

APPENDIX 5

RICS RESIDENTIAL MARKET SURVEY JANUARY 2019



January 2019: UK Residential Market Survey

Short-term indicators point to further weakness

- Activity measures for both buyers and sellers continue to slip
- Price balance softens again at the national level, led by London and the South East
- Lettings market faring better, with demand rising modestly

The January 2019 RICS UK Residential Market Survey results continue to signal a subdued backdrop, with enquiries, sales and new instructions all falling further over the month. In the near term, contributors sense little prospect of a turnaround, as concerns over the potential impact of Brexit continue to cause hesitancy, alongside affordability constraints in parts of the country. That said, while shorter-term sentiment remains downbeat, expectations at the twelve month horizon are modestly positive.

During January, new buyer enquiries fell again at the headline level (on a seasonally adjusted basis), marking the sixth successive monthly decline. What's more, demand softened to some degree across virtually all parts of the UK. Scotland was a slight exception, but even here the trend was only flat. Alongside weakening demand, the flow of properties being listed on the sales market also deteriorated, with the net balance reading of -25% the poorest since July 2016. Moreover, the pipeline for sales instructions going forward still appears weak, evidenced by survey participants continuing to report the number of appraisals being down on an annual comparison.

Rounding off a subdued month for market activity, agreed sales also fell further, with the pace of decline seemingly gathering momentum compared to the December results. Meanwhile, the average time taken to sell a property, from listing to completion, continued to lengthen, reaching 19.4 weeks (the longest since this series was introduced back in 2017).

Looking ahead, sales expectations for the coming three months remain downbeat, both at the national level and across most parts of the UK. Indeed, the headline net balance came in at -32% (down from -28% last month), while expectations are negative across eleven of the twelve regions/countries covered in the report. The outlook further down the line seems a little stronger, however, as a headline net balance of +16% of

contributors are expecting sales to rise over the twelve month time-frame (albeit from a lower level).

The headline price indicator softened for the fourth month in succession, with the net balance slipping to -22%, from -19% previously. When broken down, London and the South East continue to display the weakest readings, while pricing sentiment also remains negative in East Anglia and the South West. In each instance, strong price growth over the past six years as a whole has left measures of affordability looking stretched, with high prices therefore a key factor hampering demand at present. Elsewhere, although house price inflation seems to have lost at least some impetus in most English regions over the past six months or so, prices continue to rise firmly in Northern Ireland and Scotland.

In fact, both Northern Ireland and Scotland also display the strongest price expectations for the coming twelve months, followed by the North West of England and Wales. By way of contrast, contributors in London still see house prices falling at the twelve month horizon. That said, five year projections for house prices across the capital (viewed as a three month average) have risen above the national average over recent months (growth of 2.2% per annum expected nationally compared to 2.6% for London).

Across the lettings market, tenant demand rose modestly in the three months to January (seasonally adjusted series). As such, demand has now picked-up in each of the last three quarters, following a flatter trend in the early part of 2018. Nevertheless, new landlord instructions continue to dwindle, with the survey's lettings supply indicator remaining in negative territory for an eleventh successive quarter.

Respondents continue to expect rents to rise by roughly 2% over the next twelve months, while growth is seen accelerating slightly at the five year horizon, averaging 3% per annum.

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

Methodology

About:

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

Regions:

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

Questions asked:

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

Net balance data:

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

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

Seasonal adjustments:

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

Next embargo dates:

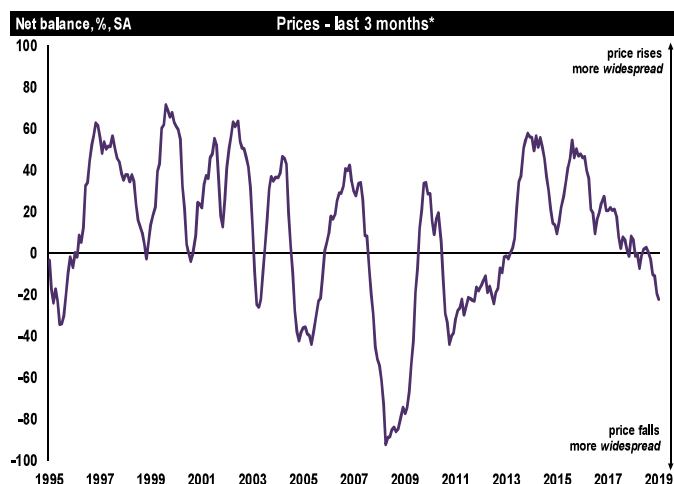
- February Survey: 14 March**
- March Survey: 11 April**
- April Survey: 9 May**

Number of responses to this month's survey:

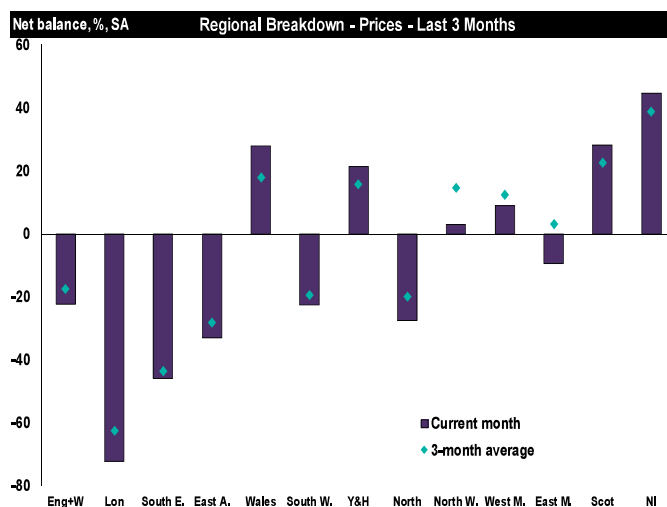
- This survey sample covers 542 branches coming from 297 responses

