September 2018: UK Residential Market Survey

Sales outlook turns more cautious

- New buyer enquiries weaken slightly while twelve month sales expectations turn negative
- Prices remain flat nationally with regional disparity still pronounced
- Volume of fresh listings continues to fall in both the sales and lettings markets

The September 2018 RICS UK Residential Market Survey results show a slight weakening in national new buyer demand for the second successive report. Respondents continue to cite the mixture of affordability constraints, a lack of stock, economic uncertainty and interest rate rises to be holding back activity to a certain degree. What's more, forward looking indicators have now turned a little more pessimistic with regards to the sales outlook.

Starting with new buyer demand, the headline enquiries gauge slipped again during September, with the net balance reading coming in at -11%, compared to -9% in August. Having remained relatively stable over the four months prior to this, recent results appear to be pointing to a renewed fall in new buyer enquiries. At the same time, the volume of new sales instructions coming to the market also deteriorated for a second month running. Unsurprisingly, this leaves average stock levels on estate agents' books close to record low levels, with limited choice likely to be one factor hampering demand. Furthermore, survey participants continue to report that the level of appraisals being undertaken remains down on an annual comparison, with the net balance sitting at -20%. As such, there is nothing from this indicator to suggest a pick-up in sales listings is imminent.

In another sign of a market struggling for momentum, the time taken to complete a sale (from initial listing) has increased to approximately 19 weeks. This represents the longest duration since the series was introduced back in February 2017. In terms of sales volumes, the newly agreed sales net balance remained slightly negative across the UK as a whole, moving to -9% from -13% in the previous report.

The regional breakdown shows a flat to slightly negative sales trend in virtually all parts of the country. Northern Ireland and Wales were the only areas reported to have seen a rise in sales during September. Even so, this growth was relatively modest. As to the future, near term sales expectations slipped for a fourth consecutive report at the national level, with the net balance coming in at -16%. Further out, over the next twelve months, sales expectations have now also turned negative on a UK-wide basis. Again, respondents across Northern Ireland remain most optimistic with regards to the sales outlook, while, at the other end of the scale, those in the South East are now the most cautious.

The headline price net balance inched down to -2% in the latest results, compared with +1% in August. Consequently, house prices have remained more or less unchanged at the national level in each of the past five months. That said, with a lack of affordability in parts of the country remaining a key challenge, the subdued sales picture in these areas is still placing downward pressure on prices. Indeed, while respondents in London continue to report the steepest fall in house prices on a regional comparison, the already negative readings for the South East and East Anglia deteriorated a little further in the September figures.

Elsewhere, however, house prices continue to rise firmly across much of the UK, with the West Midlands, Northern Ireland and Scotland posting the strongest growth. Going forward, respondents in almost all areas, with the exception of London and the South East, are anticipating prices will drift higher over the coming twelve months, led by expectations in the North West of England and Northern Ireland.

In the lettings market, tenant demand rose at the national level for the fourth successive month (on a non-seasonally adjusted basis). Set against this, instructions to let remain in decline, with the survey's series for landlord listings having been stuck in negative territory since October 2016. Rental projections for the year ahead point to growth of just over 2%, with this rate anticipated to accelerate, averaging around 3.5% per annum, over the next five years.

In London, tenant demand has staged a sustained recovery over recent months, increasingly outstripping supply. Although rents are still anticipated to see little change in the near term, five year expectations point to stronger rental growth coming through further 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:

1. How have average prices changed over the last 3 months? (down/ same/ up)
2. How have new buyer enquiries changed over the last month? (down/ same/ up)
3. How have new vendor instructions changed over the last month? (down/ same/ up)
4. How have agreed sales changed over the last month? (down/ same/ up)
5. How do you expect prices to change over the next 3 months? (down/ same/ up)
6. How do you expect prices to change over the next 12 months? (% band, range options)
7. How do you expect prices to change over the next 5 years? (% band, range options)
8. How do you expect sales to change over the next 3 months? (down/ same/ up)
9. How do you expect sales to change over the next 12 months? (down/ same/ up)
10. Total sales over last 3 months i.e. post contract exchange (level)?
11. Total number of unsold houses on books (level)?
12. Total number of sales branches questions 1 & 2 relate to (level)?
13. How long does the average sales take from listing to completion (weeks)?
14. How has tenant demand changed over the last 3 months? (down/ same/ up)
15. How have landlords instructions changed over the last 3 months? (down/ same/ up)
16. How do you expect rents to change over the next 3 months? (down/ same/ up)
17. How do you expect average rents, in your area, to change over the next 12 months? (% band, range options)
18. What do you expect the average annual growth rate in rents will be over the next 5 years in your area? (% band, range options)
19. 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:

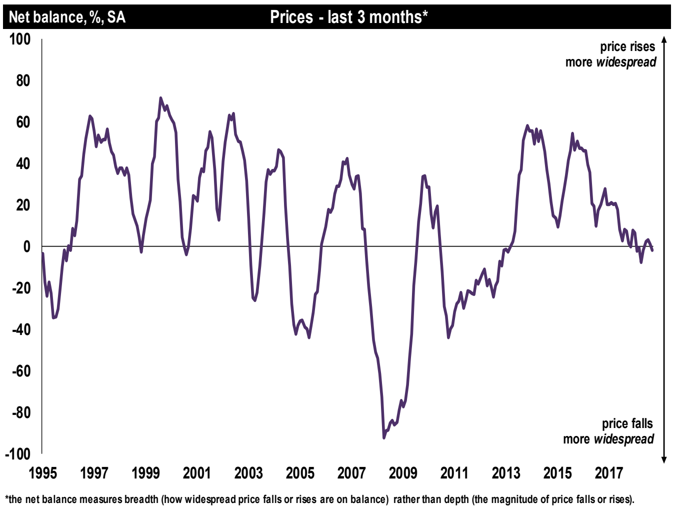
- **October Survey: 8 November**
- **November Survey: 13 December**
- **December Survey: 17 January**

Number of responses to this month's survey:

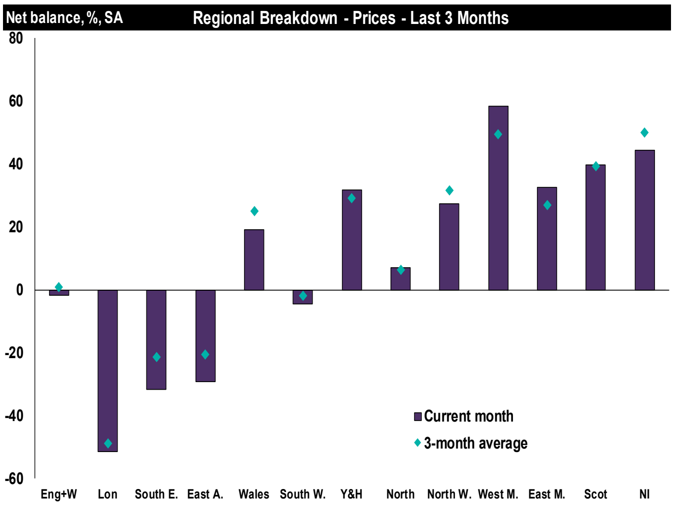
- This survey sample covers 594 branches coming from 302 responses

