

APPENDIX 4

RICS RESIDENTIAL MARKET SURVEY (SEPTEMBER 2019)



September 2019: UK Residential Market Survey

Uncertainty causing buyers and vendors to hesitate

- Headline new instructions net balance slips to its weakest reading in three years
- Buyer enquiries fall back into negative territory
- Prices still expected to rise at the national level over the coming twelve months

The September 2019 RICS Residential Market Survey results suggest activity remains subdued across the sales market with headline indicators on buyer demand and supply slipping into negative territory. Much of the anecdotal commentary is pointing to heightened economic and political uncertainty as a contributing factor behind the sluggish picture. Significantly, forward looking metrics imply that the market is unlikely to gain impetus over the next three months, though sentiment over the twelve-month horizon does appear to be a little more resilient.

Following three consecutive months of a largely stable trend in supply, the latest results point to a renewed decline in the volume of fresh listings coming on to the market. Comments from contributors are suggesting that the Brexit impasse seems to be dissuading vendors. The new instructions net balance fell to -37%, the weakest reading since June 2016. In light of this, average stock levels on estate agents' books remain near record lows. Furthermore, contributors are continuing to report that appraisals are down compared to a year earlier, indicating that there is little prospect of a pick-up in sales listings in the immediate future.

Alongside this, a more cautious approach from property purchasers is visible in the September results. After holding more or less steady in the last four months, the new buyer enquiries net balance fell to -15%, pointing to a modest decline in buyer demand.

Unsurprisingly, the negative trend in demand and supply appears to be feeding through to the overall sales numbers. The RICS Newly Agreed Sales series edged down to -27% (from -11% previously) with activity reportedly slipping in virtually all parts of the UK.

As far as the near-term outlook is concerned, sales expectations stand at -9%, indicating that survey participants anticipate activity to remain subdued in the coming three months. That said, contributors are expecting sales volumes to stabilise at the twelve month time frame.

Turning to prices, the headline price balance returned a reading of -2% in September, little changed from -4% in August. Overall, this indicator is consistent with a broadly flat trend in national house price inflation. Nevertheless, as we have noted before, this headline gauge is being weighed down significantly by negative momentum in London and the South East whilst the price picture appears to be firmer across other areas of the UK. In particular, solid gains were reported in Northern Ireland, Scotland and the North West.

Looking ahead, price expectations for the coming three months stand at -16% pointing to a modest decline in prices on a UK-wide basis. However, the twelve-month outlook points to a turnaround with +18% more respondents expecting prices to rise (rather than fall) over the coming year. Disaggregating the data, strong annual growth in prices is envisaged across eight out of the twelve regions covered in the survey led by the strongest price projections (in net balance terms) in Northern Ireland and Scotland. At the same time, a steadier price trend is seen emerging in London and the South East.

In the lettings market, the latest set of results (which form a part of non-seasonally adjusted series) are indicative of demand from prospective tenants rising firmly for an eighth month in a row (net balance of +22%). Alongside this, landlord instructions remain in decline. With demand still outstripping supply, rent expectations for the coming three months remain positive (net balance of +24%).

Further out, contributors are pencilling in rental growth of approximately 2% over the coming twelve months. Significantly at the five-year horizon, the imbalance between demand and supply in the lettings market is expected to lead to an acceleration in rental growth, which is seen averaging to around 3% per annum through to 2024. In comparison, average price growth projections stand at just over 2% on the same basis.

Methodology

About:

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

Regions:

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

Questions asked:

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

Net balance data:

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

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

Seasonal adjustments:

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

Next embargo dates:

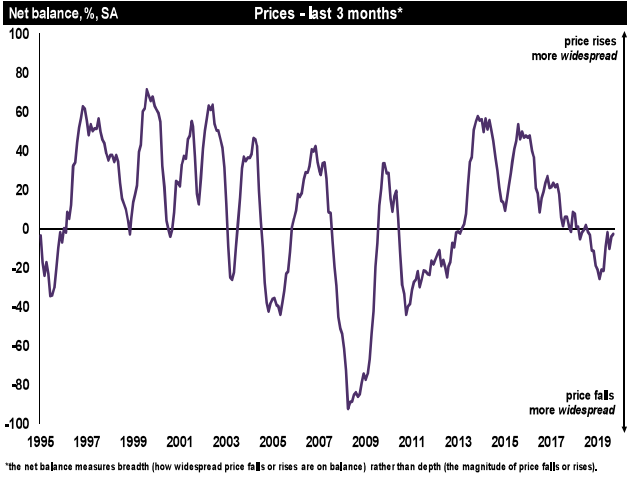
- October survey: 14 November**
- November survey: 12 December**
- December survey: 16 January**

Number of responses to this month's survey:

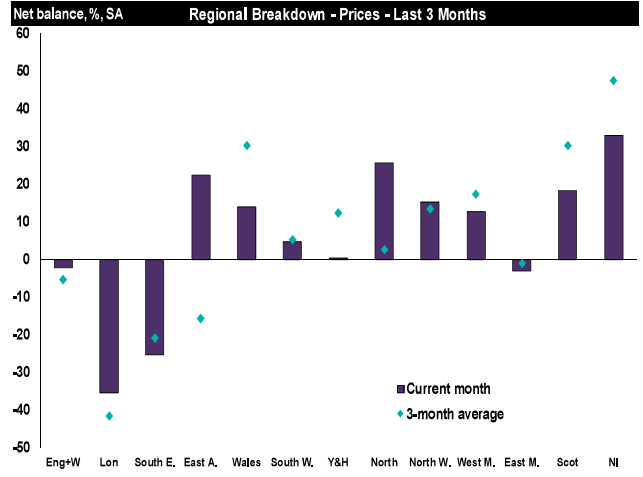
- This survey sample covers 547 branches coming from 323 responses