Sales market charts

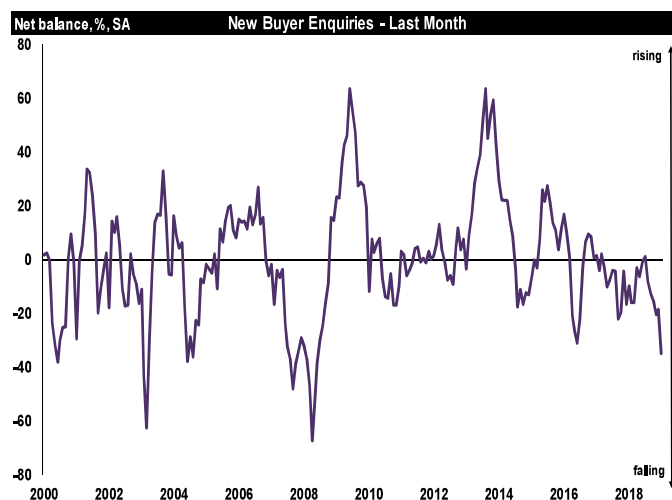
National Prices - Past three months



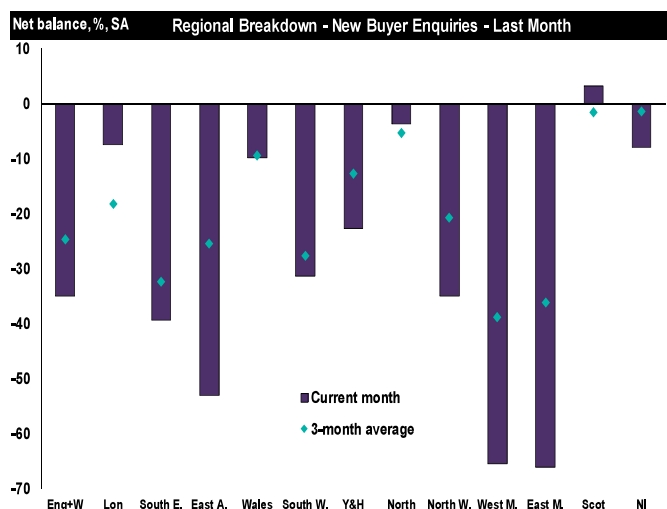
Regional Prices - Past three months



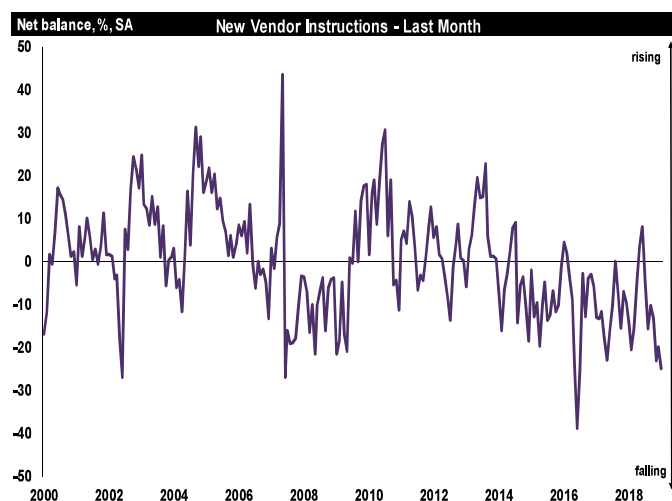
National Enquiries - Past month



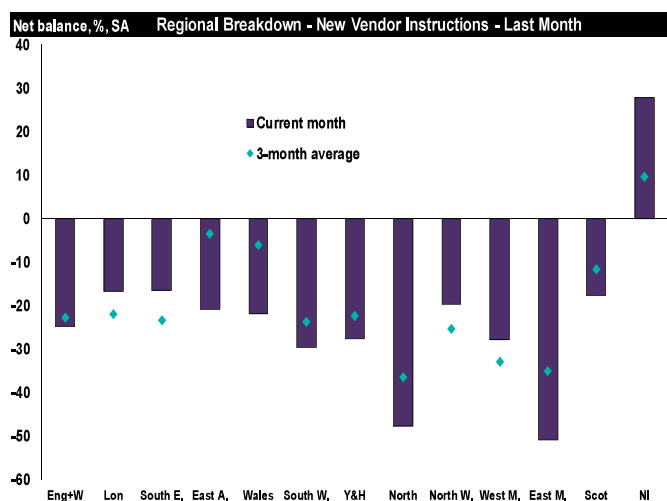
Regional Enquiries - Past month



National New Vendor Instructions - Past month

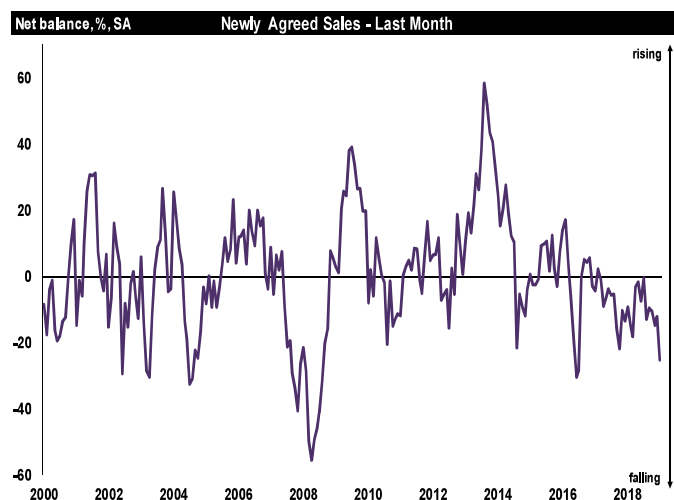


Regional New Vendor Instructions - Past month