Sales market charts

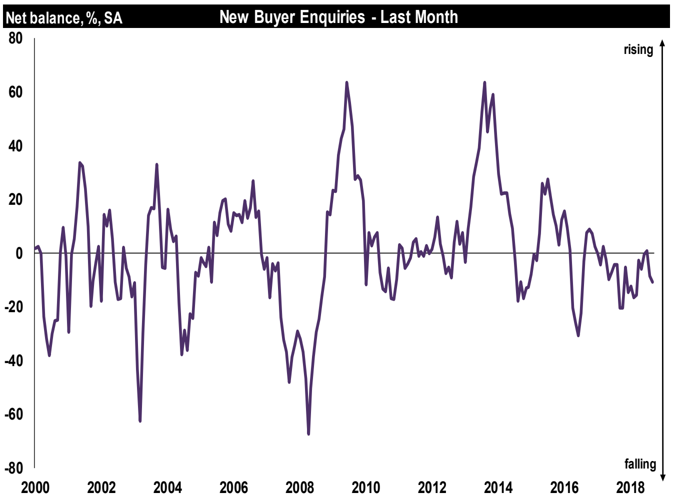
National Prices - Past three months



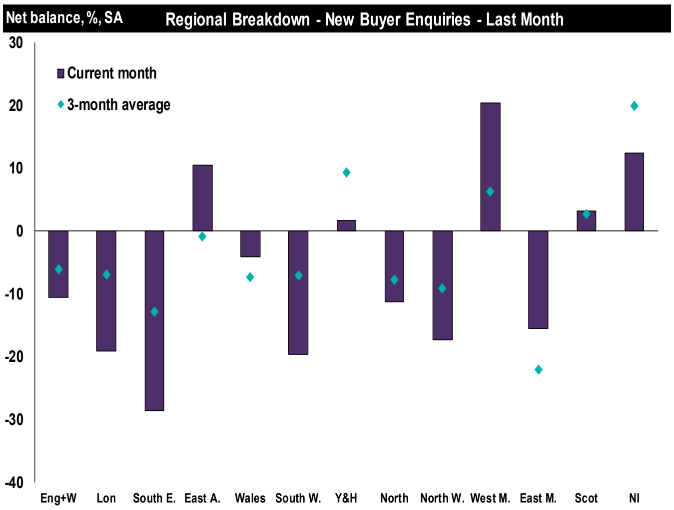
Regional Prices - Past three months



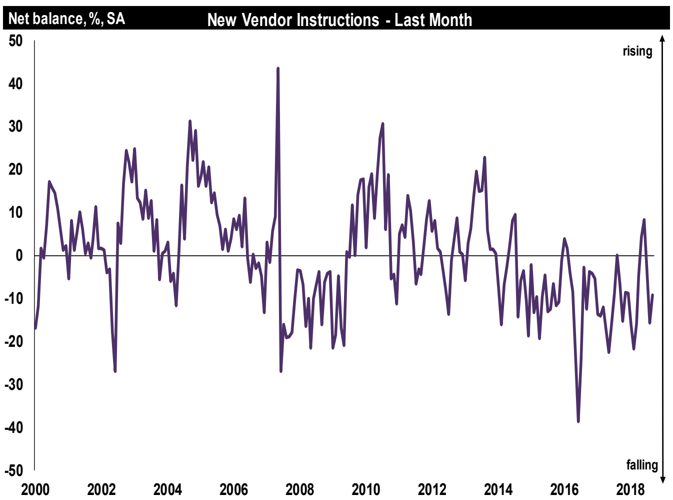
National Enquiries - Past month



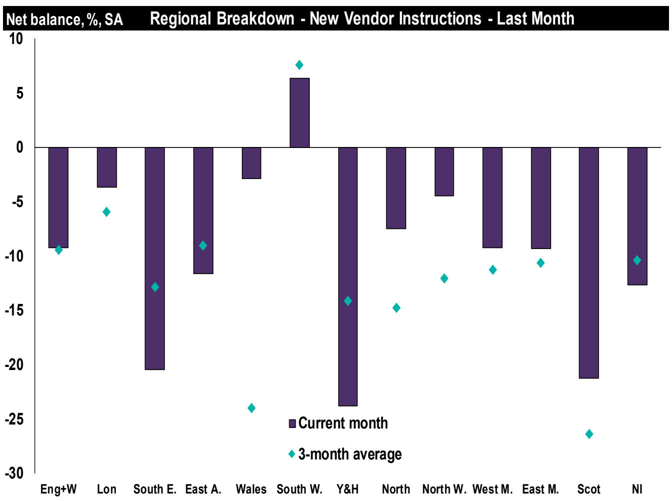
Regional Enquiries - Past month



National New Vendor Instructions - Past month

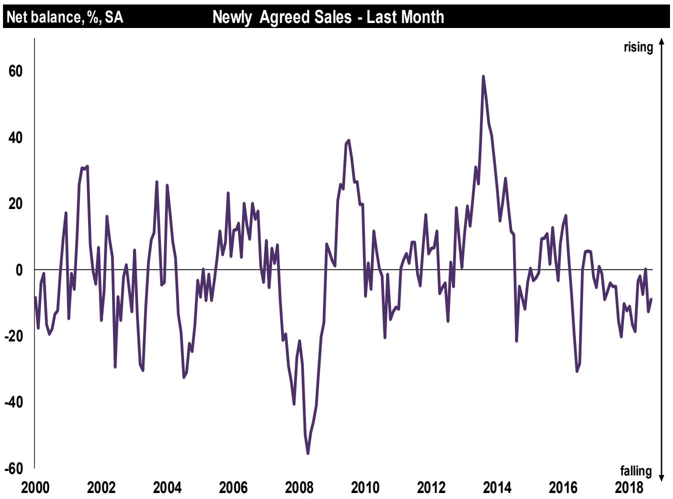


Regional New Vendor Instructions - Past month

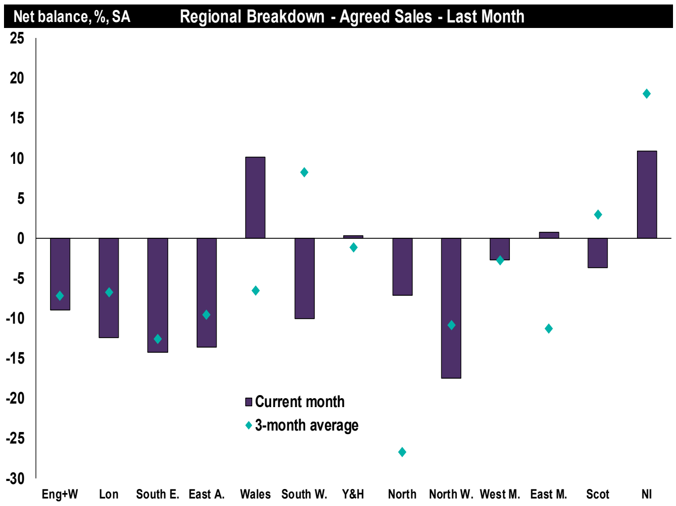


Sales market charts

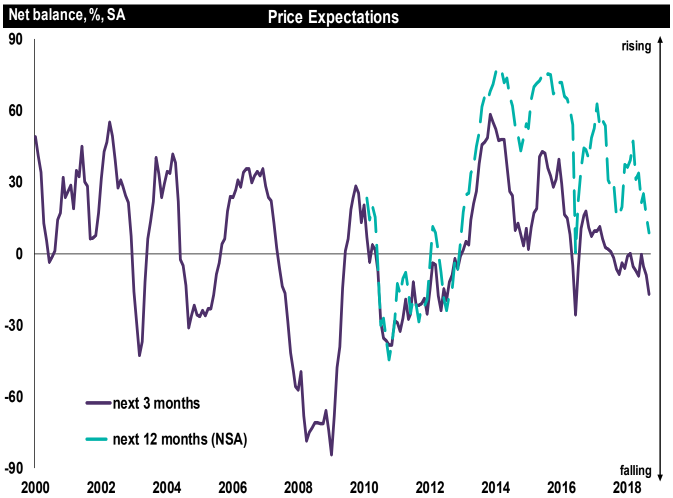
National Newly Agreed Sales - Past month



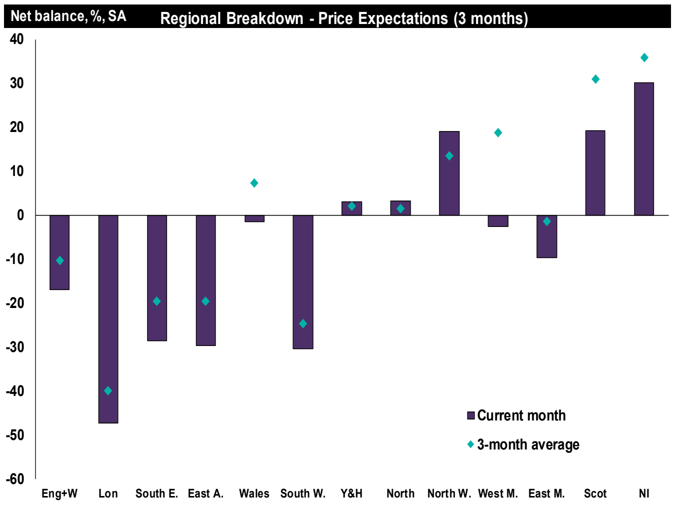
Regional Newly Agreed Sales - Past month



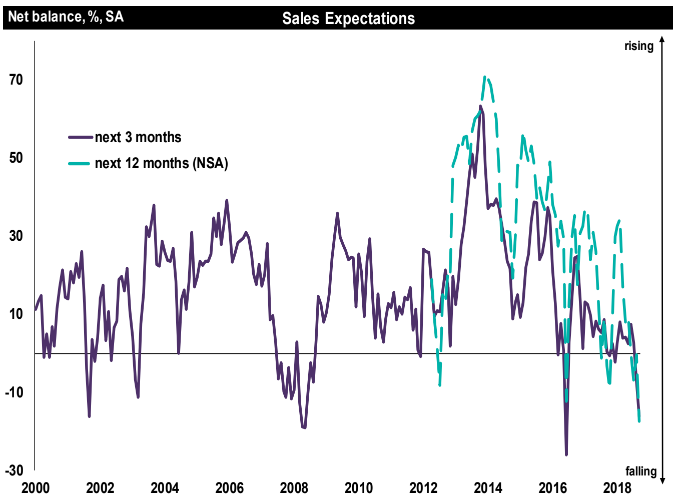
National Price Expectations - Three and twelve month expectations



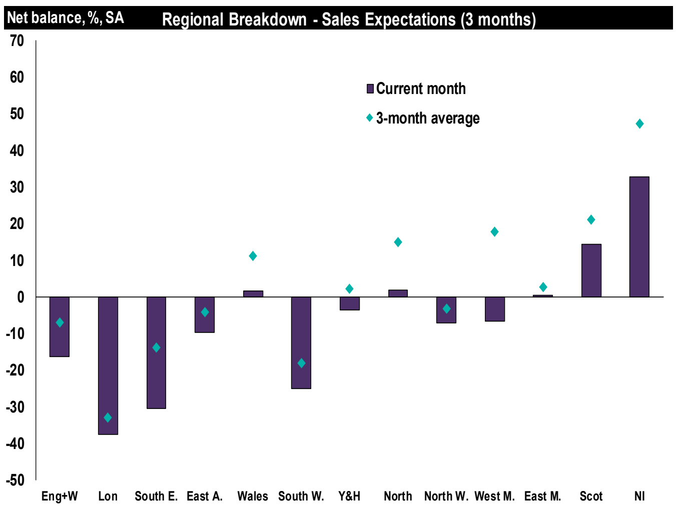
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

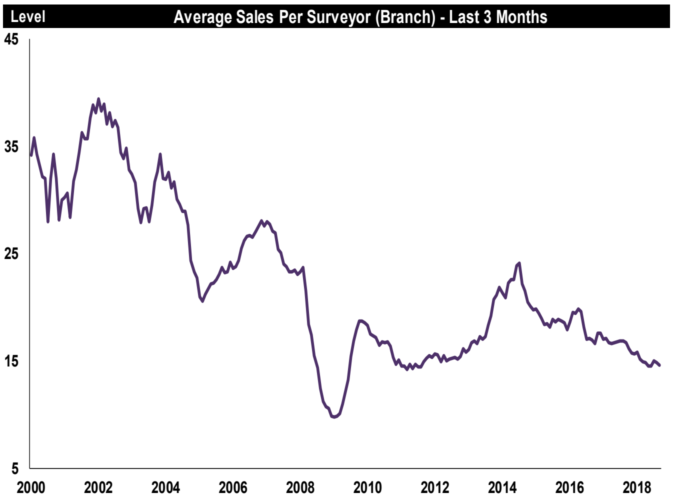


Regional Sales Expectations - Next three months

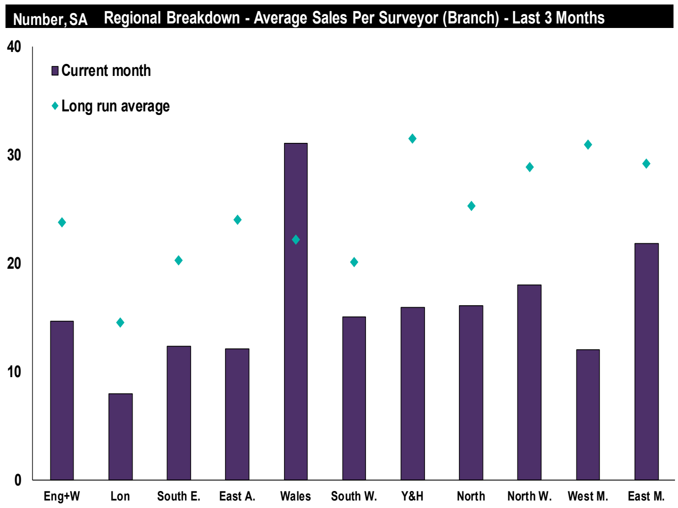


Sales market charts

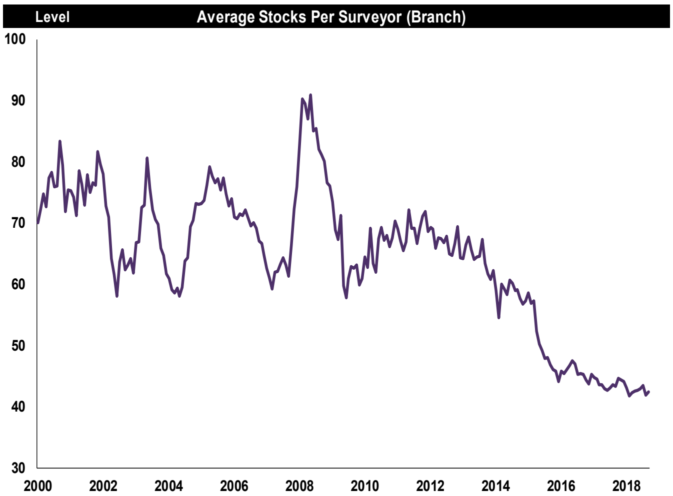
National Average Sales Per Surveyor - Past three months



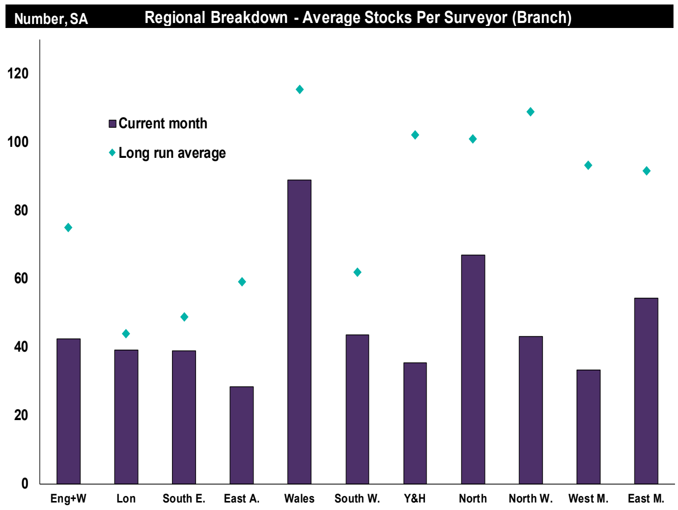
Regional Average Sales Per Surveyor - Past three months