Sales market charts

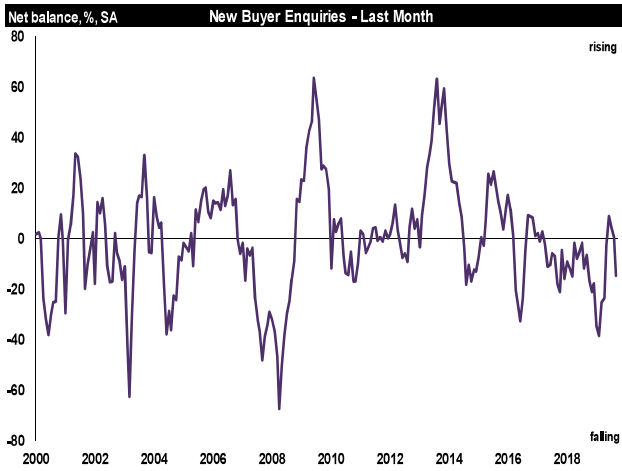
National Prices - Past three months



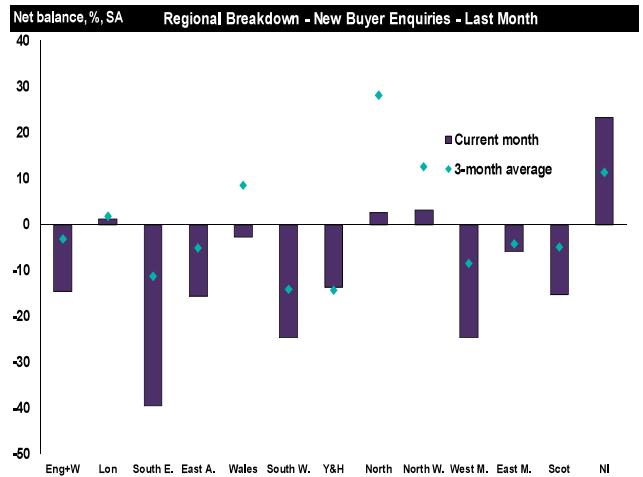
Regional Prices - Past three months



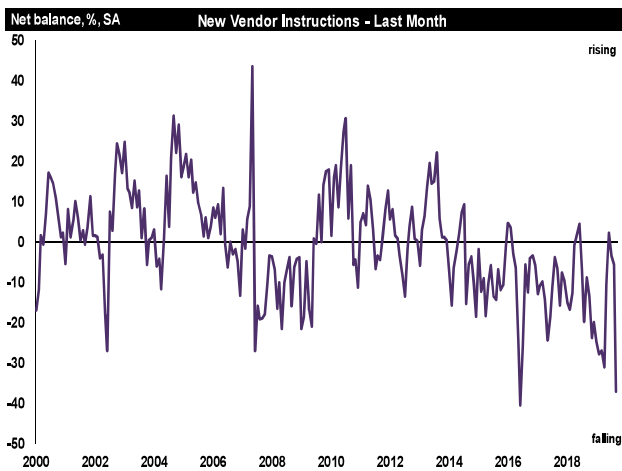
National Enquiries - Past month



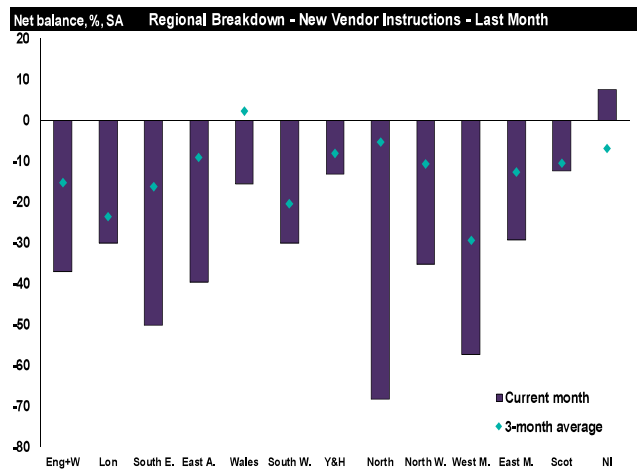
Regional Enquiries - Past month



National New Vendor Instructions - Past month

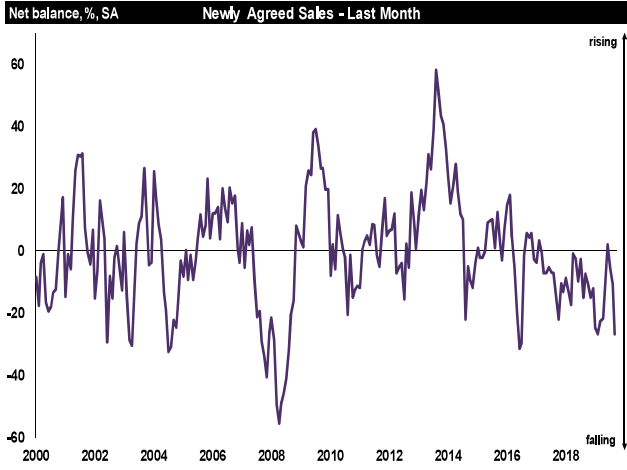


Regional New Vendor Instructions - Past month

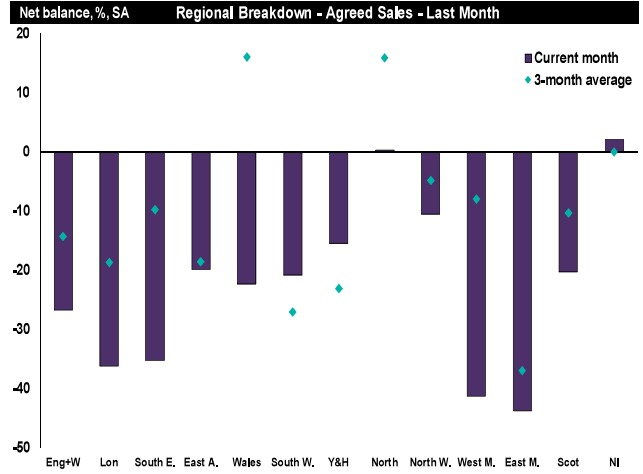


Sales market charts

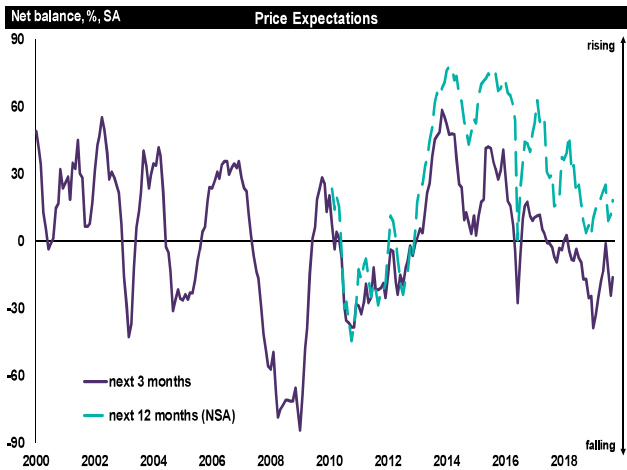
National Newly Agreed Sales - Past month



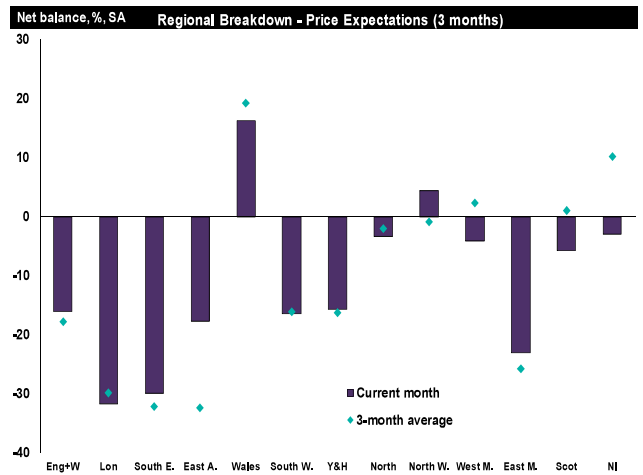
Regional Newly Agreed Sales - Past month



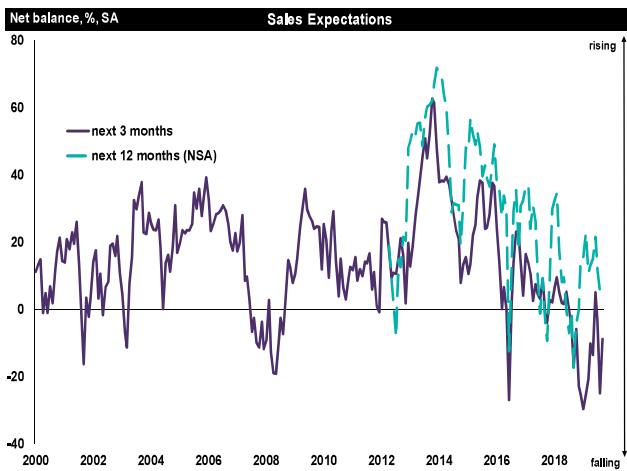
National Price Expectations - Three and twelve month expectations



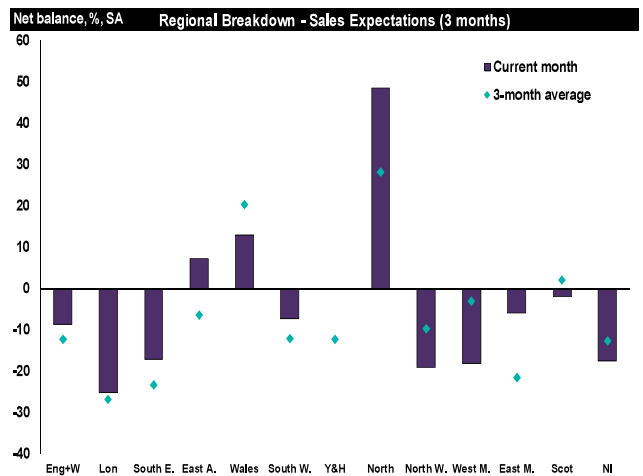
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