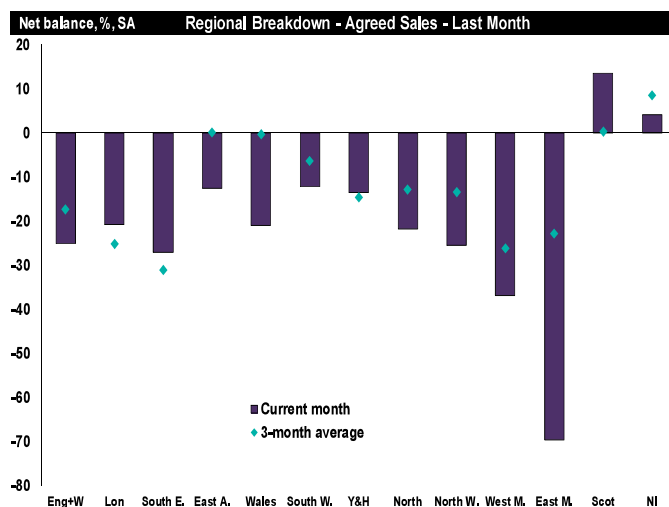


Sales market charts

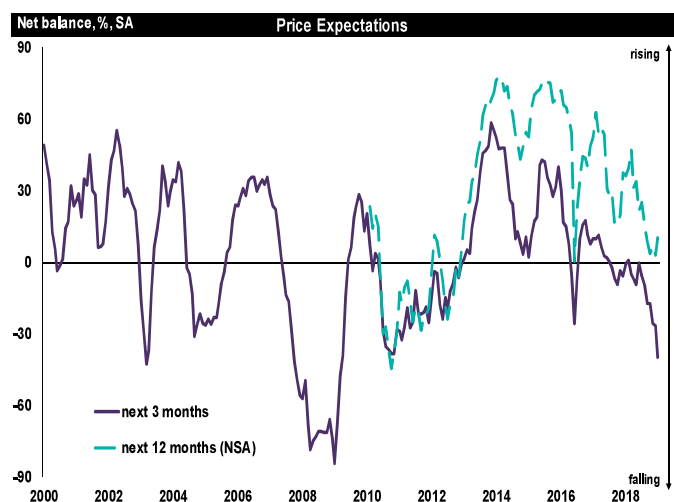
National Newly Agreed Sales - Past month



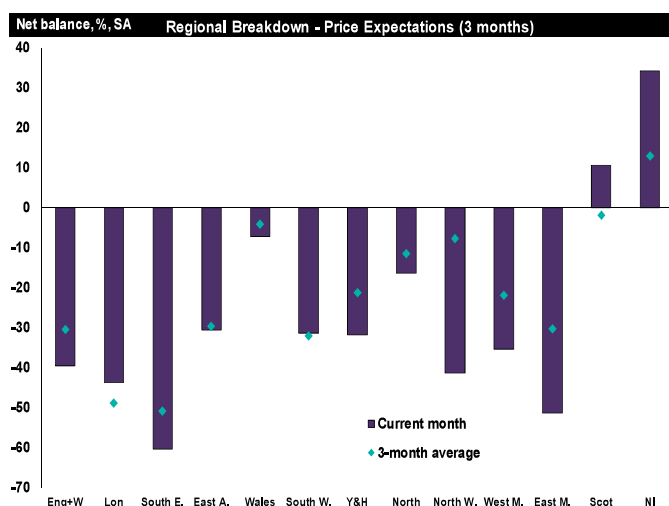
Regional Newly Agreed Sales - Past month



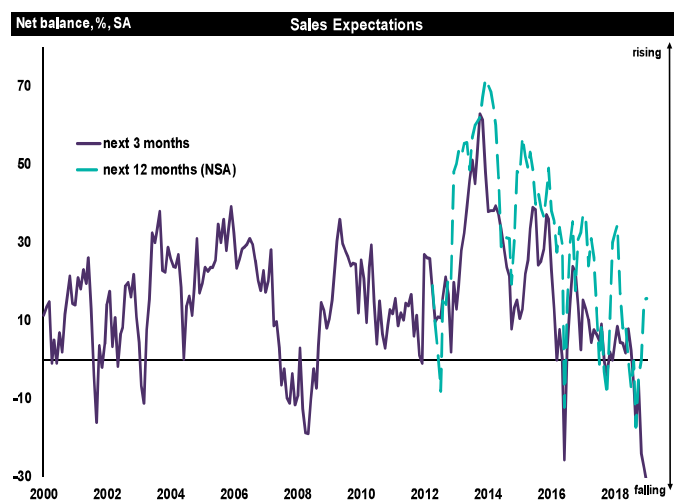
National Price Expectations - Three and twelve month expectations



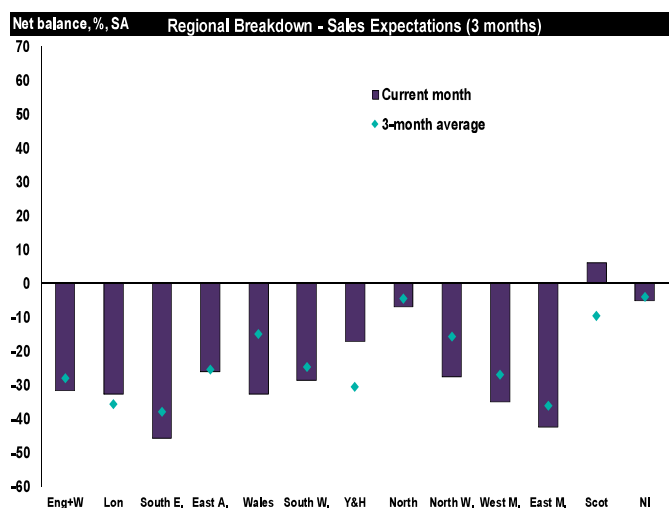
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