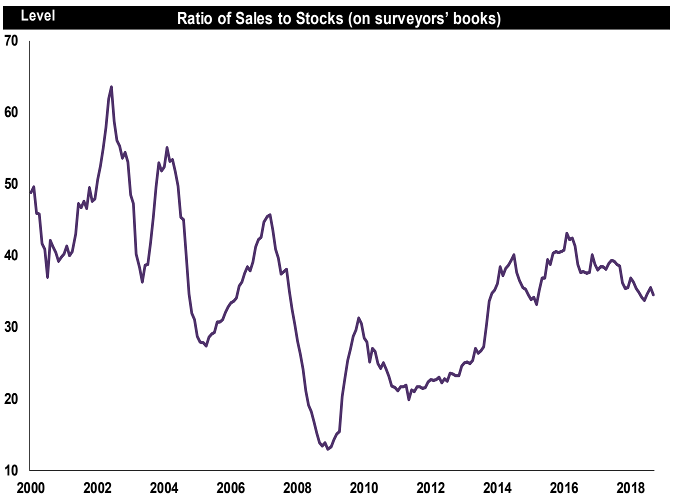
National Average Stocks Per Surveyor



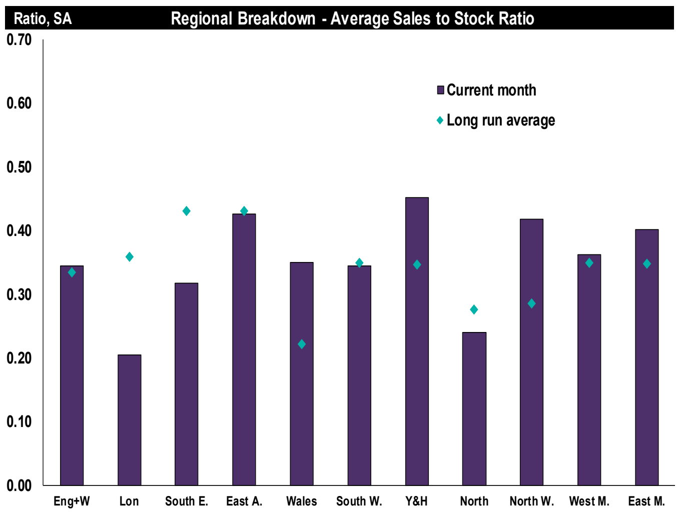
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

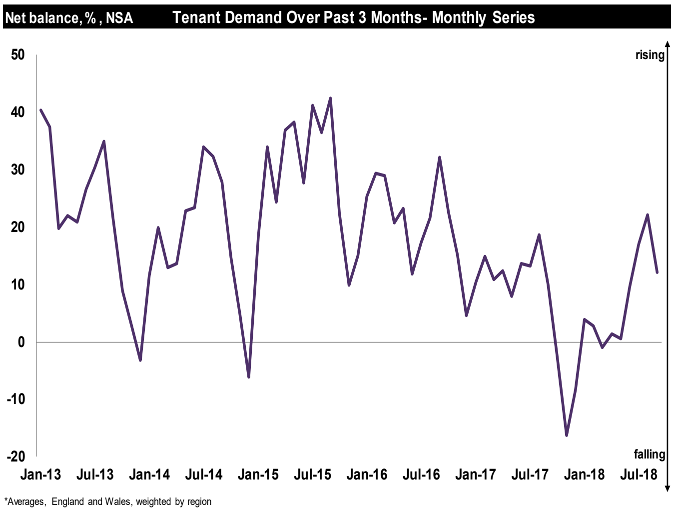


Regional Sales to Stock Ratio

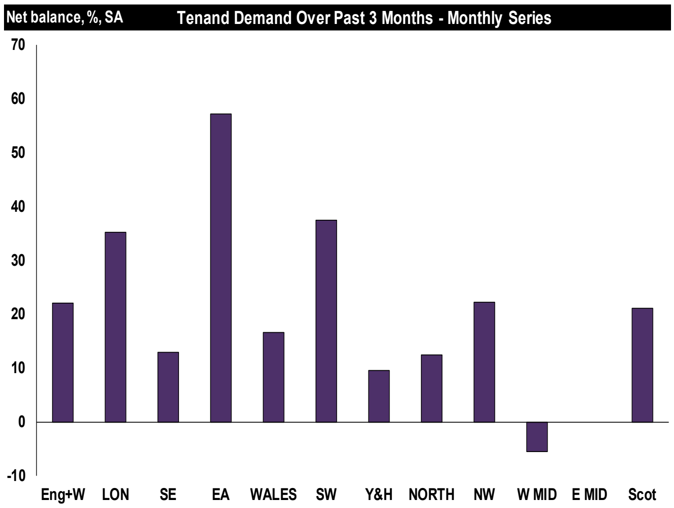


Lettings market charts

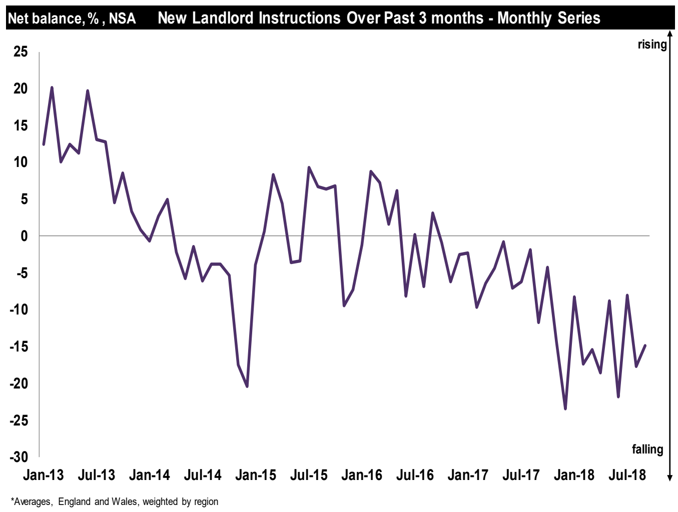
National Tenant Demand - Past three months



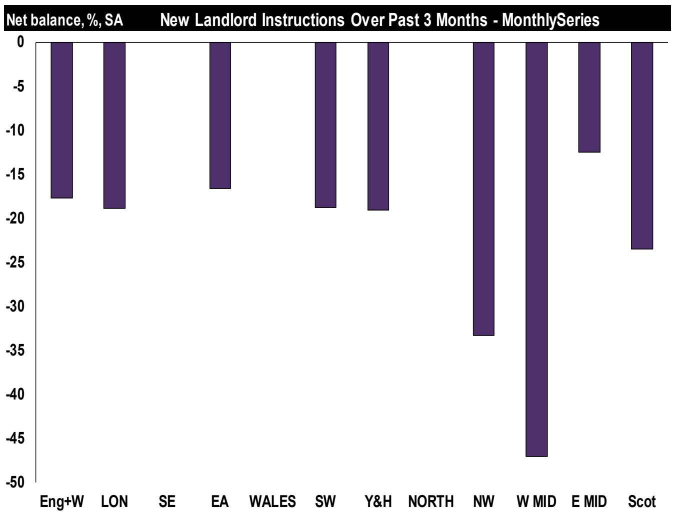
Regional Tenant Demand - Past three months



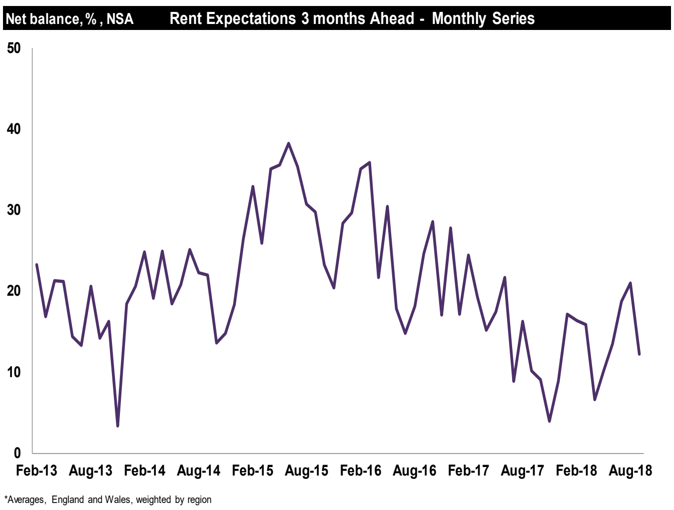
National New Landlord Instructions - Past three months



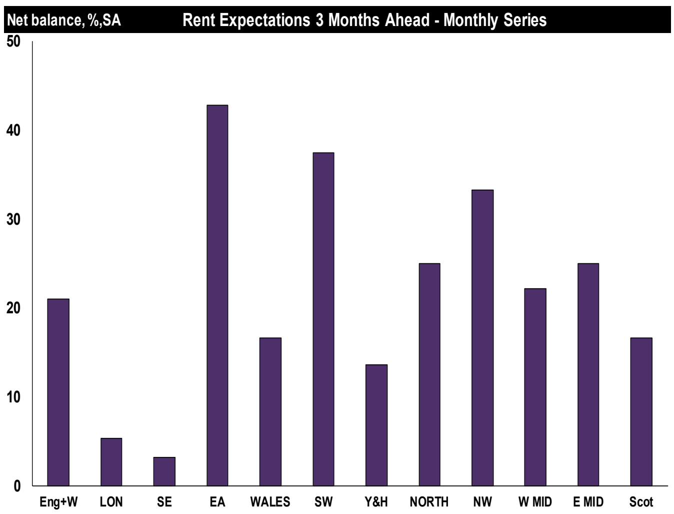
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

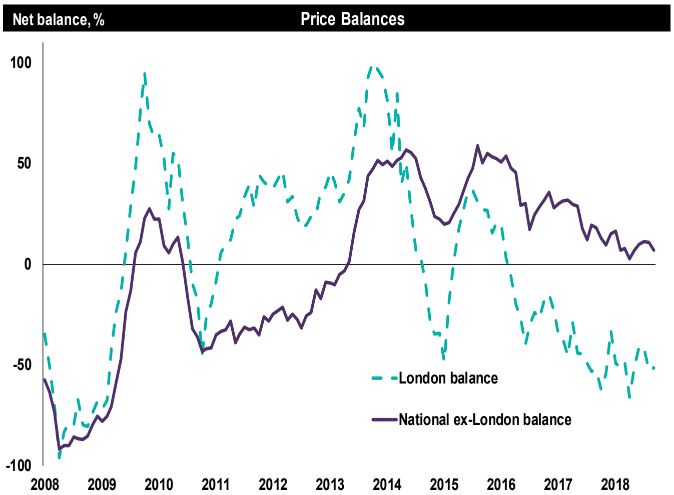


Regional Rent Expectations - Next three months

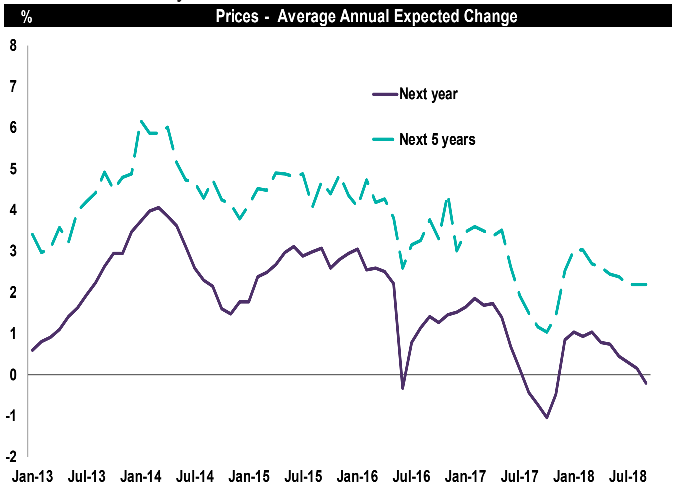


Expectations & other data

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

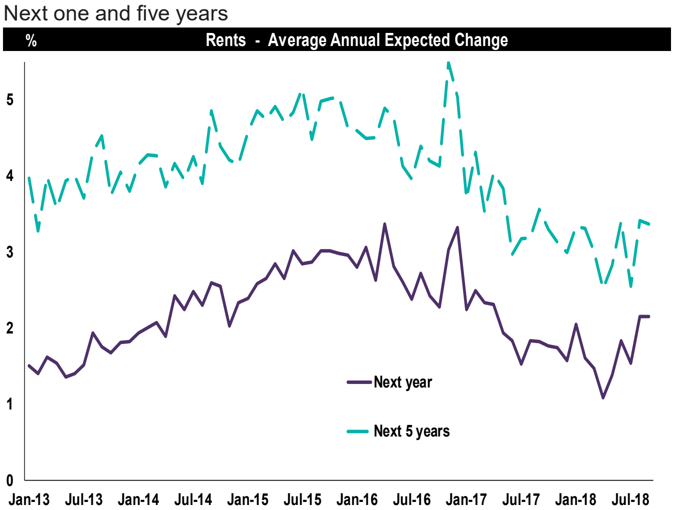


National Average Annual Expected Price Change (point estimate) - Next one and five years



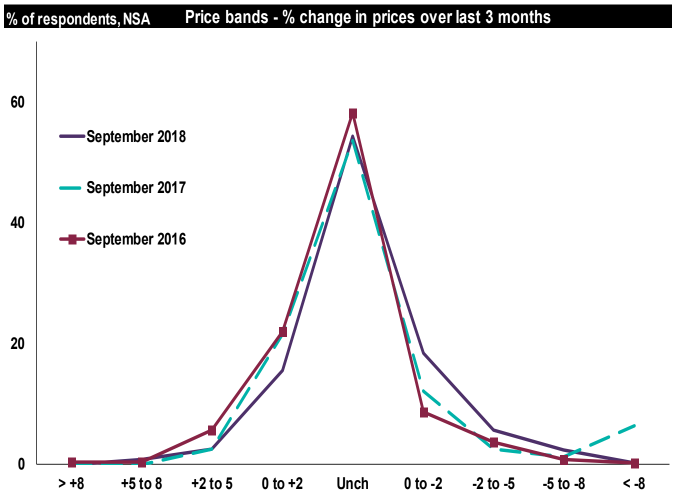
*Averages, England and Wales, weighted by region

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



*Averages, England and Wales, weighted by region

Price Bands - Past three months



Surveyor comments - sales

North

Alan Rudd, MRICS, Newcastle, Miller Metcalfe, alan.rudd@millermetcalfe.co.uk - Brexit starting to become a worry.