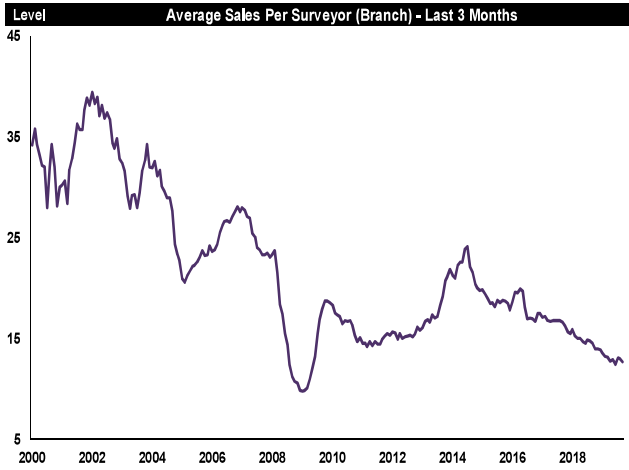


Regional Sales Expectations - Next three months

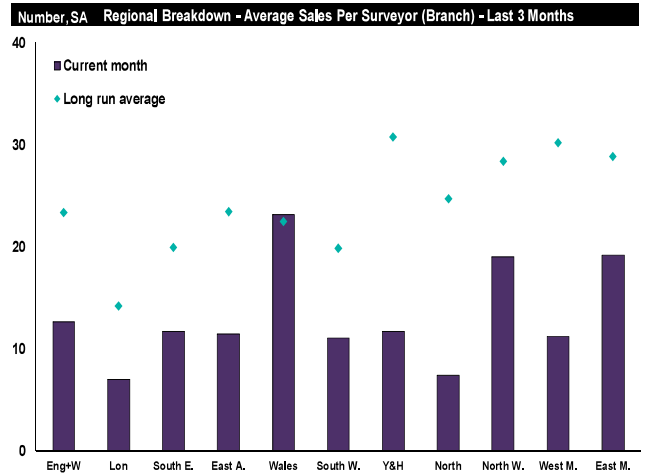


Sales market charts

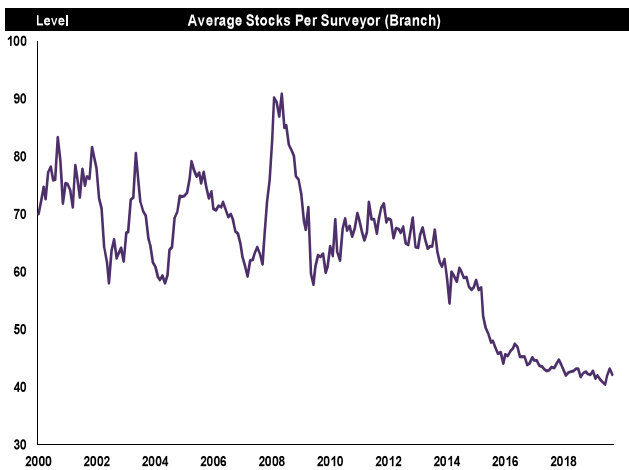
National Average Sales Per Surveyor - Past three months



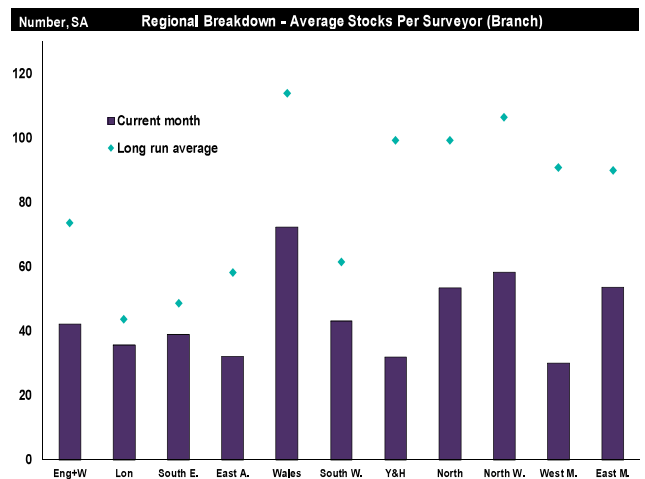
Regional Average Sales Per Surveyor - Past three months



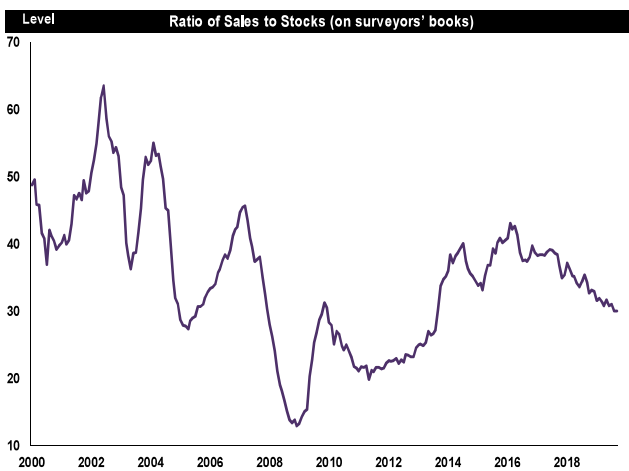
National Average Stocks Per Surveyor



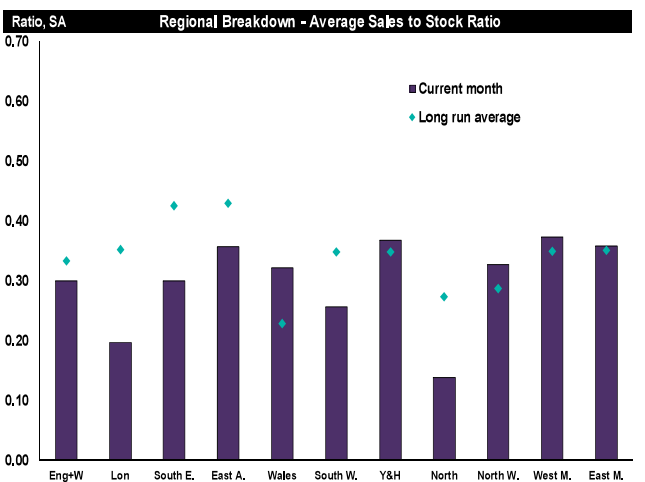
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

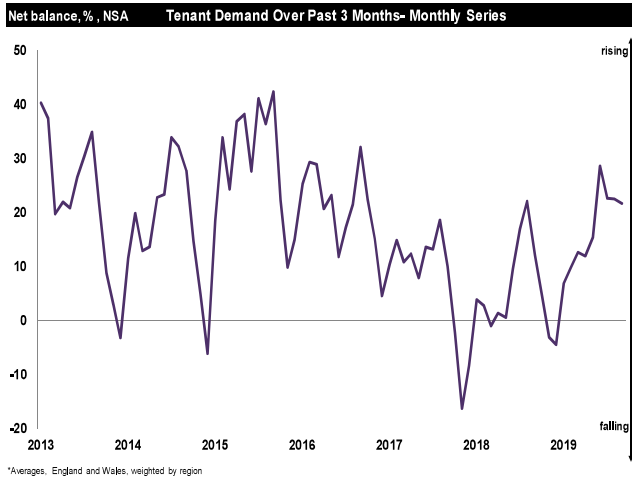


Regional Sales to Stock Ratio

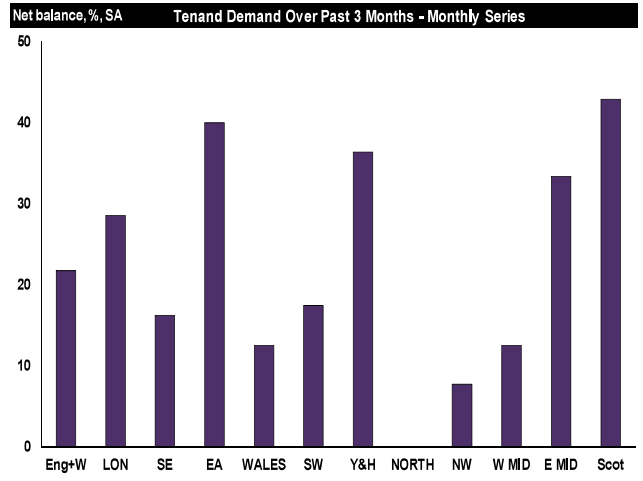


Lettings market charts

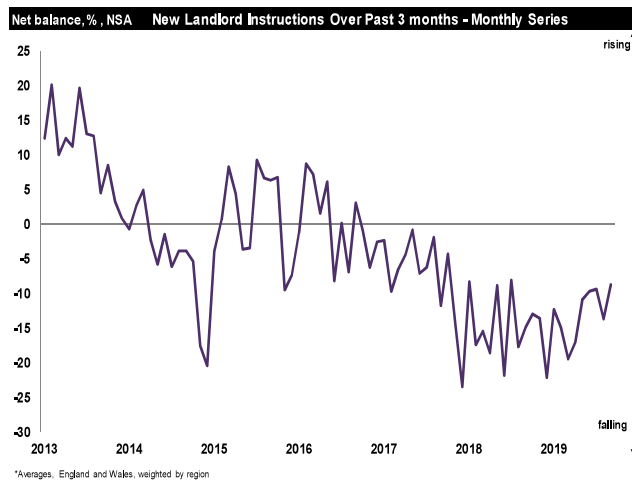
National Tenant Demand - Past three months



