 01566774999, d.robinson@stags.co.uk - Better weather has improved buyer confidence but proceedable buyers dwindling as Home Counties market is still uncertain over unknown Brexit effects.

G C Thorne FRICS, East Dorset, Thornes Chartered Surveyors, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - A quiet month on most fronts. A generally difficult trading environment.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 012855 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Market is gradually gaining momentum.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - The market is definitely tougher than we would have expected this month with many price reductions and I expect to see overall transactions lower than last year when the figures are released.

Surveyor comments - sales

Jeremy Priestley FRICS, Poole, Berkeleys, 01202 708383, www.berkeleys.com, jeremy.priestley@youhome.co.uk - The market has not 'kicked off' this year in the same way as normal. There is an apprehension and caution amongst buyers (Brexit concerns; government inertia) while vendors are still resolute in reluctance to countenance appropriate price reduction.

John Corben FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The market remains slow with few genuine purchasers and chains are taking a long time to complete. The situation is unlikely to change without government impetus.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - A busy time for us and provided vendors are realistic sales are being achieved. There is definitely demand to buy and sell.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - The telephones are quieter but the quality of applicants significantly better than last month. Sales above £1 million very difficult.

O F Miles FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk

- The market remains fragile although appraisals and new instructions have increased. Some buyers are beginning to come in with "silly" offers. Quality properties in good locations and priced properly continue to sell.

Roderick Thomas FRICS, Wells, Roderick Thomas, rdt@roderickthomas.co.uk - We had a late Spring weather and market. The political climate is discouraging the market.

Simon Barker MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com - The market remains buoyant but cautious. Overpriced stock will not sell - price is key to success.

Simon Cooper FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - May proved to be an exceptionally busy month in all regards; more valuations, more instructions, more new sales and more completions. Happy days.

Stephen Morris MRICS, Bristol & Bath, Davies and Way, 01225 400400, daviesandway.com, stephenmorris@daviesandway.com - A season upturn in the sales market.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - Seasonally busy. Local market active. Lifestyle buyers from across English borders slower coming through indicating harsher market conditions ahead?

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - General increase in the numbers of valuations and instructions to sell. Shortage of supply of popular 2 bedroomed first-time buyers' properties and traditional 3 bedroom semi-detached houses, resulting in full asking prices, often being achieved.

David James FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Sales market remains busy in our area.

John Caines FRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjhomes.co.uk - The supply side is improving this month across our post coded areas. Hopefully this will continue into the summer months.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - The local property market remains buoyant with standard dwellings selling quickly.

Roger Davies MRICS, Cardigan, J J Morris, 01239 612343, roger@jjmorris.com - A busy April followed by a quiet May is abnormal. A stuttering market in the Home Counties may be rippling outwards.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - May has shown a considerable increase in sales agreed, better than any month since spring 2016, mainly due to vendors taking advice to quote realistic prices that have attracted buyers. Flats selling well to young buyers with help from bank of Mum and Dad.

Christopher Ames MRICS, Belgravia SW1, Ames Belgravia, 020 7730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - Investors still sitting on the fence and may do so until the Brexit outcome is more certain. Owner occupiers still keen to up or down-size and will be realistic on price as they realise that timing is as important as the money (within reason).

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 4990, www.as-r.co.uk, jkjng@as-r.co.uk - Instruction levels have improved as has the number of new applicant registrations. Viewings are up but the number of offers to viewings is down.

J.J.King FRICS, Merton Lb, Andrew Scott Robertson, 020 8971 4990, www.as-r.co.uk, jkjng@as-r.co.uk - Increased number of valuations but agents are overvaluing to win instructions, this is leading to a slow down in sale numbers while viewing figures have increased. A case of waiting to see.

James Perris MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Whilst the overall market remains subdued, as soon as pricing is realistic and buyers perceive value then multiple interest will be shown.