Andrew Holmes, BSc (Hons) Dip Surv MRICS, Kendal, Thomson Hayton Winkley Estate Agents, 01539 815700 - The market in South Lakeland remains relatively stable, pricing and presentation as ever are key.

Mr T H Brannen, FRICS, Whitley Bay / Coast, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Instructions have increased for this month as compared to 12 months ago, though there is still a great deal of nervousness in the marketplace.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Activity has been consistent through September and both new instructions and agreed sales maintained at a pleasing rate. Mercifully, the North-East has not caught “Brexititis”.

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - A busier than expected month with buyers expecting to be in their new home before Christmas. Well presented, sensibly priced family homes are selling well in all locations.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - Prospective buyers and sellers active again after the holidays but the market is patchy.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Sales volumes being maintained, although there continues to be a decline in new housing stock available to the market. New houses remain popular.

Alison Demaine-Grieve, MRICS , Ripon (But cover North & West Yorkshire), Linley & Simpson, 01765 690219, www.linleyandsimpson.co.uk, alison.grieve66@gmail.com - Working solely in Land & New Homes, there is a marked increase in instructions. Help to Buy offered more sales rates.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, benhudson@hudson-moody.com - A busy Autumn market following a quieter summer.

Christopher Richard Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors and Estate Agents, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - Mr Carney’s view regarding house prices dropping by 35% over the next 3 years should have been confidential and not leaked to the media. When will common sense prevail. Brexit uncertainty is stalling the market.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - Sales market continues to be active

I Adams, MRICS, East Riding of Yorkshire, Metropolis Surveyors, ianadams31@yahoo.co.uk - Steady as she goes, outside influences such as Brexit are keeping the market stable for the time being whilst a few months ago it was looking more optimistic, however areas of the East Riding of Yorkshire outside the Hull boundary are fairing better.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Seasonal slow down will start to kick in soon and along with Brexit uncertainty does not paint a good picture for the housing market for the remainder of the year.

John E Haigh, MRICS FAAV, Knaresborough, Lister Haigh (Knaresborough) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - “Brexit = if in doubt do it now”

Ken Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Market has slowed in the last month with only realistically priced properties achieving interest. Top end proving to be very challenging.

Kevin C Smethurst, FRICS, Yorkshire, Kevin C Smethurst, 07814831966, kcsmethurst@gmail.com - The last three months includes the holiday period and was quiet as normal but I would expect to see an improvement during the next two months before the onset of Christmas. Brexit continues to be unsettling time - wait and see mentality.

Mark J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - Market conditions remain slow and prospective purchasers are now actively telling us that they are postponing any decision until the Brexit situation is resolved.

Mike Darwin, MRICS, Northallerton, M W Darwin & Sons, 01609 773567, www.darwin-homes.co.uk, enquiries@darwin-homes.co.uk - The enquiries for property have slowed, uncertainty from next year’s Brexit and its effect on the economy and jobs is affecting confidence.

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Steady demand but a definite levelling off of prices achieved has been notice in recent weeks, partly affected by summer holiday period.

Peter Green, Halifax, Brearley-Greens, 01422 330088 - Across September the market has been a little more active on the viewings and sales sides, but still affected by lack of new instructions.

Peter Mawer, FRICS, Bridlington, Cranswicks, info@cranswicks.com - Our local market place being a seaside resort is usually much quieter over the peak season period but listings are down further than expected.

Simon Dee, MRICS, Driffield, Dee Atkinson & Harrison, simon@dee-atkinson-harrison.co.uk - Second hand house prices are being driven up by high priced new homes in the area.

North West

Ian Macklin, FRICS, Altrincham, Cheshire, Ian Macklin & Company, 01619808011, halebarns@ianmacklin.com - The doom laden announcement of the Governor of the Bank of England has had a negative effect.

John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Still a reasonable market although very low levels of general activity.

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O’Neill LLP, 01513439060, www.b-a-o.com, john@b-a-o.com - A rise in new instructions but a shortage of stock in some areas still supporting price growth.

Richard Powell, FRICS, Oldham, Ryder & Dutton, 0161 925 3232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - There is less activity due to uncertainty over Brexit and the economy.

East Midlands

Adam Farnsworth, MRICS, Kettering, Berrys, 01536 532373, adam.farnsworth@berrys.uk.com - Uncertainty has crept in like a river fog in autumn. Sales of houses under £250k sell well, with increases in values. The mid market appears flat, and the higher market subdued.

Andrew York, FRICS, Leicestershire, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Market under £250k still active. Top end (over £1 million) appears to be stalling.

Surveyor comments - sales

Chris Charlton, FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com - Autumn market has not arrived and concerns are growing for the last quarter.

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Less activity, prospective purchasers hesitant to move forward due to Brexit and other issues.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, www.dvd-hammond.co.uk, residential@dvdhammond.co.uk - Holiday period now ending. Brexit - much uncertainty

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - General activity has been continually low. Sales have lifted a little but instructions remain sparse.

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - September was a bit flat following a very good August. The ‘staycationers’ were obviously out in force and September failed to lift off, still a good month.

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - New instructions attracting good levels of interest. Price reductions on older stock are generating sales and helping get sales moved this year.

Tim Yeomans, MRICS, Derby/Nottingham, SDL, 07795266361, tim.yeomans@sdlsurveying.co.uk - Price growth in cheaper ex local authority properties above market averages. Price growth in sought after locations above market averages.

West Midlands

Alex Smith, RICS, Birmingham, Alex Smith & Company, www.alex-smith.co.uk, alex-smith.co.uk - Still high demand/limited instructions.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Though there is evidence that the market might be about to slow over concerns with the economy, Brexit and against rumours that parts of the UK housing market are struggling, September was another strong month. Sales and prices remain strong.

J J Dell, MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - The indications are that the market is slowing down but expectations are offset by low interest rates and lack of supply.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - The summer months have been very slow.

Jeremy Jehan, MRICS, Hereford, Brightwells, 01432 261325, brightwells.com, jeremy.jehan@brightwells.com - Instructions are running at the same level as last year, the difference is - fall throughs, most agents are experiencing a higher level than normal. The time from offer to completion just gets longer and longer, the system looks broken at the moment.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Property market starting to gather momentum after the holiday season, however still sluggish. Buyer enquiries improving as new instructions become available.

John Andrews, FRCS IRRV, Stourport, Doolitte & Dalley, 01562 821600 - A lack of new instructions is resulting in lower levels of enquiry. Likely due to holiday season, and autumn. Sales market should improve as there is demand if property becomes available.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Realistically priced property is selling well. Vendor expectations are that property prices are rising quicker than they actually are, hence some are asking prices that are too high.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Improving market after the holiday season. Realistically priced property selling well, however some vendors asking price expectations are too high.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, mark.wiggin@struttandparker.com - A lot of sitting on fences--enough buyers out there but vendors are not to prepared to meet their expectations.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - There has not been the anticipated September post summer holidays uplift in sales activity.

R.R. Williams, FRICS, Hay on Wye, McCartneys, 01497820778, www. Mccartneys. Co.uk, Ryan@McCartney.co.uk. - Much uncertainty. Who knows where we will be in 12 months time. Noticeably quieter as people hesitate about making long term plans.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Continued political shambles over Brexit causing many vendors to hold fire. Any market does not like uncertainty and Brexit is the mother of all uncertainty.

Rosemary Cheadle, AssocRICS, RICS Registered Valuer, Wolverhampton, Worthington Estates, enquiries@worthingtonestates.co.uk - We have experienced an increase in market appraisals, instructions and sales following the summer holidays.

Simon Berman, MRICS, Stoke on Trent, Stoke on Trent City Council, simon.berman@stoke.gov.uk - Brexit

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - Lack of new instructions at reasonable prices. Sellers considering and feeling that prices have gone up considerably.

East Anglia

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - After a Spring disrupted by the Beast from the East, and a summer distracted by football and the heat, Mark Carney’s words are not inspiring a lot of confidence for the autumn.

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - There were signs of increased activity during the month as expected after the school holidays. The market still remains very price sensitive.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - Some reluctance to come to the market following appraisals. Buyers negotiating harder than for some time.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Brexit uncertainty creating a subdued market and (as Christmas approaches) the market is becoming increasingly price-sensitive.

Mark Wood, MRICS, Cambridge, Cater Jonas, 01223 403330, mark.wood@carterjonas.co.uk - Good level of quality new instructions generating good level of enquiries in all price ranges.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - A slow and difficult market due to buyer nervousness of future economic patterns.

Surveyor comments - sales

Rob Swiney, MRICS, Bury St Edmunds, Lacy Scott and Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - The heat is coming out of the market, there is a noticeable lack of activity across the board, 6 weeks behind of where things usually are at this time of year!

Tom Goodley, MRICS, Norfolk, Strutt & Parker, 01603 617431, struttandparker.com, tom.goodley@struttandparker.com - Busiest and most successful August on record. September also looking promising.

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Brexit uncertainties compounding excessive Stamp Duty and government interference in the property market. Misjudging and misunderstanding the market have damaged market conditions despite expert advise which is ignored.

Christopher Clark, FRICS, Eastleigh, Ely Langley Greig, 023 80274211, www.elgsurveyors.co.uk, chrisclark@elgsurveyors.co.uk - Longer term very hard to predict given Brexit uncertainties. I think that many people have a high regard for Mark Carney and the risk is that his prediction of a fall in values in the event of no-deal may become a self-fulfilling prophecy.

Christopher Sims, FRICS, Sevenoaks, Michael Rogers LLP, christopher.sims@michaelpogers.co.uk - Hot summer slowed enquiries.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Very good level of new instructions but chains are difficult to keep together as buyers remain very cautious as we approach the winter and final Brexit decisions.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 023 9286 4321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Anticipated interest after holidays but purchasers remain very selective. Higher prices due to limited availability.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - The market has quietened during the last month. Prices remain static. There is a shortage of new instructions.

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

Edward Seymour, MRICS, Lewes, Strutt & Parker- September has been the best month this calendar year for agreed sales and new instructions. Contracts to exchange is still very slow. Buyers generally are still very cautious.

Hannah Bentley, MRICS, Richmond, Knight Frank, hannah.bentley@knightfrank.com - Been busy given its been August which is normally quieter.

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Steady autumn market

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - No special factors, not the usual level of activity expected for September though.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Many childless couples away in September, still massive concern over the lack of direction with Brexit. Further concerns over a possible labour government getting into power.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Very difficult conditions with the flat market particularly difficult.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - More activity and as a result it is now clear that the lower end of the market is fairing much better.

Michael Brooker, FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377 - No September post-holiday boost. Minimal viewing. More instructions/listings. Stamp Duty depressed £500,000 plus market. The Brexit effect is really depressing the sales market - viewing levels very low.

Nick Ferrier, MRICS, Midhurst, Jackson-Stops, nick.ferrier@jackson-stops.co.uk - Beast from East, Wet Spring, Delayed country market, low volumes of stock, political and economic uncertainty associated with Brexit.

Tim Green, MRICS, South Oxfordshire, Green & Co, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - The list of reasons that potential home movers can use to convince themselves that a move can wait seems to lengthen. The autumn market has not arrived and the next few weeks are vital if transaction numbers are to pick up before the year end.

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 prices having to come down to reflect this.