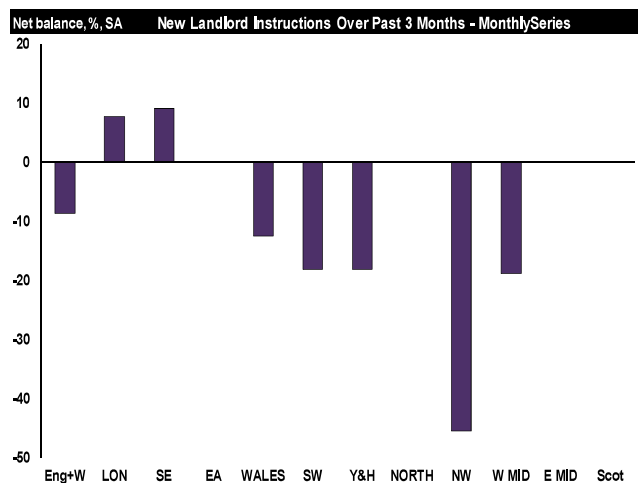
Regional Tenant Demand - Past three months



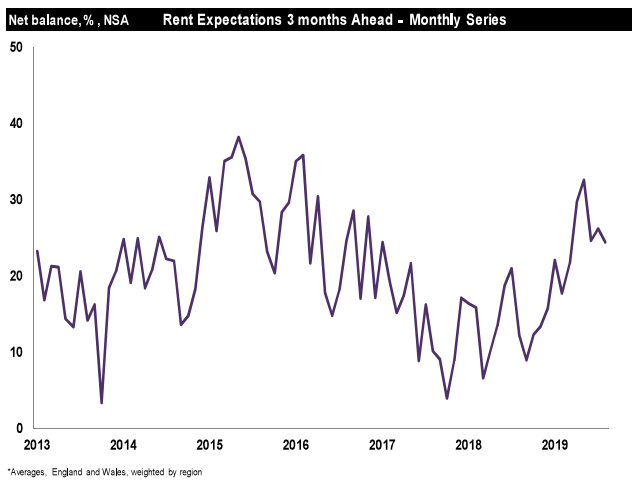
National New Landlord Instructions - Past three months



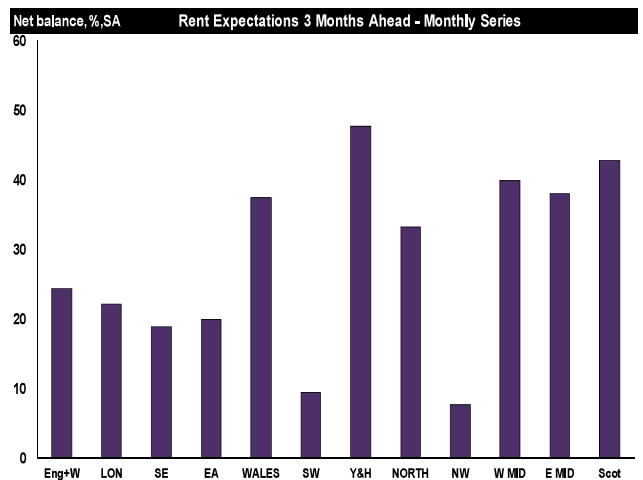
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

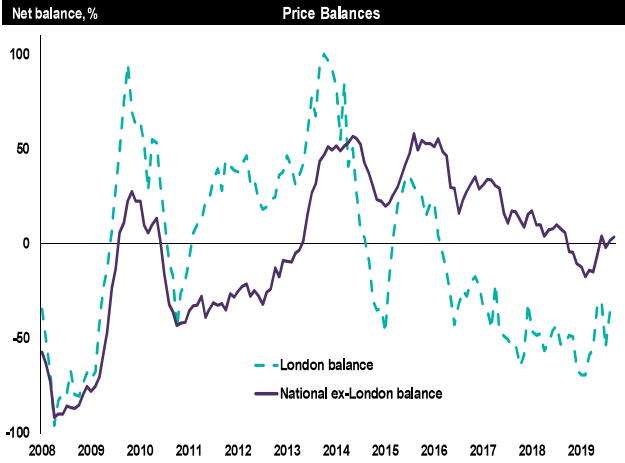


Regional Rent Expectations - Next three months

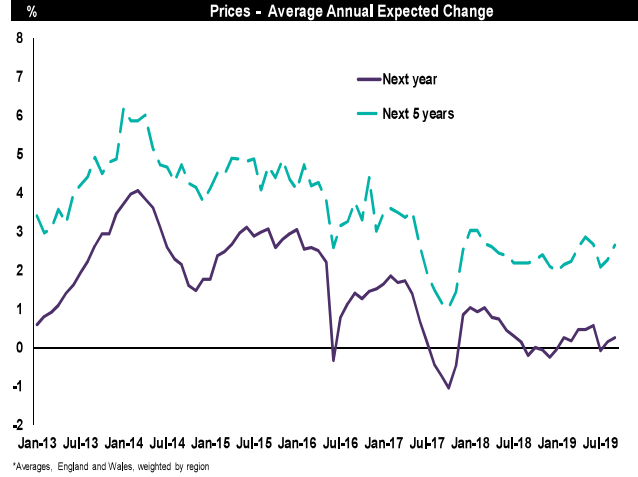


Expectations & other data

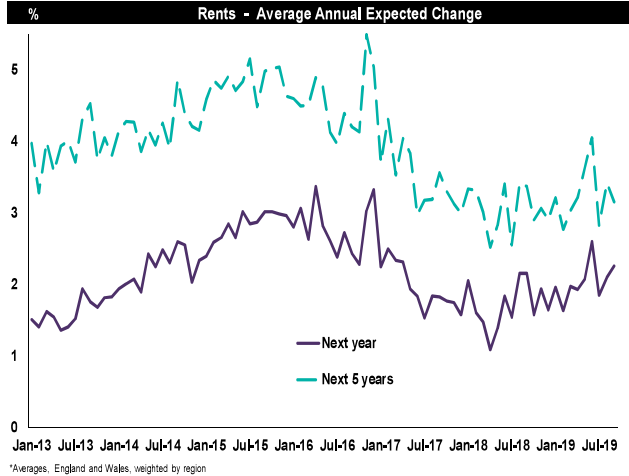
National Price Balance (excluding London) and London Price Balance - Past three months



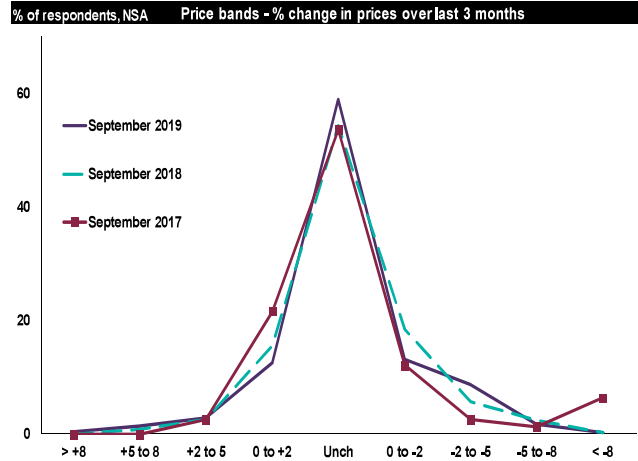
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Andrew C H Holmes MRICS, South Lakeland, Armistead Barnett, 01539 751993, abarnett.co.uk, andrew@abarnett.co.uk - The uncertainty in the market coupled with the onset of Autumn has seen some activity slow, however, attractively priced and well presented property is still proving to be popular with buyers keen to transact when they find the right home.