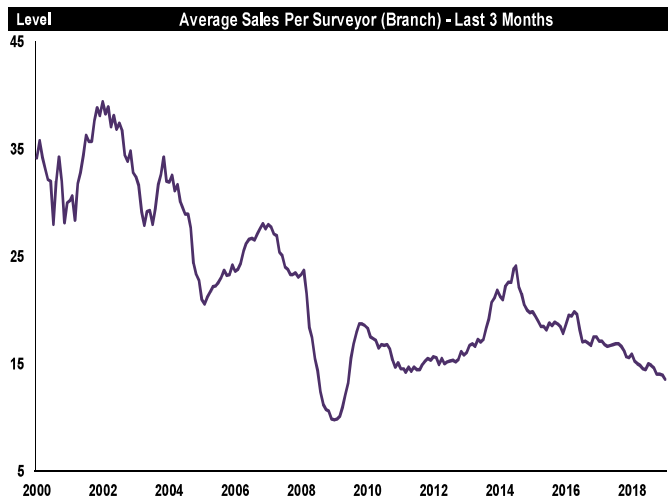


Regional Sales Expectations - Next three months

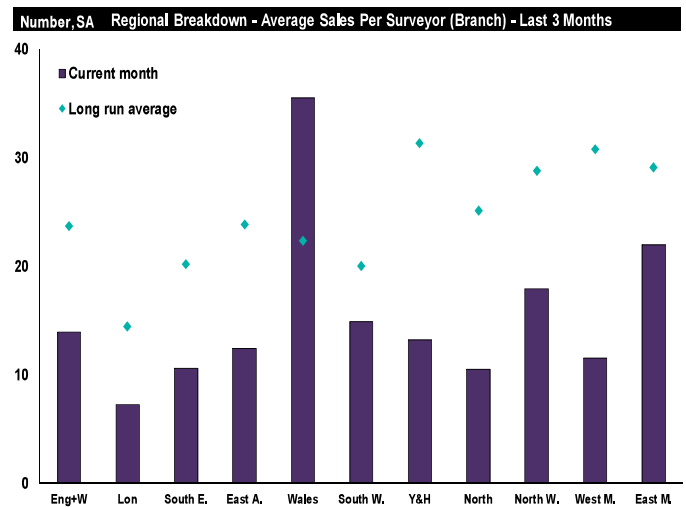


Sales market charts

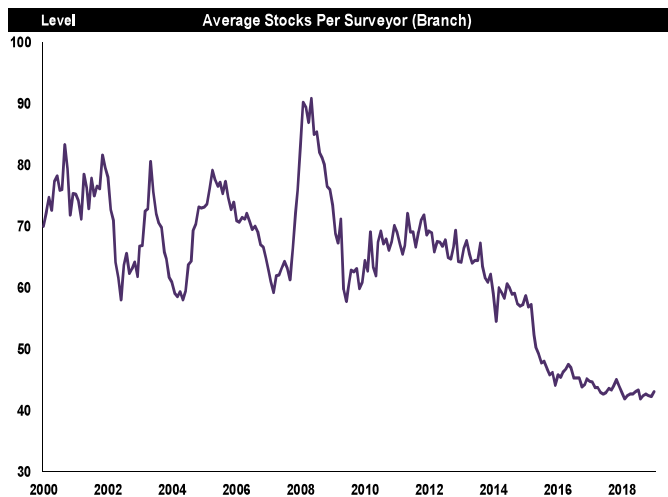
National Average Sales Per Surveyor - Past three months



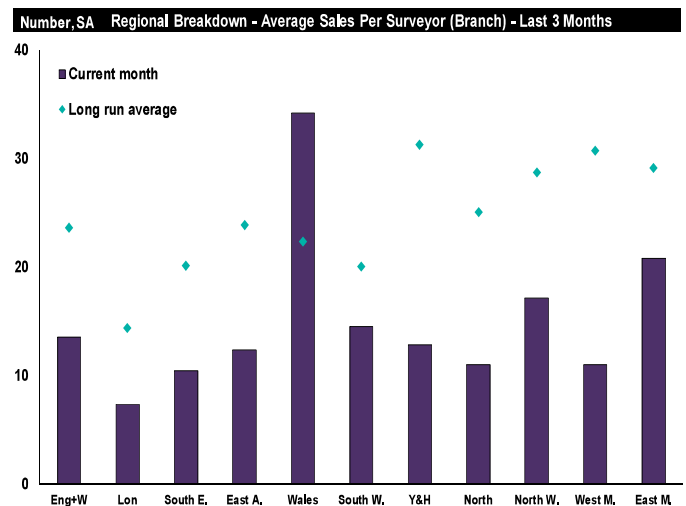
Regional Average Sales Per Surveyor - Past three months