Jeffrey Doble MRICS, Teddington, Thamesview (Incl. Dexers Estate Agents), 020 8614 1205 - Good activity at all price levels. Prices stable and small increases in some areas.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Value and volume of sales agreed as well as listings and viewings improved last month as we hoped but still considerably below levels of this time last year. We're finding it difficult to generate buyer commitment despite continuing price reductions.

Joe Arnold MRICS Registered Valuer, South London, Arnold & Baldwin Chartered Surveyors, 02086422999, www.arnoldandbaldwin.co.uk, joe@arnoldandbaldwin.co.uk - Appears to be more confident buyers out there. Activity has picked up and most are feeling positive in the sub £1m market. Above this level, SDLT is still harming the market. Pockets of areas seeing price reductions.

Mr B K Bhalla MRICS, HI, CEA, Hounslow, Acrewoods Chartered Surveyors, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - There is more demand for modern houses and flats even as investments (BTL) as opposed to second hand and converted properties. Lots of issue to contend with including: the Deregulation act 2015, EPC requirements and demand for new builds.

Robert Green MRICS, Chelsea, John D Wood & Co, 020 7352 1484, rgreen@johndwood.co.uk - We continue to see more activity generally. The market is price sensitive, but more buyers are now willing to commit compared to a few months ago. Prices achieved seem to have stabilised.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - We have seen an improvement in the number of transactions in our London offices. At the very high end, where the properties are not sensibly priced, we are seeing very little activity and a number of these are now being let out.

Surveyor comments - sales

Terry Osborne FRICS, Sw1, Tuckerman Residential Ltd, 020 7222 5510, tosborne123@yahoo.com - Brexit.

Tom Dogger MRICS, London, Winkworth, 020 7590 9055, tdogger@winkworth.co.uk - If the present trends continue, we are heading for a bumpy ride. The market below £500,000 is being artificially fuelled by Government incentives. The market above this level is rapidly cooling. How will the FTB's ever move up the chain?

Scotland

Adrian Stott FRICS, Lothians, J and E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Continued lack of supply is leading to closing dates and offers in excess of value.

Alex Inglis MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - The market remains encouraging with new sellers entering the market and property continuing to sell. However, new buyer enquiries are down- possibly due to the recent hot weather and bank holidays.

David Cruickshank MRICS, Elgin, D M Hall, david.cruickshank@dmhall.co.uk - The last month has been busy. Good weather has increased the number of instructions to sell, compared with the previous quarter.

Gordon Macdonald FRICS, Aberdeen & Aberdeenshire, Allied Surveyors Scotland, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Market still difficult to predict. Like government policy.

Gordon McCulloch MRICS, Stirling, DM Hall LLP, www.dmhall.co.uk, gordon.mcculloch@dmhall.co.uk - The market in my own area is currently affected by an acute shortage of stock / supply so that is having a positive effect on prices.

Graeme Lusk BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele, 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - There is still a lack of stock coming to the market with good prices being achieved for properties in locations with good levels of demand.

Graham Tonner MRICS, Dundee, Graham and Sibbald, 01382200064, gtonner@g-s.co.uk - Strong sale prices are being achieved due to good demand and limited stock.

Grant Robertson MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Stock levels marginally higher but most west end sales completing in days rather than weeks at 5-10% above home report.

Greg Davidson MRICS, Perth, Graham + Sibbald, 01738 445733, www.g-s.co.uk, gdaavidson@g-s.co.uk - The market has had a strong start to 2018. Competitive sales are back into the mainstream market creating value growth and healthy competition. The higher value country markets have shown some good activity but LBTT is still having an impact.

I J Fergusson FRICS, Central Scotland, Shepherd, Ian, fergusson@shepherd.co.uk - Early summer market has been strong. Supply is critical to a functioning market and more listings are required.

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The amount of properties being offered for sale is still lower than expected leading to closing dates for offers due to more buyers than sellers in the market place.

Kevin Hay BSc MRICS, Ayr, Allied Surveyors, 01292 265381, kevin.hay@alliedsurveyorsscotland.com - More housing stock is coming to the market and property is still selling well with a number going to closing dates with multiple offers.