Neil Foster FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441, - Demand is sustained and the reluctance of vendors to commit to marketing in the perceived eye of Brexit is unfathomable given that prices are firm and buyers willing.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Instructions are up by 25% on same time last year and this, coupled with high level of sales, is flying in the face of adversity that some are commenting on about the housing market.

Simon Bainbridge MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - A general lack of buyer confidence with the higher end of the market in particular being stifled by Brexit concerns.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - There are currently low levels of activity within the market. There has been an increase in new houses coming on the market for sale and available stock has increased. Some former landlords are now electing to exit the market.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Sentiment seems to be that life will carry on and we will need a property despite Brexit.

Christopher R Jowett BSc MRICS, Huddersfield, Jowett Chartered Surveyors And Estate Agents, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - Economic uncertainty is gradually eroding housing market confidence. The market has been stymied because of Brexit. Being on the brink is a negative but there could be latent demand if resolution arrives.

David J Martindale MRICS, Wakefield, FSL, david.martindale@fsla.com - The sales market continues to be reasonably busy.

Ian Adams MRICS, East Riding Of Yorkshire And Kingston Upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Quiet during school holidays and not picked up since.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanf.brown.co.uk, belindandjames@hotmail.co.uk - Brexit uncertainty remains the dominant factor but there are buyers around as they're not all adopting a wait and see approach.

John Haigh MRICS FAAV, Knaresborough, Lister Haigh, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - The effects of Brexit uncertainty seem to be waning and generally more activity.

Kenneth Bird MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Many potential vendors have adopted a wait and see attitude with a consequence of a shortage of stock on the market due to Brexit.

M J Hunter MRICS, Doncaster, Grice And Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - We are now in limbo and waiting for the clock to run down to the end of the month.

Marcus Lidster MRICS, Whitby, Mulgrave Estate, marcus.lidster@mulgrave.net - Endless demand from retirees.

Mark Carling MRICS, Skipton, Carling Jones, mark@carlingjones.co.uk - Brexit.

Mr T W Pennington MRICS, Northallerton, Northallerton Auctions Ltd, 01609 771959, northallertonestateagency.co.uk, tim@northallertonestateagency.co.uk - The current political uncertainty is having a detrimental effect on the level of new instructions in the residential market.

Steven Empson MRICS, Doncaster, Empson Chartered Surveyors, 07495403932, www.empsurveyors.co.uk, steve@empsonsurveyors.co.uk - South Yorkshire continues to suffer as a result of the 2008 crisis. Jobs continue to be at risk causing a lack of supply. A high proportion of property sales are on vacant properties.

Stuart North AssocRICS, HD8, Ryder & Dutton, snorth@ryderdutton.co.uk - The uncertain Brexit situation is raised as a regular concern by sellers.

William Marshall, Leeds, Adair Paxton, 0113 205 4190 - Good to get Brexit done.

North West

Ian Macklin FRICS, Altrincham, Ian Macklin & Company, 01619808011, halebarns@ianmacklin.com - Brexit continues to be a depressing factor.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - Sales numbers continue to outperform 2018 despite the ongoing political uncertainty.

Mr John Halman MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Market quieter than it should be for the time of year but nevertheless sales are holding up fairly well.

East Midlands

Andrew W York FRICS, Leicester, Moore & York Ltd, 0116 b2558666, mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Some improvement in viewing activity levels over the last 2 weeks suggests sales activity may improve over the next 6 weeks.

Chris Charlton FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com - Increased level of instructions but some sellers wary of coming to market ahead of October 31st. Properties sensibly priced still getting good levels of viewing. Genuine concerns for last quarter of 2019.

Christopher Shallice FRICS FAAV, Holbeach, Lincolnshire, Hix And Son, 01406 422777, wendy@hixandson.co.uk - Upcoming Brexit causing caution amongst buyers, job uncertainty etc.

Dan Elliott, Bsc(Hons) MRICS, Chesterfield, Wilkins Vardy, 01246 270123, www.wilkins-wardy.co.uk, info@wilkins-wardy.co.uk - A bit of a slowdown on new instructions this month, which could be Brexit related.

David AssocRICS, Nottingham, Portland Surveys, dpidgeon@portlandsurveys.co.uk - Brexit is clearly having a marked effect in terms of public confidence which will transpose down through the market at some level.

David Hawke FRICS, Worksop, David Hawke & Co., 01909 531450 - A similar month to August with the expected lift post holiday period absent. Brexit continues its detrimental effect.

John Hall FRICS, Derby, Hall And Benson, john.hall@hallandbenison.co.uk - Brexit appears to be slowing down the number of houses coming on to the market.

Surveyor comments - sales

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - September was robust, up on instructions compared to 2018, level on sales, up on exchanges by 20% and a pipeline to finish the year with a flourish.

Steve Gadsby BSc FRICS, Derby, Gadsby Nichols, 01332 296396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk - In the last month a noticeable decline in market activity due to Brexit uncertainty with reduction in viewings, sales and new instructions.

Tom Wilson MRICS, Stamford, King West, 01780 484 520, kingwest.co.uk, twilson@kingwest.co.uk - The Autumn surge simply hasn't been seen in our market. Spin it any way you want, but all eyes are on Westminster and the threat of a General Election is yet another reason being volunteered for waiting and seeing.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Sales have come back strongly over the last month. Stock and price driven though. Mortgage valuers are down valuing more consistently though.

West Midlands

Alex Smith FRICS, Birmingham, Alex Smith & Company, 0121 784 6660, alex@alex-smith.co.uk - Brexit and the uncertainty surrounding this and HS2 which is relevant in this area.

Jeremy Dell MRICS, Oswestry, JJ Dell & Company, property@jydell.co.uk - The market is showing signs of quietening down almost certainly due to the political uncertainty over Brexit

John Goodman FRICS, Warwick, John Goodman Chartered Surveyors, details@jgcs.info - Potential home owners and current owners are delaying a commitment unless it is unavoidable because of the uncertain outcome of Brexit.

Mark Wiggin MRICS, Ludlow, Strutt And Parker, mark.wiggin@struttandparker.com - Number of clients taking their houses off the market due to uncertainty. Instructions are way down.

Mike Arthan FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Shortage of overall supply still helping to maintain prices.

Richard Franklin BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436, - Good stock levels with only few motivated applicants. Mid-market malaise with crowded stock levels at £350,000 price level.

Ryan Williams FRICS, Hay-On-Wye, Mccartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Still deals being done despite the massive political uncertainty. Lack of supply underpins things and nice one off properties still attracting keen interest. But the outlook is very uncertain.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - We are finding that a number of buyers are losing confidence in the market and giving an excuse of Brexit. We consider that sellers still feel that prices are moving upwards, which certainly is not the case in our area.

Stewart H Sherman MRICS, Birmingham, Chamberlains Chartered Surveyors, 0121 428 4290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk - There is still palpable uncertainty in the market about Brexit on 31 October.

Tracy Markham FRICS, Warwick, Tm Building Surveyors, Tracy@tmbuildingsurveyors.co.uk - The government mess at the moment is causing instability.

East Anglia

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott And Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - The market trickles along, but is easily distracted.

David H Knights MRICS, Ipswich, David Brown & Co., 01473 222266, davidbrown@ipswich.co.uk, mail@davidbrown-ipswich.co.uk - The market remains weak and fragile as the interminable Brexit process carries on. A slight increase in properties coming to the market but reasonable offers are few and far between.

Emmerson Dutton, Bury St Edmunds, Bedfords, emmerson@bedfords.co.uk - Post-summer activity has fallen short of a typical September 'boost' due to obvious factors. Far fewer viewings being booked, but sales have been pretty strong - a matter of quality over quantity at the moment.

Jeffrey Hazel FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135, - The usual increase in sales and instructions following the holiday period has not happened. I believe 'Brexit' is now biting and until resolved matters may not improve.

Rob Swiney MRICS, Bury St Edmunds, Lacy Scott And Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - The market is in the curse of Brexit and as soon as it sorts itself out the market will be like a cork out of a bottle, with people having put things on hold until a decision is made.

South East

Anthony Tremellen MRICS MAPM, Southampton, Chris Tremellen, 07876 808 531, Chris.tremellen@outlook.com - Our area is fairly stable in the short term.

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - A difficult 2-3 weeks, we need a deal done by the PM. Those who need to move are moving forward, lots however sitting and waiting.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033, - There is a lack of confidence generally. Fewer sales are taking place and there is a lack of good quality instructions.