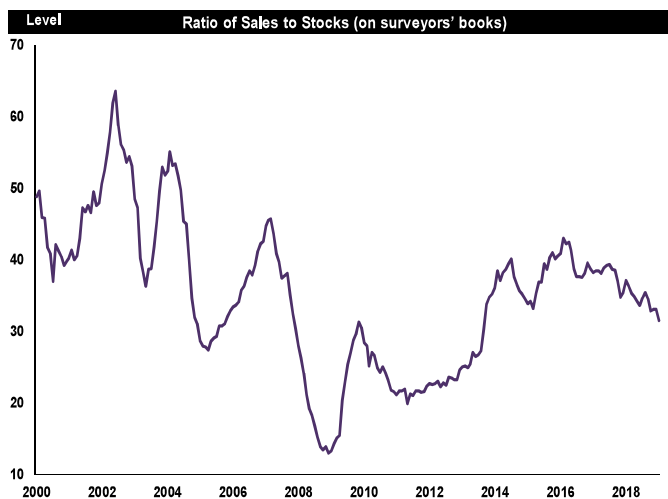
National Average Stocks Per Surveyor



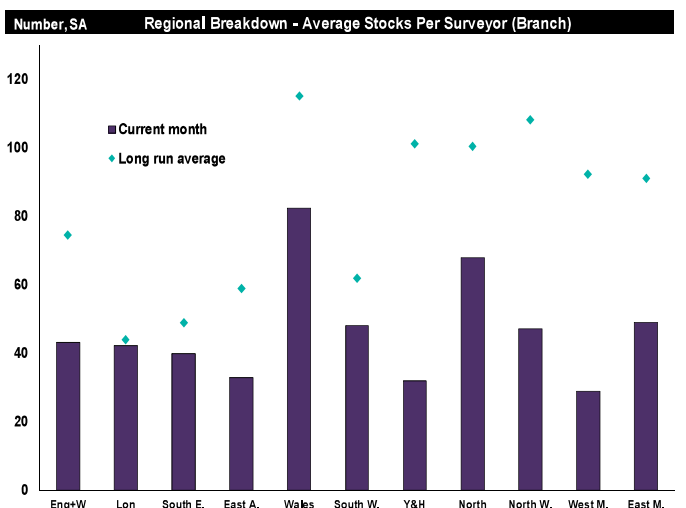
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

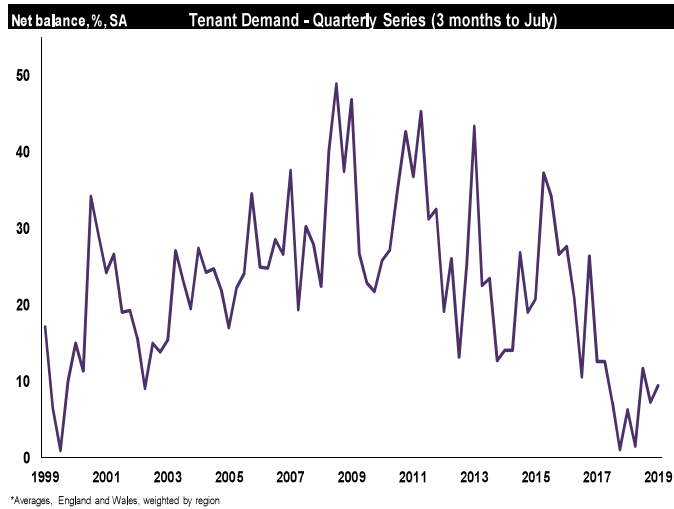


Regional Sales to Stock Ratio

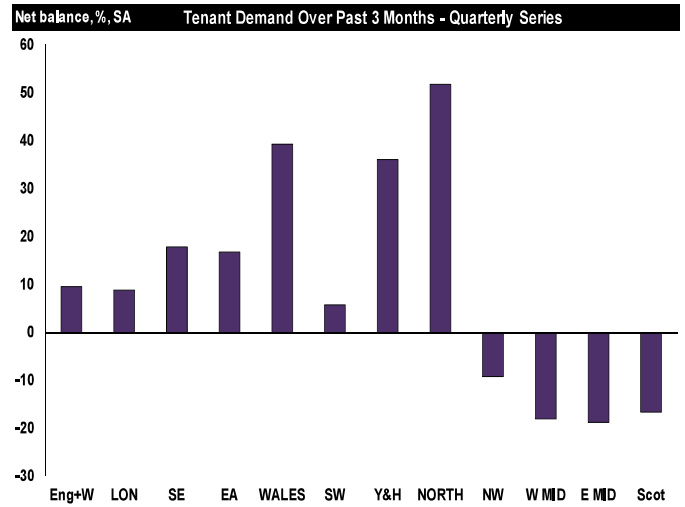


Lettings market charts

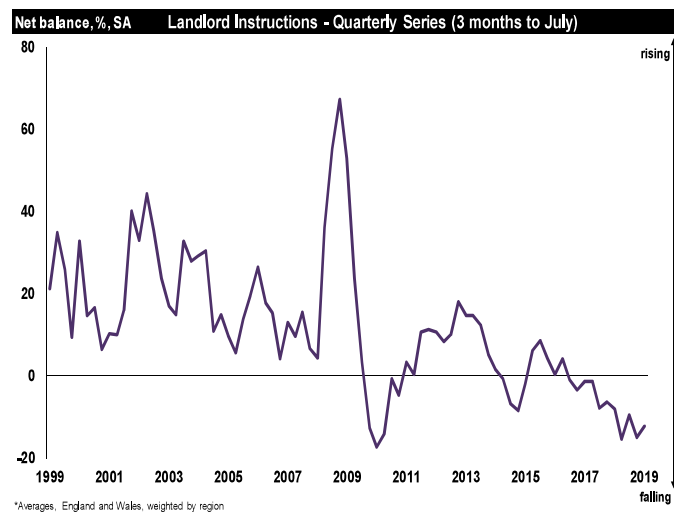
National Tenant Demand - Past three months