South West

Christopher Bailey, MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - September was slightly quieter than the same period last year, in terms of viewings, offers and sales. The market is still very price sensitive and maintaining buyers' confidence is crucial.

David Lewis, BSc hons, West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk - The continued uncertainty surrounding Brexit has dampened demand and supply, exasperated by Mark Carney's comments.

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A good month for instructions, but appalling for sales. The market seems to have dried up and price reductions, unless substantial, are having no affect. It is going to be another long winter.

David Robinson, AssocRICS, North Cornwall, Stags, 01566 774999, d.robinson@stags.co.uk - Noticeable increase in buyer activity prior to the traditional winter slowdown, but low interest rates still underpinning market sentiment despite Brexit.

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - Market conditions continue to be difficult with purchasers being hampered by slow chains and difficult lending criteria.

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

James McKillop, MRICS, London, Knight Frank LLP, james.mckillop@knightfrank.com - Discretionary sellers and discretionary buyers have created a frictional market where only sensible pricing prevails.

Surveyor comments - sales

James Wilson, MRICS, Shaftesbury, Jackson - Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Brexit related uncertainty is becoming hard to ignore.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - Although some new stock has been agreed very quickly & we have had a reasonable month in terms of agreed sales we think the market has cooled somewhat.

Jeremy Priestley, FRICS, Poole, Berkeleys, www.berkeleys.com, jeremy.priestley@yougroup.co.uk - Inertia in government (Brexit) has continued to effect market sentiment. Little motivation to transact except at considerable discounts, pending clarity after Q1/2019.

John Blake, FRICS, Liskeard, Jefferys, 01579342400, www.jefferys.uk.com, johnblake@jefferys.uk.com - I believe Brexit is having a negative impact on transactions and buyer confidence.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The market remains subdued. The biggest issue is the inordinate delay from agreeing sales to exchange of contracts.

Lloyd Smale, FRICS, RICS Registered Valuer, Exeter, Drew Pearce 1748 Ltd, lms@drewpearce.co.uk - It remains the case that shortage of supply is the key factor. A new instruction at the right price can attract competing demand. Potential sellers should feel encouraged to enter the market.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - We have had a number of sales go through so hard work has paid off.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsand sampson.co.uk - Mark Carney's comments about a possible 35% fall in house prices if there is a 'no Brexit deal' spooked many buyers and some sales have fallen through as a result causing great heartache for many sellers. His comments were unhelpful.

Matthew Harvey, MRICS, Cotswolds, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - Biggest volume of exchanges over the past 3 months seen in years. Market going forward is showing signs of uncertainty, however strong desire from purchasers to tie in to long term cheap fixed rate mortgages is driving market.

OF Miles, FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk - Despite the general gloom about the economy and predicted 33% fall in prices, September was busy for appraisals, new instructions, offers, agreed sales and completions.

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Headline activity ie MAs, Instructions and Viewings unchanged in the last month. Sales agreed are about a third down on the average. More 2nd/3rd viewings taking place resulting in indecision. Feels like underlying confidence issues.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Fresh instructions, have resulted in strong activity levels normal for this time of year. Well presented prime location properties are ever-popular, with many out of area buyers emerging.

Simon Barker, MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com - Brexit continues to cause angst amongst buyers (and sellers) alike. I feel the next 2 months are pivotal in creating a positive market sentiment for 2019. A no deal Brexit will be a disaster for the UK and the property market in my opinion.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - September was another great month for sales, the best for numbers all year. Lower priced properties featured more which is a sign of the market changing, higher priced properties are affected by the lesser number of out of area buyers.

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan and Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - A busy September with focus on fair value. The slowing of the English market has had a knock-on effect in rural West & Mid Wales.

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Increased activity in viewings, instructions & sales in September. Sales are being agreed within 5% of asking prices. Increased activity filtering down to middle to upper bands (£600,000 plus). Brexit nervousness being felt, but activity still steady

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Best month for sales agreed this year although we keep expecting the market to slow

John Caines, FRICS, South Wales, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - The supply side is a little better but has a long way to go.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Sales activity is slowing down as the winter season approaches, particularly at the higher levels.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - Market generally slow, vendors have to accept that values have dropped. The future of the market depends almost entirely on Brexit negotiations.

Allison Steele, AssocRICS, London, Regent Property, allimsteele@gmail.com - Uncertainty over Brexit is having a massive impact combined with CGT implications.

B K Bhalla, MRCIS, Hounslow, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - The residential sales market to the West of London is struggling. Main focus of concern with buyers and sellers is the stability of current government and Brexit. Plenty of mortgage deals available, as lenders chasing very few buyers.

Ben Temple, MRICS, London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - The sales market in London is very tough and only properties which appear cheap are selling.

J.J.KING, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Applicant registrations has slowed. However greater positivity is coming from vendors leading to more offers/ sales being agreed.

J.J.KING, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Viewing numbers have slowed but we are receiving one offer for every five viewings, this only changes when more popular homes become available. There are signs that agents are lowering their fees to win business.

Surveyor comments - sales

James Cooper, London, Knight Frank, james.cooper@knightfrank.com - It appears to be a 'long summer' with the quiet holiday months extending in to the autumn. The constant negative rhetoric surrounding Brexit, and now the potential additional SDLT for overseas buyers is further causing uncertainty.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Enquiries are on the rise but buyers are expressing caution in committing to purchase unless they envisage they are getting a real deal.

James Perris, MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - The upper tiers and the investment market continue to suffer due to high transactional costs. Market remains extremely price sensitive and is likely to continue to be so until after Brexit.

Jeff Doble, FRICS, London, Dexters, jeffdoble@dexters.co.uk - Good levels of market activity - stamp duty continues to hamper the sales of higher priced properties.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - We recorded a slightly stronger sales performance in September as buyers returned from their summer break but listings are still disappointing and offers hard to generate.

Michael Henry, Islington, Cluttons, 0207 354 6666, michael.henry@cluttons.com - We are still seeing steady transaction volumes, albeit at a lower level than pre-early 2016. The vendors who make the effort to recognise the market and reflect it in their pricing are the ones finding buyers.

Pierre Schneider, AssocRICS, London, The JPS Consultancy Limited, 020 7129 7374, www.thejpsconsultancy.com, pierre@thejpsconsultancy.com - This month has seen more property come to the market, possibly due to many wanting to effect a move before Christmas.

Richard Going, MRICS, Chelsea, Farrar & Co, 0207 244 4444, https://www.farrar.co.uk/, richard.going@farrar.co.uk - Stamp duty / Brexit uncertainty

Robert Green, MRICS, Chelsea, John D Wood & Co, 020 3369 1343 - The relative value available is being balanced by political uncertainty by purchasers. Some are buying whilst others are more risk averse.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Continued uncertainty in the London market, but stock is selling when it is priced correctly. There continues to be an element of buyer caution.

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

Tom Dogger, MRICS, London, B N Investment Ltd, www.bakkeneptune.com, tdogger@bninvestment.co.uk - It will be interesting to see how house builders react to the pending further SDLT rises on foreign buyers announced by the PM. I predict this will result in a further reduction in activity for new build property.

Scotland

Adrian Stott, FRICS, Lothians, J and E shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - East Lothian continues to perform well with prices being achieved in excess of home report values by and large.

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - Property in the Scottish Borders is generally selling well with more buyers than sellers in the market. Our average selling times are down.

Craig Henderson, MRICS, Ayrshire, Graham & Sibbald, 01292 271030, www.g-s.co.uk, craig.henderson@g-s.co.uk - The number of properties coming to market appears to have dropped, and this has been confirmed by a number of our estate agency clients. This increases pressure for those properties that are on market, and we are seeing most sell very quickly.

Eric H Curran, FRICS, Glasgow, DM Hall LLP, 0141 332 8615, www.dmhall.co.uk, eric.curran@dmhall.co.uk - Many sections of the property market still suffer from a shortage of stock resulting in higher prices being achieved however some micro markets in regions continue to prove difficult to sell. Local surveyor/agent knowledge essential to drive sales.

Graeme Gilchrist, MRICS, Dundee and Angus, Graham + Sibbald, 01382 200064, www.g-s.co.uk, graeme.gilchrist@g-s.co.uk - The traditional seasonal slow down appears to be taking force, with less new properties coming to the market and a reduction in the number of closing dates being set. Prices achieved are however still strong in comparison to previous years.

Graham Tonner, MRICS, Dundee, Graham + Sibbald, 01382200064, www.g-s.co.uk, gtonner@g-s.co.uk - Another month where lack of stock is the main concern which has meant that properties are generally selling quickly and at or above home report value.

Greg Davidson, MRICS, Perth, Graham + SIbbald, 01738445733, www.g-s.co.uk, gdavidson@g-s.co.uk - The market seems to be stable and sales are happening at most price points but the industry could do with some clarity to help boost the prime country properties.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - There has been a slight increase in the number of properties for sale this autumn but the market is still steadier than last year at a similar time.

John Brown, FRICS, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-U.K.com - Positivity in Edinburgh, strong interest from external buyers. Many locals staying put due to higher costs of moving, LBTT. Limited stock availability. Flats popular -student demand, parents helping purchase. Patchy elsewhere.

Kevin Hay, MRICS, Ayrshire, Allied Surveyors, 01292 265381 - Less property coming to the market but there is still good demand.

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kmacdonald@g-s.co.uk - Activity remains strong and properties continue to produce sale prices at or above valuation. Closing dates add to sellers level of expectations and the enduring shortage of new stock coming to the market will only serve to strengthen prices.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Seasonal slow down now well underway in terms of new instructions, but buyers in good positions are still coming forward.

Surveyor comments - sales

Peter Drennan, BSc. MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com - Number of participants is down though prices achieved holding up well - limited supply is the reason. Top end continues to be positive. This may continue to year end. Thereafter is a split decision.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The market is still strong despite the headwinds of Brexit and the uncertainty of a deal or no deal.

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, thomas.baird@selectsurveyors.co.uk - Number of private sale instructions for home reports indicating a lack of stock hitting the open market and perhaps the trend to retain properties as buy to lets is increasing.

Tom Murray, AssocRICS and RICS Registered Valuer, Ayrshire, Galloway and Ayrshire Properties, 01465 713498, 01465 713476, tom.murray@gapinthemarket.com - The second half of September dipped slightly in terms of instructions and applicant enquiries. I am confident that this was a temporary hiatus. Moving forward into October I have experienced an uplift in instructions which will engage applicants.

Northern Ireland

Daniel Mc Lernon, FRICS, Omagh, Co. Tyrone, Mc Lernon Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Lower end of the market is still bouyant due to lack in supply. Higher end still struggling.

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Supply continues to fall and there is some anecdotal evidence that buyer enquiries are slowing. Stamp duty has severely limited sales over £500k.

Keith Mitchell, MRICS, Belfast, Keith Mitchell, km242home@gmail.com - Brexit and no government killing confidence in resale market above 500k.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, gocestateagents.com, kirby@gocetateagents.com - The market has continued to be strong despite the dreaded word Brexit!

Stephen Fitzpatrick, MRICS, Newry Co.Down N.Ireland, Stephen Fitzpatrick & Co Estd 1881, 02830265533, www.stephenfitzpatrick.co.uk, info@stephenfitzpatrick.co.uk - Pending interest rate increase and Brexit uncertainty.

Surveyor comments - lettings

North

Mr T H Brannen, FRICS, Whitley Bay / Coast, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - It is apparent that tenants are staying longer in property than ever before; long gone are the days where tenants would 'upgrade' their property every 18 months or so. These days, tenants are sitting tight in their homes.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Falling stock, departing landlords (facing tax and regulatory burden) = rising rents and high demand.

Richard Towler, MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - Predicting rents over the next 5 years is difficult with Brexit induced uncertainty and the future of the EU migrant population being doubtful. More instructions have been received than properties lost, but still, more landlords are selling up.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - There remains a shortage of good quality larger family houses available to rent and average tenancy terms continue on an extended basis.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, benhudson@hudson-moody.com - Lack of Stock!

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

I Adams, MRICS, East Riding of Yorkshire, Metropolis Surveyors, ianadams31@yahoo.co.uk - Still surveying a reasonable number of potential HMO's to house the arriving Eastern Europeans who now do not seem deterred by the prospect of Brexit.

John E Haigh, MRICS FAAV, Knaresborough, Lister Haigh (Knaresborough) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - Private Landlord disincentives are reducing available stock leading to higher rents.