Kevin Macdonald MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kmacdonald@g-s.co.uk - The Highland market remains positive as demand continues to outweigh supply. Good prices are achieved at or above asking price with competitive bidding an endorsement of prevailing market conditions. Upper price properties still struggle due to LBTT.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Activity levels remain good, new vendors still keen to come to market for the summer period. £200,000 - £450,000 bracket is most active.

Martin Douglas MRICS, Paisley, Graham + Sibbald, 01418893251, www.g-s.co.uk, martin.douglas@g-s.co.uk - The Renfrewshire market has remained relatively buoyant with demand still outstripping supply. The majority of well marketed property is achieving sales within a reasonable period at or slightly above Home Report values.

Peter Drennan BSc MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, alliedsurveyorsscotland.com, peter.drennan@alliedsurveyorsscotland.com - Demand remains strong from one bed flats to medium/large family houses. Prime has shown some increase in activity, though minimal increase in value/price. Did someone say Brexit? Not much talk of it yet in this market.

Ronald G Smith MRICS, East Dunbartonshire/North Lanarkshire, J and E Shepherd, 01236 780000, www.shepherd.co.uk, ronnie.smith@shepherd.co.uk - Prices continue to be driven to the heights of 2006/07 by low stock.

Thomas Baird MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - A sharp increase in instructions for the month of May has seen us with our best results for a while. Hopefully a sign that the market is finally able to supply the demand that has been in short stock for a while.

Tom Murray AssocRICS, RICS Registered Valuer, Girvan, Galloway & Ayrshire Properties, 01465 713498, www.gapinthemarket.com, tom.murray@gapinthemarket.com - May very busy. The better weather toward the end of month contributed to a significant lift in the number of applicant enquiries which had positive knock on to the number of people buying.

Northern Ireland

Daniel Mc Leron FRICS, Omagh, Co. Tyrone, D A Mc Leron, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Lack of housing stock, particularly at the lower end of the market.

Eoin Lawless FRICS, Warrenpoint, Lawless Estate Agents Ltd, info@lawlessestateagent.co.uk - Property market is steady overall, however there is a shortage of housing supply, we expect a rise in new instructions and increased activity over the summer. Uncertainty over Brexit has not affected prices or confidence in the market as of yet.

Gareth Gibson FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Summer sales market is in full swing with plenty of active buyers and sellers across all price brackets. Challenges remain on expensive £1 million plus properties.

Surveyor comments - sales

Kirby O'Connor AssocRICS, Belfast, GOC Estate Agents, 02890662366, gocestateagents.com, kirby@gocestateagents.com - Sales market is looking strong, new developments selling well and definitely more activity.

Roger Punch FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Activity levels are good, with a generally positive resolve, although lack of supply across the whole market continues to restrict turnover.

Samuel Dickey MRICS, 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, resales activity has also increased with high prices being achieved.

Surveyor comments - lettings

North

Ian Adams MRICS, Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Steady supply of suitable stock for all needs.

Yorkshire & Humberside

Alex Mcneil MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - The private rental market continues to be subject to sustainable demand. Shortage of higher value and middle-market properties available for rental. Average tenancy terms continue to be extended.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, hudson-moody.com, benhudson@hudson-moody.com - Lack of supply keeping rents high.

Chris Clubley FRICS FAVV, Market Weighton, Clubleys, 01430 874000, clubleys.com, brough@clubleys.com - Tenant demand has fallen, a lot of rental properties have converted over to the sales side due to the change in tax liability.

Peter Green, Halifax, Brearley-Greens, 01422 330088, enq@brearley-greens.co.uk - The lettings market is quite busy and successful but landlords looking carefully at their futures.

Richard Blamires MRICS, West Yorks, Blamires Property, richard@blamiresproperty.co.uk - Housing Benefit is insufficient for decent accommodation and is generally paid 4-weekly in arrears which turns off landlords.