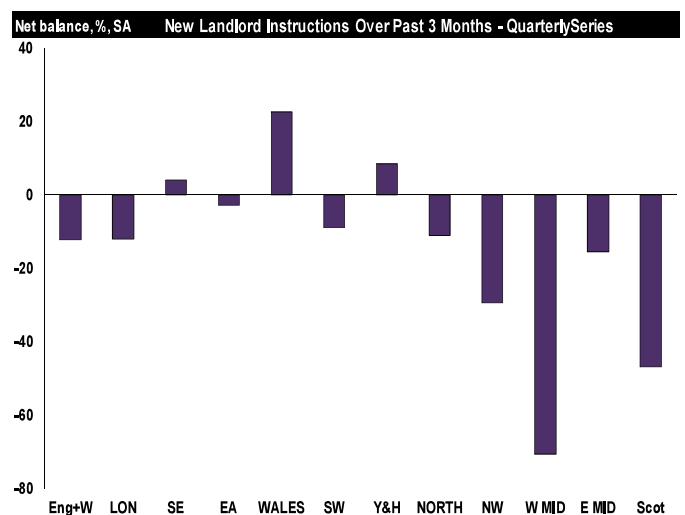
Regional Tenant Demand - Past three months



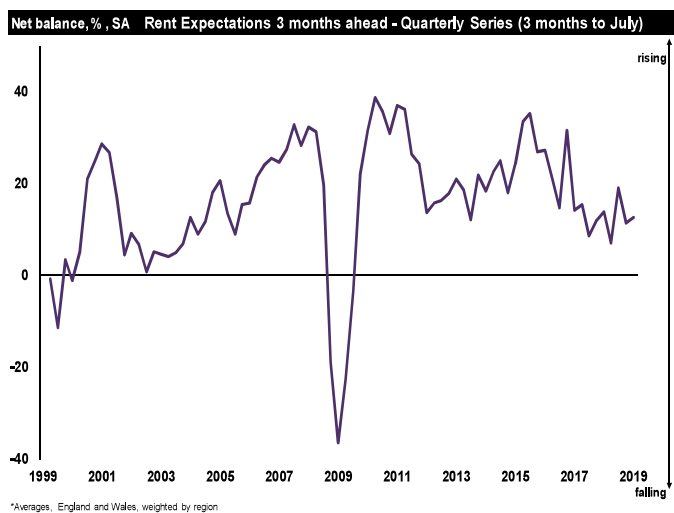
National New Landlord Instructions - Past three months



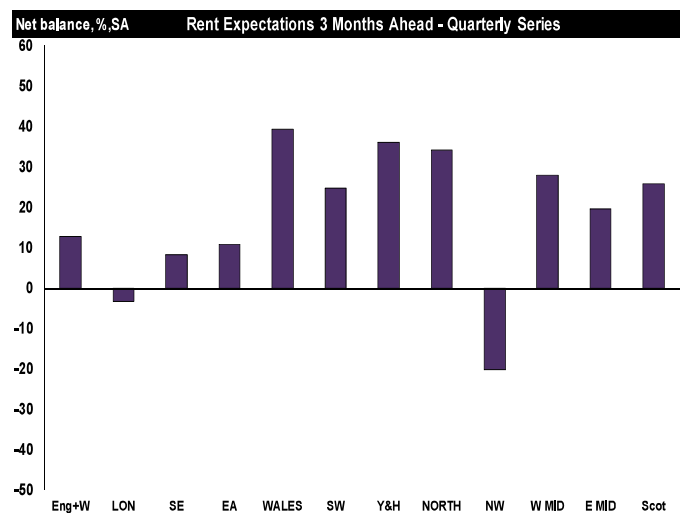
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