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Still a steady demand for well present properties of all types, despite summer holiday period.

Peter Green, FRICS, Halifax, Brearley-Greens, 01422 330088 - Rental values reasonably static but the market is active although stock is lower than normal.

Peter Mawer, FRICS, Bridlington, Cranswicks, info@cranswicks.com - New Landlord instructions continue to fall and more tenants appear to be staying in residence longer.

Richard Blamires, MRICS, West Yorkshire, Blamires Property, richard@blamiresproperty.co.uk - Universal Credit is playing havoc with rental sector. We see eviction as a very last resort and are losing out on rental income for months at a time. Tenants get behind with rent & other outgoings then misspend what they eventually receive.

William Marshall, Leeds, Adair Paxton, 0113 205 4190 - Ban on lettings fees will most likely be passed on to tenants through rent increases. Better idea would have been to set a cap on fees chargeable.

North West

John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Let fees are still under pressure. Managed stock decreasing due to landlords' additional costs. Nervousness regarding the pending fee ban.

Richard Powell, FRICS, Oldham, Ryder & Dutton, 0161 925 3232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - There is a growing trend for landlords to be selling properties as and when tenants leave. The Government policies have made it difficult for landlords to get reasonable returns balanced with risk at the lower end of the market.

East Midlands

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

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Good demand, high volume of poor quality applications.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, www.dvd-hammond.co.uk, residential@dvdhammond.co.uk - Fairly quiet; from instructions received and demand from prospective tenants.

John Chappell, BSc.(Hons), MRICS, Skegness, Chappell Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - Demand for one bed flats has dropped off. Normally we get a seasonal fluctuation but it's happened 4-6 weeks earlier this year.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk - Selective Licensing & Tax changes are impacting landlords. But I`ve got other landlords wanting more Buy to Lets, but in better neighbourhoods!

Tim Yeomans, MRICS, Derby/Nottingham, SDL, 07795266361, tim.yeomans@sdlsurveying.co.uk - Prices growing slowly, behind capital values growth in most areas.

West Midlands

Andrew Pearce, MRICS, Wolverhampton, Millennium Properties, 01902 836036 - The increased costs to landlords of absorbing tenants' fees will no doubt drive ever more fleeing landlords from the sector reducing supply yet further and driving rents ever higher.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A very steady month. Good levels of enquiries and new instructions.

Dean Taylor, MRICS, Harborne/Birmingham, JPTaylor, 0121 4284333, www.jptaylor.co.uk, dean@jptaylor.co.uk - Good demand with tenant enquires but we have limited stock. We expect this to continue as more landlords continue to sell.

J J Dell, MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - Demand is still good from suitable applicants but little appreciation in rental values.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - A very strange market over the summer with tenants delaying decisions and houses which should let easily sitting on the market.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Still a strong market for all types of rented property. Rents increasing slowly as demand exceeds supply.

John Andrews, FRCS IRRV, Stourport, Doolitte & Dalley, 01562 821600 - A busy and active market with good demand for family properties. Flats and small houses letting well.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A very busy and active lettings market. All types of properties from flats, bungalows and houses are all letting well. This trend expected to continue.

Surveyor comments - lettings

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Good demand for all types of property throughout the whole of the area. Supplier flats meeting demand, although demand for houses exceeds supply.

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

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 262 3450, www.naismiths.com, Nicholas.lamb@naismiths.com - Strong demand for institutionally managed family housing.

Paul Stephens, MRICS, Church Stretton, Paul E Stephens, paul@woodnall.co.uk - Supply dropping off due to stamp duty and reduced appetite from private landlords.

R.R. Williams, FRICS, Hay on Wye, McCartneys, 01497820778, www. Mccartneys. Co.uk, Ryan@McCartney.co.uk. - Fewer buy to let buyers due to tax changes and uncertainty.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - EU nationals who have formed a mainstay of local lettings market are less active causing buy to let landlords to review holding. MEES also having an effect on re-letting properties.

Simon Berman, MRICS, Stoke on Trent, Stoke on Trent City Council, simon.berman@stoke.gov.uk - Brexit

East Anglia

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Still strong demand.

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

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Good demand, shortage of quality stock.

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Tougher conditions for landlords causing many to sell and deplete rental stock which may steady the market or if continued, cause shortage and create rent increases by lack of supply.

Christopher Sims, FRICS, Sevenoaks, Michael Rogers LLP, christopher.sims@michaelpogers.co.uk - Lack of quality product available.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - We have seen a rise in the number of landlord instructions from all sources, however tenant confidence has been absent with void periods longer than previously.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - Although rents remain static tenant demand has improved. September is normally a good month for new lettings.

Edward Seymour, MRICS, Lewes, Strutt & Parker- Demand continues to outstrip supply which is upholding prices. Larger properties (£2k per month) continue to take more time to let.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Number of tenants registering is down month on month and also lower compared to the 12 months.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - No buy to Let investors, a lack of general stock affecting supply in the rental market.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - After a busy August, this month has been the complete opposite with no obvious reason why.

Michael Brooker, FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377 - Steady.

S B B Askaroff, BSc (Hons) MRICS, Eastbourne, Estatewise, 01323 412010 - Market remains competitive.

Stuart Gray, MRICS FAAV, St Albans, Strutt & Parker, 01727 840285, www.struttandparker.com, stuart.gray@struttandparker.com - Generally good autumn market other than larger properties which are taking longer to let.

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.

South West

John Woolley, FRICS, Salisbury, John Woolley Ltd, 01722 325650, www/johnwoolley ltd, john@johnwoolleyltd.co.uk - Suspecting the new regulations due in in 2019 will be detrimental to the industry and affect supply and demand for residential lettings.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Good demand and rents holding up well. Signs of a supply shortage.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsand sampson.co.uk - The high SDLT continues to deter investors and as a result there is less housing to offer tenants and rents have increased.

Matthew Harvey, MRICS, Cotswolds, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - Some negative sentiment creeping in to the market and this is restricting rental price growth.

Paul Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent, 01285 651 831, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - Noticeably fewer landlords entering the sector, but no shortage of prospective tenants

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - The Exeter area lettings market remains strong with good yields and capital appreciation attracting investors.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - General shortage of 2/3 bedroomed properties, which rapidly let.

John Caines, FRICS , South Wales, Payton Jewell caines, 01656654328, john.caines@pjchomes.co.uk - Government policy is and will continue to have a negative effect on supply.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - A noticeable number of private landlords are leaving the market, particularly if, until now, they had managed their own letting services. Supply will undoubtedly fall.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - Demand good, supply hard hit by harsh goverment tax changes that seem designed to disuade investment in property.

B K Bhalla, MRCIS, Hounslow, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - Levels of demand up, compared with 3 months prior.

Surveyor comments - lettings

Ben Temple, MRICS, London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - We have seen the usual increase in demand over the summer and this has driven rental growth of between 5% and 10% due to new professionals in London and overseas students. We have also seen new build completions happening which has increased supply.

Henry Wilson, London E1W, Cluttons, 020 7488 4858, www.cluttons.com, henry.wilson@cluttons.com - Low stock levels, low level of market appraisal enquiries. Large amount of Applicant and Relocation Agent enquiries. High prices not being achieved and over £1000pw is stuggling. Summer market has continued into October.

J.J.KING, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Applicant numbers have improved over the past 3 weeks surpassing sale enquires. This is the first time in a number of years this has happened. We are reviewing this trend on a monthly basis, so its early days.

J.J.KING, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Registration numbers have increased leading to a greater number of viewings.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Rents pushed back up following a busy summer and a consequential reduction in stock levels. We are seeing regular competitive bidding on properties by tenants.

Jeff Doble, FRICS, London, Dexters, jeffdoble@dexters.co.uk - Very strong summer market continuing into the autumn.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Increase in tenant demand but less property availability could result in rent increases.

John Collard, MRICS, Wimbledon, Robert Holmes & Co, 0208 879 9669, www.robertholmes.co.uk, jilly@robertholmes.co.uk - An abundance of stock at this time of year against not enough demand.

Richard Going, MRICS, Chelsea, Farrar & Co, 0207 244 4444, https://www.farrar.co.uk/, richard.going@farrar.co.uk - Lots of stock. The market is benefitting from lack of sales as would be buyers are renting for a year pending Brexit

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Across London we are seeing less stock in the market, but landlords do need to be realistic about rent expectations as tenants continue to look for value.

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

Tom Dogger, MRICS, London, B N Investment Ltd, www.bakkeneptune.com, tdogger@bninvestment.co.uk - With Landlords continuing to exit the market, the outlook for rental prices is extremely encouraging for the remaining investors.

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - We are seeing more applicants than last month but the market continues to be very price sensitive.

Scotland

Fraser Crichton, MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - There continues to be a shortage of good quality accommodation within Edinburgh particularly city centre one and two bedroom flats.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Demand from tenants wishing to rent is still high although investors are still hesitant in expanding their portfolios.

John Brown, FRICS, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-U.K.com - More landlords needed! Reducing stock as investors look at real costs of ownership and risk. Interest rates rise, tenancy law changes, tax provisions causing concern. Political nervousness.

John Gell, MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Market quietening down a little. Some landlords withdrawing from the market, others seeking to invest. Tenant demand steady.

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Still experiencing a shortage of quality properties across the board which are letting quickly if well presented.

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

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - The busy summer lettings market is now ending having seen rents rising and limited supply.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, gocestateagents.com, kirby@gocetateagents.com - Very strong, still not enough on the market especially city centre!

Surveyor contact details

North

Alan Rudd, MRICS, Newcastle, Miller Metcalfe, alan.rudd@millermetcalfe.co.uk

Andrew Holmes, BSc (Hons) Dip Surv MRICS, Kendal, Thomson Hayton Winkley Estate Agents, 01539 815700

Anthony James, MRICS, Sunderland, Paul Airey Chartered Surveyors, anthony@paulairey.co.uk

Keith Johnson, FRICS, Durham City, J W Wood, 01913869921, www.jww.co.uk, g.graham@jww.co.uk

Mr T H Brannen, FRICS, Whitley Bay / Coast, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com

Peter Bartley, MRICS, Durham, Bradley Hall, 01913839999, peter@bradleyhall.co.uk

Richard Harkness, MRICS, Kirkby Lonsdale, Hackney & Leigh, richardharkness@hackney-leigh.co.uk

Richard Towler, MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk

Sara Butler, MRICS, Newcastle upon Tyne, Northwood Tyneside Ltd, 0191 2740119, sarabutler@northwooduk.com

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk

Alison Demaine-Grieve, MRICS , Ripon (But cover North & West Yorkshire), Linley & Simpson, 01765 690219, www.linleyandsimpson.co.uk, alison.grieve66@gmail.com

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, benhudson@hudson-moody.com

Chris Clubley, FRICS CAAV, Market Weighton, Clubleys, 01430 874000

Christopher Richard Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors and Estate Agents, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk

David Blagden, FRICS, Harrogate North Yorkshire, Esurv Chartered Surveyors, 01423 531696, www.esurv.co.uk, david.blagden@esurv.co.uk

David J Martindale , MRICS, Wakefield, FSL, david.martindale@fslea.com

David Pank, FRICS, Leeds and Wakefield, Manning Stainton, dpank50@gmail.com

I Adams, MRICS, East Riding of Yorkshire, Metropolis Surveyors, ianadams31@yahoo.co.uk

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk

John E Haigh, MRICS FAAV, Knaresborough, Lister Haigh (Knaresborough) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk

Ken Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk

Kevin C Smethurst, FRICS, Yorkshire, Kevin C Smethurst, 07814831966, kcsmethurst@gmail.com

Mark J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.grice hunter.co.uk, griceandhunter@btconnect.com

Michael Beech, MRICS, Skipton, WBW Surveyors Ltd, 01756 692900, www.wbwsurveyors.co.uk, michael@wbwsurveyors.co.uk

Mike Darwin, MRICS, Northallerton, M W Darwin & Sons, 01609 773567, www.darwin-homes.co.uk, enquiries@darwin-homes.co.uk

N P Wood, MRICS, Bradford, Yorkshire Property Surveyors, 07522 309582, wood.nick78@yahoo.co.uk

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com

Peter Green, Halifax, Brearley-Greens, 01422 330088

Peter Mawer, FRICS, Bridlington, Cranswicks, info@cranswicks.com

Richard Blamires, MRICS, West Yorkshire, Blamires Property, richard@blamiresproperty.co.uk