Simon Croft RICS Operators, Harrogate, FSS, 01423 534186, www.fssproperty.co.uk, simon.croft@fssproperty.co.uk - Government seem to think everyone wants to own a property, this is not the case, a vibrant lettings market is a good economic stimulus, a lot of 20 somethings are not ready for the responsibility of a mortgage yet.

North West

Ed Goodwin, Northwich, Wright Marshall, 01606 41318, edgoodwin@wrightmarshall.co.uk - Still require good quality properties to come to the market.

Ian Macklin FRICS, Altrincham, Cheshire, Ian Macklin & Company, 0161 980 8011, halebarns@ianmacklin.com - Less mobility of labour at upper rental levels leaves some of the more expensive properties vacant.

Mr John F Halman MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignealman.co.uk, jane@gascoignealman.co.uk - Stock remains high. Tenant activity slightly lower due to holiday period.

East Midlands

Andrew W York FRICS, Leicester, Moore & York Ltd, 0116 2606028, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Stable market.

Christopher Shallice FRICS FAVV, Holbeach, Hix & Son, 01406 422 777 - Plentiful applications and viewings but prospective tenants of variable quality and often with poor financial arrangements in place to satisfy rental affordability.

David Hammond BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors & Estate Agents, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Buoyant market for well presented properties. Tenant demand good.

John Chappell BSc. (Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, 01754 7696734, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - New social housing developments have led to a number of private letting properties becoming vacant within a couple of weeks. A large rise therefore in vacant properties at present.

Martin Pendered FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - Demand remains steady with tenants still looking for good quality accommodation. New landlords are still coming through as returns remain high against interest rates and prices are still rising.

Nicholas Richardson FRICS, Beeston, Nottingham, Nicholas Richardsons, 0115 96 77 589, www.nicric.co.uk, nrichardson@nicric.co.uk - We have more tenant enquiries, maybe from sunny weather. We are competitive on rents but expect increases. Council Licensing of houses is a deterrent now for buy to lets.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Demand matching supply.

Sam McDonald MRICS, Leicester, James Sellicks Group, www.jamesellicks.com, samandiamcdonald@icloud.com - Awaiting to see the impact of BTR as currently inflating rental prices not sustainable.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Landlords are starting to talk about upping rents to cover their extra costs once tenant fee ban comes in! Another ill thought out bit of legislation that doesn't do what it's meant to.

West Midlands

Andrew Pearce, Wolverhampton, Millennium Properties, andrew@millennium-properties.co.uk - As rental levels have not risen as highly in 1 bed room flat (compared to 3/4 bed houses) it's not young people struggling to find property as much as mature professional families moving with jobs. They are finding a shortage of supply due to less landlords.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A quiet but steady month.

Dean Taylor MRICS, Harborne/ Birmingham, JP Taylor, www.jptaylor.co.uk, office@jptaylor.co.uk - We have seen an improvement in tenant enquires and new instructions. We expect this to improve as we enter June.

J J Dell & Co, Oswestry, J J Dell & Co, 01691 653437, property@jldell.co.uk - Instructions are very slow as tenants seem to be staying put.

Jennifer Price FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Tenant market starting to pick up again as expected towards the summer.

Joanna Wall, Craren Arms, Mccartneys, 01588 672385, joanna.wall@mccartneys.co.uk - Remaining very strong with quick turnarounds and plenty of demand.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600, . - Still a constant and steady demand for all types of rented properties, more houses needed to satisfy demand. Supply of flats tending to meet demand.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600, . - Houses in demand. Many properties which have been converted into flats now satisfying demand and risk of oversupply. Generally a buoyant market.

Surveyor comments - lettings

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600, . - Steady and constant demand for all types of property throughout the area. More houses needed to satisfy demand. Flats letting well.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600, . - Both houses and flats letting well. As always, more instructions needed to satisfy demand.

John Ozwell FRICS, Solihull, Hunters, 01564 771000 - Steady market conditions.