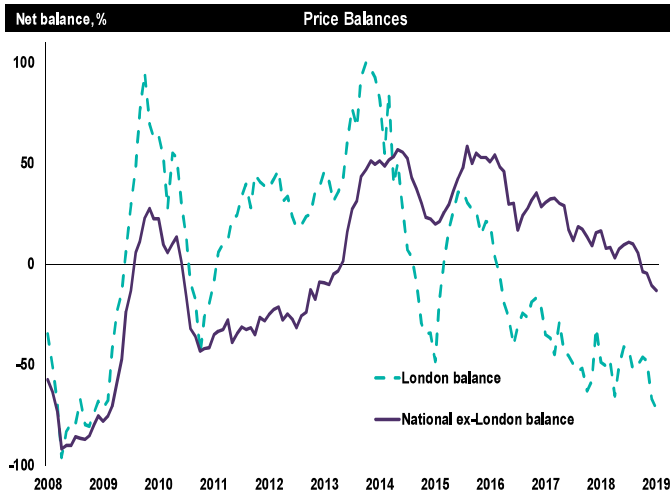


Regional Rent Expectations - Next three months

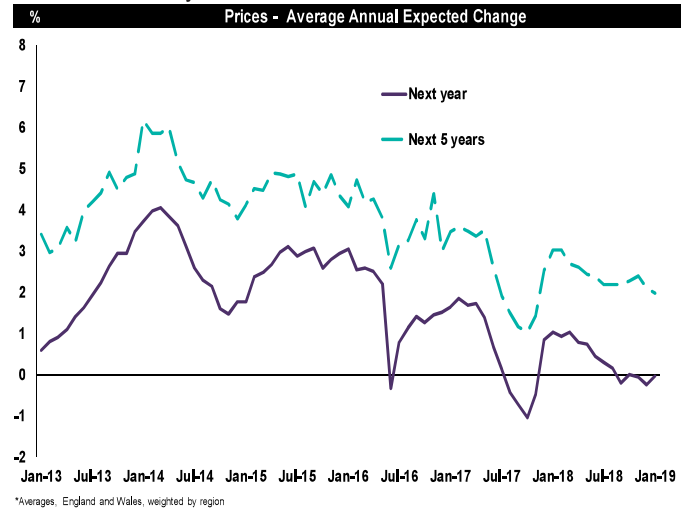


Expectations & other data

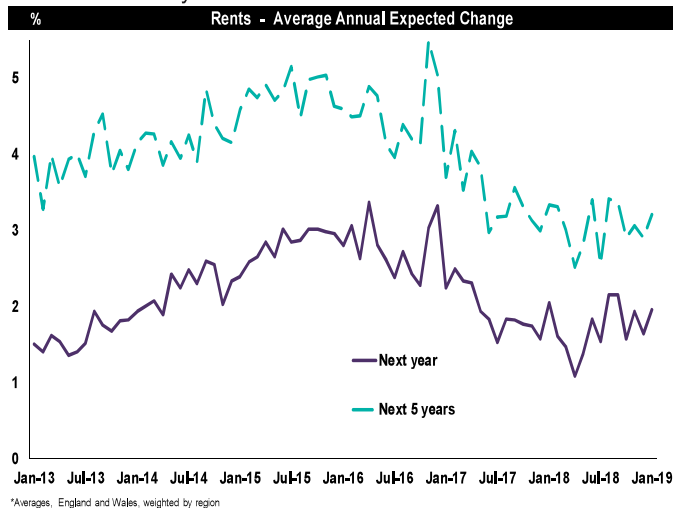
National Price Balance (excluding London) and London Price Balance - Past three months



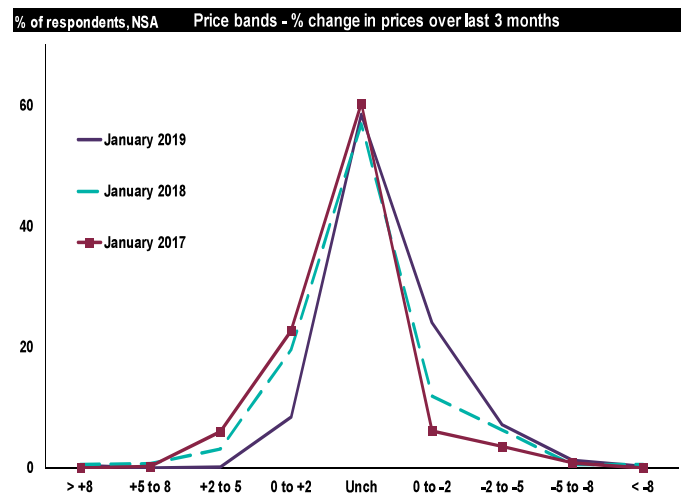
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Mr D S Brannen, AssocRICS, Whitley Bay, Brannen & Partners LLP, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Positive start to the New Year for instructions and sales agreed.

Neil Fisher, FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - Both sides of the market exhibiting remarkable stoicism in the face of the current political shenanigans; instructions are coming through and buyers do not appear overly hesitant.

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - A very strong month with higher number of instructions compared with the same period last year. Hopefully this will continue through the year, although I expect that Brexit will have a negative effect on the market in the coming months.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - Plenty of positive activity despite Brexit uncertainty. There are prospective buyers openly admitting they await the Brexit outcome.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Market activity has risen compared with the preceding year with both an increase in new instructions and new sales being agreed. There is no apparent reason for this increased activity considering the wider picture.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Uncertainty caused by Brexit holding back sellers, however shortage of supply seeing good levels of sales for those properties on the market.

Chris Clubley, FRICS FAAV, York, Clubleys, 01430 874000, clubleys.com, mw@clubleys.com - There is a lot of uncertainty due to Brexit, the sooner a deal has been reached the better, so everyone can move and get on with their lives.

Colin Milner, Independent Sole Practitioner in West Yorkshire, Calderdale, Colin Milner, 01535 633666, colin.surveyor@sky.com - There has been a seasonal reduction in activity. Potential buyers are not raising concerns over Britain leaving EU as we have a growing population and finite resources.

David Moor, FRICS, Harrogate, David Moor Chartered Surveyors, 01423 879211, www.david-moor.com, dm@david-moor.com - A steady start to the New Year. Agents still complaining about lack of stock which continues to underpin prices.

Ian Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - East Yorkshire is proving to buck the national trend with strong demand pushing prices in the western suburbs of Hull and towns such as Beverley and Pocklington where commuter demand for York is particularly buoyant. Hull and coast towns suffering.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Brexit uncertainty continues to stifle what should be a busy time of year on sales.

John E Haigh, MRICS FAAV, Knaresborough, Lister Haigh (Yorkshire) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - The exponential increase in supply of new build houses is leading to stagnation of traditional estate agency sales.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, ken@rentonandparr.co.uk - Good positive month for appraisals, instructions and sales.

M J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - Continuing lack of stock coming onto the market is supporting sales of the limited properties which are actually available.

Michael Darwin, MRICS, Northallerton, M W Darwin & Sons, 01609 773567, www.darwin-homes.co.uk, info@darwin-homes.co.uk - Quieter than expected but people waiting to see what happens with Brexit.

Richard Graves, FRICS, Bridlington, D. Dunk, Lewis & Graves, richardgraves@btconnect.com - Enquiries, sales agreed and instructions have all been better than anticipated for this time of year and effects of Brexit!

North West

Ian C Macklin, FRICS, Hale Barns Timperley, Ian Macklin & Company, 0161 980 8011, www.ianmacklin.com, halebarns@ianmacklin.com - The continued uncertainty of Brexit negotiations is having an adverse affect.

James Leech, AssocRICS, Preston, Lea Hough & Co, 01772 458866, leahough.co.uk, james.leech@leahough.co.uk - Buyer demand and sales reasonably buoyant but most agents complaining about lack of new stock - vendors holding out until after Brexit?

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - A reasonably positive start to the year despite the ongoing economic uncertainty

Mr John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Very slow start to the year with buyers showing a lack of commitment.

Richard Powell, FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - As for the last few months, Brexit uncertainty is having a negative effect particularly dissuading sellers from listing.