E M Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Current shortage of stock.

Glen Selby MRICS, Maidstone, Benning Brothers Ltd, glen.selby@bbt-uk.com - Small properties (1 and 2 beds) are selling and letting well and still achieving good values if the properties are well maintained (thus resulting in minimal spend on moving in). The larger properties are more difficult to sell.

John Frost MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Agreeing sales continues to be difficult as offers are coming in much lower than client's bottom line. Instructions are improving from clients who need to sell.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - All schools have returned so people are keen to move before Christmas.

Surveyor comments - sales

John Frost MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit, government attitude towards Buy to Let investors - both are extremely negative.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit and Stamp Duty.

John Frost MRICS, Staines, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit uncertainty is increasing.

John Frost MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - We have not seen the Autumn increase in activity and believe this can be accredited to the political situation and the public awaiting October 31st.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - No sign of the usual autumn bounce so market reacting as it did earlier in the year to the date fixed for leaving Europe and waiting to see what happens.

Michael Brooker FRICS, Crowborough, Michael Brooker, 01892 663377, michaelbrooker@michaelbrooker.co.uk - No September "bounce". Latter part of September quiet all round. Very price sensitive market. Sales are only achieved if prices are extremely competitive. Cannot see any likely change in October. Somewhat depressing.

Montague Howard MRICS, High Wycombe, Montague Howard Associates, 01494 528006, www.mha-turnkey.co.uk, montaguehoward@tiscali.co.uk - Sellers expect their sales price to be lower than in the past as they are aware that the property market is depressed. If they have to move, they have to accept a realistic sales price.

Nigel Gould FRICS, Ashford Kent, Gould And Harrison, 01233 646411, gouldharrison.co.uk, Gouldharrison.co.uk - Had a very good August but quieter in September. Concerned that the political situation/Brexit may be holding the market back and seeing less buyers from London over last 12 months.

Paul Stevens AssocRICS, Walton-On-Thames, Surrey, The Hyde Group, paul.stevens@hyde-housing.co.uk - Effects of Brexit.

Peter Braithwaite FRICS, Oxted Surrey, Jackson Stops, Peterbraithwaite@jackson-stops.com - All subject to political uncertainty being resolved.

Peter Gurney MRICS, London And South East, Citrus Group, peter@citrus-group.co.uk - There is a considerable lack of commitment from buyers who are very cautious on entering the market with the majority of sales falling through and every sale taking two or three attempts before achieving a sale.

Rob Wightman MRICS, Hungerford, Knight Frank, www.knightfrank.com, rob.wightman@knightfrank.com - Deals are being done but the ongoing uncertainty continues to hold many buyers back.

Tim Green MRICS, South Oxfordshire, Green & Co., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - We live in a state of flux and those property decisions that can wait are doing so. Those more necessary underlying transactions continue.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - An oversupply of new flats in the area has led to values falling for this type of property. However, the right property at the right price will still attract interest and sell well.

Tony Woodfield MRICS, MCIQB, Milton Keynes, Maltings Structures Ltd, 01525 872617, maltingsstructures.com, maltingsstructures@yahoo.co.uk - Brexit sentiment is affecting the market.

South West

Daniel Hickman AssocRICS, Bristol, Gold Crest Surveyors, Daniel1hickman@gmail.com - Being based in Bristol, the market seems to still be relatively strong with a noted influx of Londoners moving this way.

David Mckillop FRICS, Salisbury, Mckillopand Gregory, dm@mckillopandgregory.co.uk - A good start to the month and then it went very quiet. Exchanges are taking longer and longer to reach. Price reductions everywhere.

David Robinson AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Market prices still underpinned by chronic lack of supply. A lot of vendors awaiting Brexit outcome before going on market. Potential reversal in supply/demand imbalance in the spring?

Ed Smith MRICS, Bristol And Exeter, LSH, esmith@lsh.co.uk - Brexit is again stalling the market. Developer demand for sites is very high. Some sales stalling in the £600k plus bracket (overpriced).

Graham Thorne FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - I am surprised that the market remains reasonably active with all the Brexit activity this last week.

James Mckillop MRICS, South West, Knight Frank LLP, james.mckillop@knightfrank.com - We are having a record year in the prime (£2m plus) South West market. But, we are desperately short of new stock and pitches.

James Wilson MRICS, Shaftesbury, Jackson-Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Sensibly priced new instructions continue to sell.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - Quite a good month for sales following some nice new instructions as we would expect after the peak summer season. The market here is all about stock at correct prices.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Market still very uncertain and transactional levels low. Brexit chaos, with probably a very early slowdown as end of year approaches.

Mark A K Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - The busiest August on record has led to a strong September with sales agreed in all price ranges. Sales are taking a long time to go through mainly because of very poor and part time solicitors. A good conveyancer is a rare beast.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622, - Despite Brexit, we are busy and enquiries for properties priced at £500,000 and under remain strong.

Mark Godwin MRICS, Gillingham, Dorset, Mark Godwin Surveyor, 01747 825190, markgodwinsurveyor, mg@markgodwinsurveyor.co.uk - Properties that are overpriced are receiving little interest. Overall, since the end of August, enquiries are down significantly.

Michael John Pedrick MRICS, FFAV, MRAC., Totnes, Rendells LLP, totnesrural@rendells.co.uk - Brexit. Everything has slowed up and waiting for either Brexit to happen or not before people move or invest.

Richard Nicol MRICS, Taunton, Wilkie May And Tuckwood, Richard.nicol@wilkie.co.uk - The Brexit uncertainty has been a drag on the market.

Surveyor comments - sales

Robert Cooney FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Front end activity levels (MA's/Viewings) have been relatively good over the last quarter, but have levelled off noticeably in the last two weeks.

Roger Punch FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Accurately priced properties are selling well while those priced ambitiously stagnate - demand remains strong, although fresh instruction level is very modest for the season.

Sarah Turner MRICS FAAV, North Devon, Loyton Estates Management Ltd, sarah@loyton.com - Brexit has created uncertainty across all markets.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops Blandford, 01258 426002, www.jackson-stops.co.uk, simon.milledge@jackson-stops.co.uk - Usual spring market did not happen, probably due to Brexit uncertainty. Autumn market is busier than expected and seems to be making up for that.

Wales

Andrew Morgan FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - A busy September. Lenders becoming more nervous and some vendors holding off until political uncertainty resolved.

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - After surprisingly busy August, September activity was relatively flat. First time buyer and traditional 3 bedroom semis strongest in demand and shortest in supply. No known reason for the slowdown, apart from general shortage of listings.

David James FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Surprisingly September has been a quieter month.

G Watson FRICS, Queensferry North Wales, Border Surveyors, Graham@gawatson.co.uk - Good value to earnings in area. John Caines MRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjhomes.co.uk - The supply side remains an issue. Buyer demand good.

Paul Lucas FRICS, Haverfordwest, R.K. Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - There is a shortage of residential dwellings available as vendors await the uncertainties of Brexit. Activity is therefore slowing significantly.

Roger Davies MRICS, Cardigan, JJ Morris, 01239612343, cardigan@jjmorris.com - Despite the huge uncertainty with Brexit, or perhaps because of it, there is no reduction in the number of enquiries from parties wanting to retire to this area.

London

J.J.King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - There is a greater spring in the step by potential purchasers that accounts for an increase in viewing figures. The most active sector remains family houses between £1m- £1.75m. Houses over the £3m mark remain difficult to sell unless exceptional.

J.J.King FRICS, Wimbledon, Andrews Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Viewing figures have improved month on month which suggest potential sales are not far away. There is momentum heading into October regardless of the B word.

Jeff Doble FRICS, London, Dexters, jeffdoble@dexters.co.uk - The London market continues to be surprisingly busy, with buyers jumping in where they see property in good locations, at good value, or both.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co - Listings, viewings and sales agreed turned out better than expected for us this month given the continuing political uncertainty. Improved activity has been supported by record low mortgage rates and unemployment as well as improving affordability.

Matthew London MRICS, London, Kfh Chartered Surveyors, mlondon@kfh.co.uk - Mortgage valuations down following quiet summer of sales.

Michael Cahill MRICS, London, Catalyst Ha, chl, Michaelailbe@gmail.com - Brexit.