Mike Arthan FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - A good balanced rental market.

Nicholas Lamb MRICS, Birmingham, Naismiths Ltd, 0121 262 3450, www.naismiths.com, nicholas.lamb@naismiths.com - Still experiencing strong demand for properly managed quality accommodation, especially for families.

Richard Franklin BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Shortage of stock contrasting with strong applicants. Market now adjusting to MEES, many older rural properties have applied for exemption.

Ryan Williams FRICS, Hay ON Wye, Herefords., Mccartneys, 01497 820778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Less supply of new lets as buy to let has dried up due to stamp duty changes and uncertainty in the market. Still a good demand - partly fuelled by those preferring to rent rather than buy pre- Brexit.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Good levels of demand across the range.

David Boyden MRICS, Colchester, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - We need to get the BTL landlord back-the government don't realise the numbers of landlords who sold up.

Jeffrey Hazel FRICS, Kings Lynn, Geoffrey Collings & Co., 01553 774135 - Strong demand with less supply.

Oliver Holloway MRICS FAAV, Framlingham, Clarke & Simpson, 01728 621200 - Demand remains strong with a lack of supply and we have seen considerable rent increases, particularly for one and two bedroom properties.

South East

Anthony Webb FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Increased landlord taxes deterring new landlords and many existing selling.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 260033 - Properties are taking longer to let and rents are fairly static. More applicants are seeking longer term tenancies indicative of difficulties in financing property purchases.

Hannah Ward, Hove, King and Chasemore, 01273 719625, hannah.ward@countrywide.co.uk - The market in general is extremely slow and sluggish. Not many market appraisals are going ahead. People are taking a while to make a decision.

Howard Mecklenburgh MRICS, Watford, Lp&M, howard@lpandm.co.uk - There is a general oversupply of smaller flats and locally planning will worsen this situation with consents being granted.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - A reduction in available property to let caused by buy to let landlords selling up is pushing up rents.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Whilst demand is still strong, overpriced lettings are not generating interest. Noticeable trend towards requests for longer term tenancies.

Michael Brooker FRICS, Crowborough, Michael Brooker, 01892663377, michael@michaelbrooker.co.uk - Slower than normal. Lack of supply but rents static/peaked.

S B B Askaroff BSc (Hons) MRICS, Eastbourne, Estatewise, 01323 412010 - Market remains competitive and a high proportion of social housing applicants.

Stuart Gray MRICS FAAV, St Albans, Strutt & Parker, 01727 840285, www.struttandparker.com, stuart.gray@struttandparker.com - Larger properties are tending to move slower than typical for the time of year, but the market for smaller homes is very active.

Tom White MRICS, Saffron Walden, Audley End Estate, tom.white@audleyendestate.co.uk - Strong demand for good quality.

South West

Chris Cook MRICS, Weymouth, C F Cook & Associates, 07391 519847, cfcooksurveyors@gmail.com - Uncertainty over Brexit.

Jeremy Priestley FRICS, Poole, Berkeleys, 01202 708383, www.berkeleys.com, jeremy.priestley@youhome.co.uk - We expect lettings demand to pick up later in the year as people find themselves unable to sell.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - A steady market with demand for lettings holding firm.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondssandsampson.co.uk - Good tenant demand but some lettings properties are now being sold by landlords who are fed up with the increased tax burden.

Simon Cooper FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - A busy month with plenty of demand. A few landlords are exiting the market due to the EPC and taxation changes. This could put upward pressure on rents.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - More choice of properties available, taking longer to let. Many established landlords are off-loading one or two properties from their portfolios, due to increased levels of taxation and regulation. Rent levels are steady, at present.

Emily James MRICS, Brecon, James Dean, www.jamesdean.co.uk, emily@jamesdean.co.uk - Landlords in Wales facing strict rules and regs regarding renting. Costing them more money which they don't want to spend. Landlords trying to spend less, tenants wanting a better quality of home. Lots of available properties on our books.