Richard Graves, FRICS, Bridlington, D. Dunk, Lewis & Graves, richardgraves@btconnect.com

Richard Smailes, Harrogate, FSS, richard.smailes@fssproperty.co.uk

Simon Dee, MRICS, Driffield, Dee Atkinson & Harrison, simon@dee-atkinson-harrison.co.uk

Simon Hands, AssocRICS, Leeds, Countrywide Surveyors, 07809495545, simon.hands@cwsurveyors.co.uk

William Marshall, Leeds, Adair Paxton, 0113 205 4190

North West

Andrew Hart, Bollington, Macclesfield, Michael Hart & Co Ltd, 01625 575578, www.michael-hart.co.uk, andrew@michael-hart.co.uk

David Gadsby, MRICS, Altrincham, Geo Unsworth, 07714392095, gads63@icloud.com

Ian Macklin, FRICS, Altrincham, Cheshire, Ian Macklin & Company, 01619808011, halebarns@ianmacklin.com

John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 01513439060, www.b-a-o.com, john@b-a-o.com

M.G.Fell, FRICS, Birkenhead, T.H.Woodhouse and Co., 0151 608 9776, thwoodhouse.co.uk, mikefell@thwoodhouse.co.uk

Richard Powell, FRICS, Oldham, Ryder & Dutton, 0161 925 3232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk

Robert Ikin, FRICS, Tarporley, Wright Marshall, robertikin@wrightmarshall.co.uk

East Midlands

Adam Farnsworth, MRICS, Kettering, Berrys, 01536 532373, adam.farnsworth@berrys.uk.com

Andrew York, FRICS, Leicestershire, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk

Ben Macintyre, MRICS, Brackley, Macintyres Ltd, 01280 701001, www.macintyers.co.uk, ben@macintyers.co.uk

C Ball, MRICS, Buxton, Bury & Hilton, charles@buryandhilton.co.uk

Charles Ball, MRICS, Buxton, Bury & Hilton, 01538 383344

Chris Beeby, DipREA FNAEA MARLA AssocRICS, Thrapston, Bletsoes, 01832 732188, bletsoes.co.uk, chris.beeby@bletsoes.co.uk

Chris Charlton, FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777

Surveyor contact details

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, www.dvd-hammond.co.uk, residential@dvdhammond.co.uk

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450

Dean Wood, FRICS, East Midlands, Sonas, dean.wood@sonassurveyors.co.uk

Giuseppe F-Bernardis, ARICS, Peterborough, Preim Ltd, bepbernardis@gmail.com

Ian J Shaw, FRICS, Grantham, Escritt Barrell Golding, ian.shaw@ebgproperty.co.uk

John Chappell, BSc.(Hons), MRICS, Skegness, Chappell Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk

K J Gregory, FRICS, Leicester, Gregory Residential Limited, 0116 2789979, kevin@gregoryresidential.co.uk

Marie Brear, Chesterfield, Wilkins Hammond, 01246232853, www.wilkins-hammond.com, marie.brear@wilkins-hammond.com

Mark Butt, MRICS, Leicestershire, Miller Metcalfe, mark.butt@milermetcalfe.co.uk

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk

Paul Jex, AssocRICS, Derby, Jex Surveyors Ltd, 0333 1210140, www.jexsurveyors.co.uk, paul@jexsurveyors.co.uk

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk

Roderic Turner, FRICS, Skegness, Turner Evans Stevens, roderic.turner@tes-property.co.uk

Simon Bentley, MRICS, Lincoln, Mundys, 01522 510044, www.Mundys.Net, Simon.bentley@mundys.net

Stephen King, FRICS, Market harborough, King West, 01858435970, www.kingwest.co.uk, sjking@kingwest.co.uk

Steve Gadsby, BSc FRICS, Derby, Gadsby Nichols, 01332 296396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk

Tim Yeomans, MRICS, Derby/Nottingham, SDL, 07795266361, tim.yeomans@sdlsurveying.co.uk

West Midlands

Adam Sliwinski, Stratford Upon Avon, Orbit, adam.sliwinski@orbit.org.uk

Alex Smith, RICS, Birmingham, Alex Smith & Company, www.alex-smith.co.uk, alex-smith.co.uk

Andrew Pearce, MRICS, Wolverhampton, Millennium Properties, 01902 836036

C Ball, MRICS, Leek, Bury & Hilton, charles@buryandhilton.co.uk

Charles Ball, MRICS, Leek, Bury & Hilton, 01538 383344

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk

Dean Taylor, MRICS, Harborne/Birmingham, JPTaylor, 0121 4284333, www.jptaylor.co.uk, dean@jptaylor.co.uk

J J Dell, MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk

Jeremy Jehan, MRICS, Hereford, Brightwells, 01432 261325, brightwells.com, jeremy.jehan@brightwells.com

John Andrews, FRICS IRRV, Bewdley/ Stourport/ Bridgnorth/ Kidderminster, Doolittle & Dalley, 01562 821600

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, mark.wiggin@struttandparker.com

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 262 3450, www.naismiths.com, Nicholas.lamb@naismiths.com

Paul Britten, FRICS, Warwick, Godfrey-Payton, 01926 492511, paul@godfrey-payton.co.uk

Paul Stephens, MRICS, Church Stretton, Paul E Stephens, paul@woodnall.co.uk

R.R. Williams, FRICS, Hay on Wye, McCartneys, 01497820778, www. Mccartneys. Co.uk, Ryan@McCartney.co.uk.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436

Rosemary Cheadle, AssocRICS, RICS Registered Valuer, Wolverhampton, Worthington Estates, enquiries@worthingtonestates.co.uk

Simon Berman, MRICS, Stoke on Trent, Stoke on Trent City Council, simon.berman@stoke.gov.uk

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000

Stewart H Sherman, MRICS, Birmingham, Chamberlains Chartered Surveyors, 01214284290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk

Tom Mills, Droitwich, SDL, tom-mills@live.com

East Anglia

Andrew Tucker, MARLA, Cambridge, Bidwells, 01223 841842, www.bidwells.co.uk, andrew.tucker@bidwells.co.uk

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135

Jonathan Pearson, MRICS Registered Valuer, Suffolk, Residentially, jlp@residentially.co.uk

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk

Mark Wood, MRICS, Cambridge, Cater Jonas, 01223 403330, mark.wood@carterjonas.co.uk

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk

Rob Swiney, MRICS, Bury St Edmunds, Lacy Scott and Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk

Tom Goodley, MRICS, Norfolk, Strutt & Parker, 01603 617431, struttandparker.com, tom.goodley@struttandparker.com

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk

Bob May, FRICS, Bognor Regis, May's - The village Agent Ltd, 02143 841341, www.maysagents.co.uk, bob@maysagents.co.uk

Christopher Clark, FRICS, Eastleigh, Ely Langley Greig, 023 80274211, www.elgsurveyors.co.uk, chrisclark@elgsurveyors.co.uk

Surveyor contact details

Christopher Sims, FRICS, Sevenoaks, Michael Rogers LLP, christopher.sims@michaelpogers.co.uk

D J Bambrough, FRICS, Milton Keynes, Connells Survey & Valuation, 01604 790087, connells.co.uk, david.bambrough@connells.co.uk

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk

David Clifford-Smith, MRICS, Chelmsford, Beresfords, 012453974, www.beresfords.co.uk, dcs@beresfords.co.uk

David Gillespie, FRICS, Brentwood, Essex, David Gillespie, dgillespie01@talktalk.net

David Green, FRICS FCIArb, Eastbourne, David Green & Co, dg@davidgreen.uk.com

David M Lambley, MRICS FAAV, South West Hampshire, Longdown Management Ltd, dmlambley@longdown.uk.com

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 023 9286 4321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033

E M Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com

Ed Westmacott, Newbury, Carter Jonas, ed.westmacott@carterjonas.co.uk

Eoin Hill, MRICS, Newbury, SDL Surveying, eoin.hill@talk21.com

Fiona Minx, FARLA, Newbury, Berkshire, Carter Jonas, fiona.minx@carterjonas.co.uk

Hannah Bentley, MRICS, Richmond, Knight Frank, hannah.bentley@knightfrank.com

Howard Mecklenburgh, MRICS, Watford, LP&M, 01923255888, howard@lpandm.co.uk

Ian Jones, MRICS, Guildford, Ian Jones MRICS, cornerstonesurrey@hotmail.co.uk

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk

James Collins, MRICS, Stansted, Collins Homes Ltd, jim@grenville.uk.com

James Crawford, BSc MRICS, London, Knight Frank, 0207 8611064, Knight frank.com, James.crawford@knightfrank.com

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk

John Frost, MRICS, Ashford/ Gerrards Cross/ Slough/ Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk

John Lewis, MRICS , Leigh on Sea, East of England Surveys, john@eastofenglandsurveys.co.uk

Kevin Townsend, MRICS, Reading, Jim Townsend & Company, jimtownsendco@btinternet.com

Kevin Waldron, Oxford, Kevin Waldron Property Surveyor, kevinwaldron_propertysurveyor@btinternet.com

Lee Cahill, MRICS, Wickford, Essex, CSS, lee.cahill@cwsurveyors.co.uk

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com

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

Matthew Cohen, AssocRICS, Worthing, Matthew Anthony Estate Agency, 01903608080, www.matthewanthony.co.uk, matt@matthewanthony.co.uk

Michael Brooker, FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377

Montague Howard, MRICS, High Wycombe, Montague Howard Associates, 01494 528006, www.mha-turnkey.co.uk, montaguehoward@tiscali.co.uk

Natalie Meech, Oxford, Countrywide Residential Lettings, 01865 477059

Nick Ferrier, MRICS, Midhurst, Jackson-Stops, nick.ferrier@jackson-stops.co.uk

Nigel Sloper, MRICS, Portsmouth/Southampton, FP Surveyors, nigel.sloper@fpsurveying.co.uk

Paul Christian Bird, MRICS, Braintree Essex, Joscelyne Chase, 01376 322222, www.joscelynechase.co.uk, paul@joscelynechase.co.uk

Peter Hills, AssocRICS, Ashford Kent, Esurv, peter.hills@esurv.co.uk

Rob Wightman, MRICS, Hungerford, Knight Frank, 01488 682726, knightfrank.co.uk, rob.wightman@knightfrank.com

Robert Green, MRICS, Lymington, John D Wood & Co, 020 3369 1343

S B B Askaroff, BSc (Hons) MRICS, Eastbourne, Estatewise, 01323 412010

Simon Deacon, FRICS, Southend-on-Sea, Wheeldon & Deacon, 01702 344621

Stephen Hardman, Portsmouth, Mann Countrywide, stephen.hardman@countrywide.co.uk

Stuart Gray, MRICS FAAV, St Albans, Strutt & Parker, 01727 840285, www.struttandparker.com, stuart.gray@struttandparker.com

Sylvia Stone, MRICS, Dorking, White and Sons, sylvia.stone@whiteandsons.co.uk

Teck, Brentford, S Properties, teckl2468@gmail.com

Tim Green, MRICS, South Oxfordshire, Green & Co, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk

Tom Gooderham, Canterbury, Strutt and Parker,tom.gooderham@struttandparker.com

Tom White, MRICS, Saffron Walden, Audley End, tom.white@audleyendestate.co.uk

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk

W T Peppitt, MRICS, Cranbrook, Savills, wpeppitt@savills.com

South West

Charlie Barrett, MRICS, Devon, Bradleys Surveyors, bcharlieb93@googlemail.com

Chris Heal, Exeter, Whitton and Laing, 01392 259395, www.whittonandlaing.com, c.heal@whittonandlaing.com

Christopher Bailey, MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com

David Harrison, FRICS, Taunton, Harrisons Surveyors Ltd, harrisons@sloughfarm.com

David Lewis, Bsc hons, West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk

David Robinson, AssocRICS, North Cornwall, Stags, 01566 774999, d.robinson@stags.co.uk

David Slade, FRICS, Christchurch, Slades, 01202 474202, sladeshomes.co.uk, David@sladeschristchurch.co.uk

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk

Hannah Isaacs, Taunton, Mayfair Town & Country, 01823 354242

Surveyor contact details

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

James McKillop, MRICS, London, Knight Frank LLP, james.mckillop@knightfrank.com

James Wilson, MRICS, Shaftesbury, Jackson - Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk

Jeremy Priestley, FRICS, Poole, Berkeleys, www.berkeleys.com, jeremy.priestley@yougroup.co.uk

John Blake, FRICS, Liskeard, Jefferys, 01579342400, www.jefferys.uk.com, johnblake@jefferys.uk.com

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk

John Woolley, FRICS, Salisbury, John Woolley Ltd, 01722 325650, www/johnwoolley ltd, john@johnwoolleyltd.co.uk

Lloyd Smale, FRICS, RICS Registered Valuer, Exeter, Drew Pearce 1748 Ltd, lms@drewpearce.co.uk

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsand sampson.co.uk

Martyn Venner, MRICS, Taunton, GTH, martyn.venner@gth.net

Matthew Harvey, MRICS, Cotswolds, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk

OF Miles, FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk

Paul Mayes, FRICS FCABE MCMI IRRV(Hons), PLP Property Consultants, lesley&plp.uk.com

Paul Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent, 01285 651 831, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk

Peter Olivey, MRICS, Padstow, Cole Rayment and White, 01841 533386, www.crw.co.uk, peter.olivey@crw.co.uk

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk

Robert House, FRICS, Trowbridge and Melksham, Kavanaghs, 01225 341504, roberthouse@kavanaghs.co.uk

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk

Simon Barker, MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk

Stephen Morris, MRICS, Bristol and Bath, Davies & Way, 01225 400400, daviesandway.com, stephenmorris@daviesandway.com

Tim Maggs, MRICS, Bristol, Maggs & Allen, timm@maggsandallen.co.uk

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan and Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com

D.H Martin, FRICS, Cwmbran, Newland Rennie, 01633 868341, newlandrennie.com, cwmbran@newlandrennie.com

Darren Thomas, MRICS, Brecon, McCartneys, bp148thomas@yahoo.co.uk

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk

Emily James, MRICS, Brecon, James Dean, emily@jamesdean.co.uk

Giles Birt, BSc MRICS, Tenby, Birt & Co, 01834 842204, www.birtandco.co.uk, giles.birt@birtandco.co.uk

Guy Thomas, MRICS, Bangor, Dafydd Hardy, guythomas@dafyddhardy.co.uk

John Caines, FRICS , South Wales, Payton Jewell caines, 01656654328, john.caines@pjchomes.co.uk

Jonathan Andrews, FRICS, Carmarthenshire, Llewellyn Humphreys, 01267 237812, jmgandrews@llewellynhumphreys.co.uk

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk

London

Alastair Iles, MRICS, London, Iles Property, alastair@ilesproperty.co.uk

Alastair Mason, FRICS, Hackney / London, Bunch & Duke, 020 8986 3521, www.bunchandduke.com, hackney@bunchandduke.com

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk

Allison Steele, Assoc RICS, London, Regent Property, allimsteele@gmail.com

B K Bhalla, MRCIS, Hounslow, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com

Ben Temple, MRICS, London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com

Chariton Symeou, MRICS, Islington, Hanley Estates LTD, 02075615502, www.hanleyestates.com, harry@hanleyestates.com

Charlotte Holdsworth, MRICS, London, Bidwells LLP, charlotte.holdsworth@bidwells.co.uk

Chris Morris, FARLA, London - Islington and Tower Bridge, Cluttons, 0207 354 6666, www.cluttons.com, chris.morris@cluttons.com

Chris Mulry, Hyde Park, London, Cluttons, chris.mulry@cluttons.com

Christopher Green, FRICS, London, Curzon Land, 020 7720 6800, cgreen@curzonland.com

Christopher Paxton, Canary Wharf, Knight Frank, christopher.paxton@lnightfrank.com

Henry Wilson, London E1W, Cluttons, 020 7488 4858, www.cluttons.com, henry.wilson@cluttons.com

Ian Skinner, FRICS, Eltham, Bernard skinner, ian@bernardskinner.co.uk

Ian Wilson, AssocRICS VRS, London, Countrywide, ianswilson9@gmail.com

J.J.KING, FRICS, Wimbledon/Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk

James Cooper, London, Knight Frank, james.cooper@knightfrank.com

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk

James Perris, MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk

Jeff Doble, FRICS, London, Dexters, jeffdoble@dexters.co.uk

Surveyor contact details

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk

Joe Glazebrook, Wapping, Cluttons, joe.glazebrook@cluttons.com

John Collard, MRICS, Wimbledon, Robert Holmes & Co, 0208 879 9669, www.robertholmes.co.uk, jilly@robertholmes.co.uk

Mac, MRICS, London, Macneel, maclal66@gmail.com

Michael Henry, Islington, Cluttons, 0207 354 6666, michael.henry@cluttons.com

Michael Pollard, FRICS, New Eltham, Pollards, 020 8859 3811

Nieves, Marylebone, Cluttons, nieves.muros@cluttons.com

P Wright, MRICS, Sidcup, MAP, paw@mapsurveyors.co.uk

Pe, MRICS, Ilford, B. Bailey & Co Ltd, enquries@bbailey.co.uk

Pierre Schneider, AssocRICS, London, The JPS Consultancy Limited, 020 7129 7374, www.thejpsconsultancy.com, pierre@thejpsconsultancy.com

Richard Going, MRICS, Chelsea, Farrar & Co, 0207 244 4444, https://www.farrar.co.uk/, richard.going@farrar.co.uk

Richard Taylor, MRICS, London , London's Surveyors & Valuers, 0207 491 7178, www.londonssurveyors.co, richard@lcsv.co.uk

Robert Green, MRICS, North West London/ South Kensington/ Wimbledon/Battersea/ Chelsea/ Fulham/ Kensington, John D Wood & Co, 020 3369 1343

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

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com

Stephen Birtwistle , MRICS, London, Daniel Watney LLP, sbirtwistle@danielwatney.co.uk

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

Tom Dogger, MRICS, London, B N Investment Ltd, www.bakkeneptune.com, tdogger@bninvestment.co.uk

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk

Scotland

Adrian Stott, FRICS, Lothians, J and E shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk

Alasdair Hayworth, FRICS, Glasgow, Walker Fraser Steele, 0141 221 0442, www.walkerfrasersteele.co.uk, alasdair.hayworth@walkerfrasersteele.co.uk

Alasdair J Cameron, BSc (Hons) MRICS, Ayrshire, Graham + Sibbald, acameron@g-s.co.uk

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com

Carolyn Davies, MRICS, Dumfries, Savills, 01387263066, savills.co.uk, Cmadavies@savills.com

Craig Henderson, MRICS, Ayrshire, Graham & Sibbald, 01292 271030, www.g-s.co.uk, craig.henderson@g-s.co.uk

David Cruickshank, MRICS, Elgin, D M Hall, 01343 548 801, david.cruickshank@dmhall.co.uk

Eric H Curran, FRICS, Glasgow, DM Hall LLP, 0141 332 8615, www.dmhall.co.uk, eric.curran@dmhall.co.uk

Fraser Crichton, MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com

Gordon McCulloch, Stirling, DM Hall LLP, gordon.mcculloch@dmhall.co.uk

Graeme Gilchrist, MRICS, Dundee and Angus, Graham + Sibbald, 01382 200064, www.g-s.co.uk, graeme.gilchrist@g-s.co.uk

Graham Tonner, MRICS, Dundee, Graham + Sibbald, 01382200064, www.g-s.co.uk, gtonner@g-s.co.uk

Greg Davidson, MRICS, Perth, Graham + SIbbald, 01738445733, www.g-s.co.uk, gdavidson@g-s.co.uk

Iain Swayne, FRICS, Dunfermline and West Fife, DM Hall, iain.swayne@dmhall.co.uk

Ian Fergusson , FRICS BSc, Scotland, J&E Shepherd, 01786 450438, www.shepherd.co.uk, ian.fergusson@shepherd.co.uk

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk

Jason Begg, RICS, Aberdeen, J&E Shepherd, 01224202800, j.begg@shepherd.co.uk

John Brown, FRICS, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-U.K.com

John Gell, MRICS, Inverness, SImply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz

Kevin Hay, MRICS, Ayrshire, Allied Surveyors, 01292 265381

Kevin I Angus, MRICS, Aberdeen, J & E Shepherd, 01224 202800, www.shepherd.co.uk, kevin.angus@shepherd.co.uk

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kmacdonald@g-s.co.uk

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com

Michael Jones, MRICS, Rural Scotland, Knight Frank, michael.jones@knightfrank.com

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.com

Paul Taylor, MRICS, Dundee, J & E Shepherd, 01382 200454

Peter Drennan, BSc. MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com

Richard A Clowes, MRICS, Scottish Borders, DM Hall LLP, 01896 752009, www.dmhall.co.uk, richard.clowes@dmhall.co.uk

Richard R Blanski, FRICS, Kirkcaldy, J & E Shepherd, 01592 205442, www.shepherd.co.uk, kirkcaldy@shepherd.co.uk

Robin Smith, MRICS, Dundee/Angus/Fife, Walker Fraser Steele, www.walkerfrasersteele.co.uk, robin.smith@walkerfrasersteele.co.uk

Ronald G Smith, MRICS, East Dunbartonshire/North Lanarkshire, Shepherd Chartered Surveyors, 01236 780000, www.shepherd.co.uk, ronnie.smith@shepherd.co.uk

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, thomas.baird@selectsurveyors.co.uk

Tom Murray, AssocRICS and RICS Registered Valuer, Ayrshire, Galloway and Ayrshire Properties, 01465 713498, 01465 713476, tom.murray@gapinthemarket.com

Northern Ireland

Aidan Conway, MRICS, Londonderry, P Andrews Chartered Surveyors, 02871263635, www.andrewscharteredsurveyors.co.uk, info@patandrews.co.uk

Surveyor contact details

Daniel Mc Lernon, FRICS, Omagh, Co. Tyrone, Mc Lernon Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com

Harry Clarke, FRICS, Ballymena Area, Harry Clarke & Co, 02825648829, www.harryclarke.co.uk, info@harryclarke.co.uk

Heather Rountree, AssocRICS, Belfast, Macfarlane & Smyth, heather.rountree@macfarlanesmyth.com

Ian Hall, MRICS, Newry, Hanna Hillen Estates, 028 3026 9003, www.hanna-hillen.co.uk, ian.hall@hanna-hillen.com

Keith Mitchell, MRICS, Belfast, Keith Mitchell, km242home@gmail.com

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, gocestateagents.com, kirby@gocetateagents.com

Norman Russell, MRICS, Newtownards, Russell Brothers, 028 9181 2145

Paul Birt, MRICS, Magherafelt, Paul Birt Estate Agents, mail@paulbirt.co.uk

Stephen Fitzpatrick, MRICS, Newry Co.Down N.Ireland, Stephen Fitzpatrick & Co Estd 1881, 02830265533, www.stephenfitzpatrick.co.uk, info@stephenfitzpatrick.co.uk

Stephen Henry, AssocRICS, Belfast, Tom Henry & Co, 02887726992, www.tomhenryandco.com, stephen@tomhenryandco.com

William Butcher, MRICS, Coleraine/Portstewart North Antrim Coastline, L Butcher. Chartered Surveyor - Estate Agent, 07802 387755, liamgbutcher@btinternet.com

Contacts

Economics Team

Janet Guilfoyle

Market Surveys Administrator

+44(0)20 7334 3890

jguilfoyle@rics.org

Simon Rubinsohn

Chief Economist

+44(0)20 7334 3774

srubinsohn@rics.org

Jeffrey Matsu

Senior Economist

+44(0)20 7695 1644

jmatsu@rics.org

Sean Ellison

Senior Economist

+65 68128179

sellison@rics.org

Tarrant Parsons

Economist

+44(0)20 7695 1585

tparsons@rics.org

Kisa Zehra

Economist

+44(0)20 7965 1675

kzehra@rics.org

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Americas

Latin America
ricsamericalatina@rics.org

North America
ricsamericas@rics.org

Asia Pacific

ASEAN
ricsasean@rics.org

Greater China (Hong Kong)
ricshk@rics.org

Greater China (Shanghai)
ricschina@rics.org

Japan
ricsjapan@rics.org

Oceania
oceania@rics.org

South Asia
ricsindia@rics.org

EMEA

Africa
ricsafrica@rics.org

Europe
ricseurope@rics.org

Ireland
ricsireland@rics.org

Middle East
ricsmiddleeast@rics.org

United Kingdom RICS HQ
contactrics@rics.org