Richard Taylor MRICS, London, London's Surveyors & Valuers, 0207 491 7178, londonssurveyors.co, richard@lcv.co.uk - Brexit once again dominates the conversation, although investors are now as (or more) concerned about the effects a Labour administration will have on the property market.

Robert Green MRICS, Chelsea, John D Wood & Co., 020 3369 1343, - September has been a good month. Activity started earlier in the month than usual, after the schools returned. Sellers are realistic and buyers pragmatic. A mixture of domestic and overseas buyers.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - We are down on transactions across our London offices, but we are seeing a reasonable number of sales, price falls are lessening. There is a lot of uncertainty in the market, but sellers' expectations are becoming more realistic.

Tariq Khalil MRICS, Kensington, London, Colet Estates, 020 7603 5959, www.coletestates.com, info@coletestates.com - Marked increase in number of properties for sale by those moving back to mainland Europe.

Terry Osborne FRICS, Westminster, SW1, Tuckerman Residential, 0207222 5510, tosborne123@yahoo.com - Brexit.

Tom Dogger MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenepune.com, tdogger@bninvestment.co.uk - Increasing interest from overseas buyers who seem to predict the market is stabilising. With the pound being historically low and the anticipation of a Brexit resolution on the horizon, we might see increased transactions. Is now the time to buy?

W Nicol-Gent MRICS, Richmond, Killochan, 07889 131128, louanna@blueyond.co.uk - Fiscal measures (i.e. tax).

Scotland

Adrian Stott FRICS, Lothians, J And E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Uncertainty continues to hamper top end sales prices.

Alex Inglis MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - The market remains good for most sellers. We are still seeing a reluctance in new sellers coming forward but buyers appear to remain confident in the market. Autumn is traditionally a busy period for us before the Christmas/ winter slow down.

Graeme Lusk BSc MRICS, Glasgow And Renfrewshire, Walker Fraser Steele (E.Surv), 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - New stock coming to the market still seems slightly restricted, those coming to the market are being well received with buyer demand still there.

Greg Davidson MRICS, Perth, Graham + Sibbald, 01738 445733, www.g-s.co.uk, gdavidson@g-s.co.uk - Continued political uncertainty is holding back an otherwise stable market. This is stifling supply which restricts normal market movements.

Surveyor comments - sales

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - The market has stagnated and both buyers and sellers are losing confidence due to political turmoil and downturn in the general economy.

Jack Mc Kinneu FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Uncertainty in the market due to political situation and Brexit holding back growth.

John Brown FRICS MRTPI, Edinburgh, John Brown And Company, 07768583919, John.brown@jb-uk.com - Market has been very positive especially in mid range. More first time buyers around as well. Top end still sluggish. Cost to buy still the issue- LBTT is reducing activity. Extension seen as better option than changing home. Investors market weak.

Kevin Hay BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - There is definitely a degree of uncertainty in the market due to Brexit.

Kevin Macdonald MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - Activity is unremitting in both the new home and second hand market and shortage of new stock coming to the market only serves to strengthen prices. Stability and security will be key factors to maintain an active market through the Winter.

Linda Gove MA(Hons) MRICS, St Andrews, J & E Shepherd, l.gove@shepherd.co.uk - Demand remains steady with some exceptional prices being paid for high end property.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Sales continue at a good pace as we enter Autumn, up on the same period last year. Sensible pricing and motivated sellers are having a positive impact.

Richard M Smith FRICS, Inverness, Allied Surveyors Scotland Plc, 01463239494, www.alliedsurveyorsscotland.com, richard.smith@alliedsurveyorsscotland.com - Sales market, whilst remaining strong in valuation terms, is primarily due to a lack of property coming to the market. This is created due to holidays, Brexit and just the general lack of certainty created by parliamentarians.

Susanna Clark MRICS, Edinburgh, Strutt And Parker (Bnp Paribas Real Estate), www.struttandparker.com, susanna.clark@struttandparker.com - Volatility across the global and domestic economy is affecting sentiment and the ability to forecast with any certainty. Although slower, the market is still relatively strong and offers good value compared with other parts of the UK.

Thomas Baird MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Schools returning has led to an increase in instructions for the month of September.

Northern Ireland

B A Mcdonagh MRICS, Craigavon N Ireland, Mcdonagh Property Consultants, info@mcdonaghproperties.co.uk - No change.

Ian Hall MRICS, Newry, Hanna Hillen Estates, 028 3026 9003, www.hanna-hillen.co.uk, ian.hall@hanna-hillen.com - Increase in new instructions after quieter summer period, but lack of supply an issue. Brexit an ongoing factor.

Kirby O'Connor AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - The market has been quite strong, even with Brexit looming.

Ruairi O'Donnell MRICS, Belfast, Belfast City Council, odonnellr@belfastcity.gov.uk - All indicators suggest the residential market in the UK has slowed down. Political developments in the next few months will have a big impact on this.

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The new homes market is performing well with strong levels of activity. As we approach winter, resale prices remain strong with high levels of demand.

Surveyor comments - lettings

North

Neil Foster FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441, - Shortage of rental stock continues to drive rents ever higher. Own goal by Government over recent legislation.

Richard Towler MRICS, Penrith, Eden Lettings & Management, www.edenletting.co.uk, enquiries@edenletting.co.uk - Market showing signs of slowing down in the less popular districts. Restrictions on deposits making landlords less inclined to accept applications involving pets.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Lettings are very strong, just more supply is required.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - There continues to be a strong tenant demand. Shortage in particular of 3 and 4 bedroom houses. Some landlords exiting the market and choosing to sell.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Shortage of properties driving demand.

Christopher R Jowett BSc MRICS, Huddersfield, Jowett Chartered Surveyors And Estate Agents, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - Landlords and agents striving to increase rents but most of our clients still want to avoid void periods. Lower yields are offputting to some clients and of course the stamp duty factor.

David J Martindale MRICS, Wakefield, FSL, david.martindale@fslea.com - The lettings market is very busy.

Ian Adams MRICS, East Riding Of Yorkshire And Kingston Upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Steady supply of suitable stock for all needs.

James Brown MRICS, Richmond, Norman F Brown, 01748822473, normanf.brown.co.uk, belindandjames@hotmail.co.uk - Available stock is becoming less and less as landlords dispose of property making it increasingly competitive for prospective tenants to secure a property (which will have the inevitable effect of increasing rents).

Marcus Lidster MRICS, Whitby, Mulgrave Estate, marcus.lidster@mulgrave.net - Endless demand for good rentals.

Mark Carling MRICS, Skipton, Carling Jones, mark@carlingjones.co.uk - Tenant fee ban and changes to BTL tax.

Mr T W Pennington MRICS, Northallerton, Northallerton Auctions Ltd, 01609 771959, northallertonestateagency.co.uk, tim@northallertonestateagency.co.uk - The current policies regarding tax and Stamp Duty are deterring new landlords. The recent legislation is causing rents to rise and are causing a lack of new rentals, further pushing up rents as demand exceeds supply.

North West

Mr John Halman MRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignealman.co.uk, jane.andrew@gascoignealman.co.uk - Very demanding market. Less landlords, low fees, demanding tenants, increasing legislation and more due - all with the tenant fee ban. Difficult times.

East Midlands

Andrew W York FRICS, Leicester, Moore & York Ltd, 0116 b2558666, mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Steady market in equilibrium.

Christopher Shallice FRICS FAAV, Holbeach, Lincolnshire, Hix And Son, 01406 422777, wendy@hixandson.co.uk - Upcoming Brexit causing caution.

D P Hammond BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 533666, www.david-hammond.co.uk, residential@dvdhammond.co.uk - Signs of improved landlord instructions and tenant demand notwithstanding Brexit.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - Plenty of activity but landlords beginning to feel unloved by the government and considering their position, rents bearing the brunt of perceived tenant savings.

Martin Cusick AssocRICS, Nottingham, Broadgate Property Management, 01159195979, cusick.broadgate@ntlworld.com - Nottingham has two universities and there is strong student demand for the forthcoming academic year. September is where we see most demand from the professional market.

Nicholas Richardson FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk - There has been a sudden reduction in enquiries to rent. Fewer to let out too. I sense tenants are staying put longer.

Will Ravenhill MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - We're having to wade through poor quality applications from tenants in order to find the good stuff. Pretty sure this is as a result of the tenant fee ban, as more potential applicants "chancing their arm."