John Caines FRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - The imminent ban on tenant fees will have an extremely negative impact and cost tenants more in rent in the long run. Surely a more sensible way would be for a cap. As usual powers that be are ill informed. Job losses and poor service will also beckon.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - The rental market is currently relatively stable with no significant increase or decrease in activity.

Surveyor comments - lettings

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - There is a lack of stock in the lettings market generally due to landlords deciding to sell and very few new investors buying to rent, these factors are due to tax changes for landlords, and concerns about the future of the UK economy.

Benjamin Mire BSc (Est Man), Colindale, London, Trust Property Management Limited, 02083586543, www.trustplc.com, bmire@trustplc.com - The lettings market, as opposed to the sales market, remains extremely buoyant.

J.J.King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 4990, www.as-r.co.uk, jking@as-r.co.uk - Productive period with more landlords reducing rents to find tenants. Larger properties still difficult to let as corporate lettings remain in short supply.

J.J.King FRICS, Merton Lb, Andrew Scott Robertson, 020 8971 4990, www.as-r.co.uk, jking@as-r.co.uk - Applicant levels and lettings have increased due to rent reductions.

Jeffrey Doble MRICS, Teddington, Thamesview (Incl. Dexters Estate Agents), 020 8614 1205 - Strong demand at all price levels.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremyleaf.co.uk - Listings increased again last month but so has the number – not necessarily quality – of tenants registering. The resultant oversupply means we're finding there's too much choice, a longer decision-making process and softening rents.

Jilly Bland MRICS, Wimbledon Village, Robert Holmes & Co, 0208 879 9669, www.robertholmes.co.uk, jilly@robertholmes.co.uk - Brexit and continued uncertainty.

Mark Wilson MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - Where we have realistic rents we are doing more business. We need more stock from Landlords with a pragmatic mindset, which is not so easy to find.

Mr B K Bhalla MRICS, HI, CEA, Hounslow, Acrewoods Chartered Surveyors, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - Demand for second hand flats continue to fall. The increased use of Deregulation Act 2015 by local authorities is forcing some properties off the market and landlords to make expensive changes.

Terry Osborne FRICS, Sw1, Tuckerman Residential Ltd, 020 7222 5510, tosborne123@yahoo.com - Brexit.

Will Barnes Yallowley AssocRICS, Kensington London, Lhh Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - A ponderous month.

Scotland

Anthony Perriam MRICS, Scottish Borders, Rettie Borders LLP, 01896 824070, www.rettie.co.uk, tony@rettie.co.uk - After a long, grim winter, transactional activity has significantly increased since mid-April, bolstered by a wide range of newly available rural and village property.

Fraser Crichton MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - There is a shortage of 1 bedroom flats as well as 3, 4 & 5 bedroom HMO flats in Edinburgh. The longer term letting market is being reduced by landlords choosing shorter term letting options with high returns, less regulation & good occupancy rates.

Gordon Macdonald FRICS, Aberdeen & Aberdeenshire, Allied Surveyors Scotland, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Increasing supply over demand due to banking and taxation restraints persuading Buy to let landlords out of the market.

Grant Robertson MRICS, Glasow, Allied Surveyors, 0141 330 9950 - Supply increasing which is easing the rent rises albeit overall stock levels are lower than usual.

I J Fergusson FRICS, Central Scotland, Shepherd, ian.fergusson@shepherd.co.uk - Rents increasing as landlords seek to recover costs.

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Renting still remains a good option and demand has increased from potential house buyers, delaying purchases due to lack of supply.

Neil Woodhead FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Increasing number of landlords selling not being matched by new instructions.

Northern Ireland

Gareth Gibson FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Summer lettings market continues to thrive with property being available for a short time before being agreed.

Kirby O'Connor AssocRICS, Belfast, GOC Estate Agents, 02890662366, gocestateagents.com, kirby@gocestateagents.com - Rental market very strong and high demand. We are seeing a lift in rentals prices due to demand.

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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