West Midlands

Jennifer Price FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Market continues to be strong with plenty of tenants waiting for properties.

Jeremy Dell MRICS, Oswestry, JJ Dell & Company, property@jldell.co.uk - Tenants seem to be staying put due to lack of properties to rent and to move into for the winter period.

John Goodman FRICS, Warwick, John Goodman Chartered Surveyors, details@jgcs.info - Uncertainty over Brexit and workers from Europe returning home.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Rents continue to rise following tenant fee charging ban.

Rebecca Vaughan MRICS, Leamington Spa, Marson Homes Limited, rebeccavaughan@hotmail.com - Reduced tenancy from local companies.

Richard Franklin BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436, - Rents continue to rise and the impact of fees legislation is meaning tenants are paying more throughout the term. MEES also reducing stock levels.

Ryan Williams FRICS, Hay-On-Wye, Mccartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Still plenty of activity. The buy to let brigade are quieter anticipating a fall in prices. But with negligible returns elsewhere and so much uncertainty, where else do they invest?

Surveyor comments - lettings

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - September was a busy month, with activity up across the board.

Tracy Markham FRICS, Warwick, Tm Building Surveyors, Tracy@tmbuildingsurveyors.co.uk - Easier to rent before deciding to buy.

East Anglia

Andrew Woolcott MRICS, Tendring, Paul Bryan Chartered Surveyors, andrew@paulbryansurveyors.co.uk - Brexit negotiations will affect which way prices turn.

Chris Philpot FRICS, Stowmarket, Suffolk, Lacy Scott And Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Still strong demand, but some landlords dropping out because of government proposals.

Jeffrey Hazel FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135, - There continues to be a steady demand and supply.

South East

Anthony Tremellen MRICS MAPM, Southampton, Chris Tremellen, 07876 808 531, Chris.tremellen@outlook.com - Brexit is subduing the market. Market will pick up in 2020.

David Boyden MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - September has seen a renewed surge in lettings activity with new landlords to the market and lets going through. Rents are quickly increasing following the tenant fee ban and as a result more applicants are failing references on affordability.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033, - A generally good demand with a reasonable number of completed lettings in September. Rents however remain static.

Glen Selby MRICS, Maidstone, Benning Brothers Ltd, glen.selby@bbl-uk.com - Lettings still in demand, but getting best prices and tenants that want to commit for long periods are difficult and, as landlords, we experience difficult tenants and non payment or delayed rent at times.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Stock depleted following busy August but still good market.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Stamp Duty (+3%), Tax allowances (Buy To Let), Reduction of Buy To Let investors.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - The market continues to be stable but the demand for lower level rental properties is increasing.

Michael Brooker FRICS, Crowborough, Michael Brooker, 01892 663377, michaelbrooker@microbrooker.co.uk - Unpredictable.

Nigel Gould FRICS, Ashford Kent, Gould And Harrison, 01233 646411, gouldharrison.co.uk, Gouldharrison.co.uk - Market good for decent properties, lettings market not so sensitive.

Paul Stevens AssocRICS, Walton-On-Thames, Surrey, The Hyde Group, paul.stevens@hyde-housing.co.uk - Effects of Brexit.

Rachel Halley MRICS, Mereworth, Kent, Tregothnan, rhalley@tregothnan.co.uk - Over the past 3 months the letting housing stock appears to have improved. Previously there was a shortage of good quality property available. Now there is more choice.

Tony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - Oversupply of landlord instructions has led to rents falling as tenants have more choice.

South West

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Busier last few months but seasonally expected. Still activity in the Cambridge lettings market though.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622, - If the asking rent is right, demand is strong.

Mark Godwin MRICS, Gillingham, Dorset, Mark Godwin Surveyor, 01747 825190, markgodwinsurveyor, mg@markgodwinsurveyor.co.uk - Market remains steady.

Paul Oughton MARLA, MNAEA, Cirencester And The Cotswolds, Moore Allen & Innocent, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - Seasonal drop off in applicants, landlord instructions remain buoyant but mainly existing not new landlords.

Sarah Turner MRICS FAAV, North Devon, Loyton Estates Management Ltd, sarah@loyton.com - High demand due to unaffordability of small family properties, does not seem to decrease towards the winter as it used to, fairly even.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Continued strong demand to rent and general shortage of properties, resulting in higher rents being achieved.

John Caines MRICS, Bridgend, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - Landlords are either leaving the market or increasing rents following the tenant fee ban. The people who this legislation is supposed to protect will end up worse off.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Landlords are withdrawing from the lettings market as a result of suggestions that security of tenure might strengthen. In addition, the continuing imposition of further regulations on landlords seems to be producing a negative effect.

London

J.J.King FRICS, L.B.Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Activity levels are running above average for the year as a whole. Currently the only slowdown will be caused by lack of stock.

J.J.King FRICS, Wimbledon, Andrews Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A productive month with an increase in new registrations brought about by new stock. Landlords have remained firm despite offers received.

Jeff Doble FRICS, London, Dexters, jeffdoble@dexters.co.uk - Property lettings in London are exceptionally busy with particularly strong growth in corporate lettings to high quality tenants from around the world.

Surveyor comments - lettings

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co - The last month has proved a particularly busy one for us with more move-ins than we dared hope for at this time of year. Demand is still outstripping supply so continuing upward pressure on rents remains.

Michael Cahill MRICS, London, Catalyst Ha, chl, Michaelaiibe@gmail.com - Brexit.

Simon Aldous MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - As is normal at this time of the year there is a strong corporate market.

Tariq Khalil MRICS, Kensington, London, Colet Estates, 020 7603 5959, www.coletestates.com, info@coletestates.com - London letting market remains very strong with demand outstripping supply.

Terry Osborne FRICS, Westminster, SW1, Tuckerman Residential, 0207222 5510, toosborne123@yahoo.com - Brexit.

Tom Dogger MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakken Neptune.com, tdogger@bninvestment.co.uk - Existing tenancies renewing. Landlords continuing to assess the implications of legislation, further harming historically low yields. If a Brexit resolution presents a recovery in capital values, expect an accelerated exit from the market.

W Nicol-Gent MRICS, Richmond, Killochan, 07889 131128, louanna@blueyonder.co.uk - Regulatory measures (ill thought out restrictions).

Will Barnes Yallowley AssocRICS, Kensington London, Lhh Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Currently price sensitivity remains crucial. However if we get a good Brexit, rents will inevitably increase as the availability of rental stock has been going down.

Scotland

Ian Morton MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Tenant demand is still strong in uncertain times. Buy to let investors are more cautious due to legislation changes and tax burdens.

Jack Mc Kinney FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Lettings look to increase due to uncertainty over the long term.

John Brown FRICS MRTPI, Edinburgh, John Brown And Company, 07768583919, John.brown@jb-uk.com - Landlords now seeing the effect of change in tenancy rules. 28 days notice of giving up lease adds to costs and leads to income loss. As time goes on more will decide to sell leading to less stock. Legislators should take note.

John Gell MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Pressure on supply due to landlords leaving the sector in response to taxation changes to move to AirBnB. With increasing tenant demand this is putting upward pressure on rents.

Linda Gove MA(Hons) MRICS, St Andrews, J & E Shepherd, l.gove@shepherd.co.uk - A high student population ensures good demand for decent rental accommodation sustained by lack of supply.

Richard M Smith FRICS, Inverness, Allied Surveyors Scotland Plc, 01463239494, www.alliedsurveyorsscotland.com, richard.smith@alliedsurveyorsscotland.com - The market in the Highlands has been affected with residential lettings being converted to holiday lets due to the change in tax structures and the higher level of annual rent being achieved by holiday lets.

Northern Ireland

B A Mcdonagh MRICS, Craigavon N Ireland, Mcdonagh Property Consultants, info@mcdonaghproperties.co.uk - No change.

Kirby O'Connor AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market is strong, we have just come through all students move-ins.

Ruairi O'Donnell MRICS, Belfast, Belfast City Council, odonnellr@belfastcity.gov.uk - Seems to be Brexit proof.

Samuel Dickey MRICS - Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Rental demand remains high.

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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Housing market and lettings market data (questions 1-19). This is the complete data set including the bedroom breakdown for questions 6-7 and 17-18.

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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