Simon Wall, FRICS, Merseyside, Wall & Macnab Ltd, simon@simonwall.om - It has been a relatively quiet start to the year. Uncertainty over Brexit is clearly a factor.

Stephen H Dodgson, BSc FRICS, Heswall, Wirral, Rainfords Chartered Surveyors, 0800 6127 957, <https://charteredsurveyorcheshire.co.uk/>, steve.dodgson@live.co.uk - Continuing seasonal slowdown, albeit a slight improvement on January 2018. Weather conditions and the continuing Brexit uncertainty not helping.

East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandYork.co.uk, andrew.york@mooreandYork.co.uk - Brexit really beginning to affect consumer confidence.

Chris Charlton, FRICS, Nottigham, Savills, www.savills.com, ccharlton@savills.com - A good start to 2019 in terms of agreed sales but now short of new instructions coming to market, it's a Brexit wait and see !!

Surveyor comments - sales

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Brexit is a cloud over the market at present. Leaving the EU would open the door to better market conditions all round.

Daniel Elliott, MRICS, Chesterfield, Wilkins Vardy, 0246 270123, www.wilkins-wardy.co.uk, dan@wilkins-wardy.co.uk - After a sluggish start to the year, January finished strong on both sales and instructions. Brexit uncertainty is still a factor, but there is a definite part of the market that is proceeding nonetheless.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Brexit still causing uncertainty. Good demand for well-priced cheaper properties.

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - A steady start to the year. There is no doubt the Brexit uncertainty is undermining the market!!

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Sales activity up on the previous year producing a good start to 2019.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - A surprisingly buoyant market considering the political and economic unrest.

Quentin Jackson-Stops, FRICS, Northampton, Jackson-Stops, quentin.jackson-stops@jackson-stops.co.uk - The market is tough but there are still deals to be done.

Stephen Gadsby, BSc FRICS, Derby, Gadsby Nichols, 01332 296396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk - Brexit uncertainty continues to be a major factor. First signs of price reductions although lower priced properties still selling.

Tom Wilson, MRICS, Stamford, KingWest, 01780 484 520, www.kingwest.co.uk, twilson@kingwest.co.uk - Liquidity and the lack of it, remains a frustration and a constraint. Buyers are feeling cautious and not inclined to go forward with the aggression of 12 to 24 months ago.

West Midlands

Alex Smith, FRICS, Birmingham, Alex Smith & Company, 0121 784 6660, alex@alex-smith.co.uk - Vendors delaying marketing. Brexit uncertainty.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A rather strange start to the year. Valuations and new instructions are down on traditional January numbers. Vendors seem reluctant to commit (The Brexit factor perhaps?) However, sales are strong so there are still plenty of buyers.

Ian Bullock, MRICS, Birmingham, Carpenter Surveyors, ian.bullock@carpenter-surveyors.com - Traditional seasonal adjustments in terms of volume but activity and confidence remains buoyant within the West Midlands region.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Buyers very cautious, now selling for below asking price for the first time in a long time.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A real shortage of properties coming for sale. Where existing instructions are sold properties are not being replaced. Demand is exceeding supply.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Still a shortage of new instructions with fewer new properties coming to the market that is normally expected this time of the year. Good buyer enquiries when properties become available & sales being arranged. More instructions needed to satisfy demand.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - A shorter of properties coming for sale as vendors sit tight. Buyers evident and constant but disappointed by lack of choice, due to less property for sale.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A real shortage of new instructions as vendors are hesitant to sell their property. Buyer demand is strong, but supply limited.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A real shortage of properties coming for sale. Where existing instructions are sold properties are not being replaced. Demand is exceeding supply.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Due to chaotic Brexit, there are no aspirational purchasers in the market.

Ryan Williams, FRICS, Hay-on-Wye, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Vendors and buyers hesitant because of Brexit uncertainty. Who knows where we will be in 6 months time.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - Buyers are making various excuses, including Brexit, to put off the proposed purchase or even to make offers on properties, due to the general uncertainty that has been created by Brexit.

Stewart H Sherman, MRICS, Birmingham, Chamberlains Chartered Surveyors, 0121 428 4290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk - The threat of a "Hard Brexit" hangs over the market with many vendors and purchasers waiting until 29 March to act.

Tim Hughes, MRICS FNAEA Registered Valuer Number 00061977, Wolverhampton, Bartlams, 01902 894141, www.bartlams.co.uk, timhughes@bartlams.co.uk - The number of enquiries received for property in our area generally is down, particularly those above £300k.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - A slow start to 2019 has not surprised us.

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - There was the normal "bounce" in the market expected in January with a good number of viewing & offers but this did not last & coinciding with the reopening of the Brexit negotiations, we witnessed a slowing down in the last 10 days of the month.

Ed Russell, Bury St Edmunds, Jackson-Stops & Staff, 01638 662231 - A resolve amongst a small band of buyers to get on regardless of Brexit. Deals are happening, but many sitting on fence and awaiting a watershed moment to push them.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - The market has picked up quickly after Xmas and promises an active spring.

Surveyor comments - sales

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - On going Brexit uncertainty causing market to be lacklustre. Activity could pick up quite quickly if we get a sense of direction / Brexit agreement but could also fall back further if no deal forthcoming.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Brexit and gloomy economic reports are leading to greater uncertainty and market stagnation.

Rob Swiney, MRICS, Bury St Edmunds, Lacy Scott and Knight, 01284 748636, www.lsk.co.uk, rswiney@lsk.co.uk - The market still seems very uncertain with Brexit although enquires and valuations have increased. We just need some overall confidence to return!!

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - Brexit uncertainties have stagnated the market in all price ranges with higher value properties further damaged by excessive Stamp Duty. Help to buy assisting new build sales but damaging secondhand property activity as there are a lack of buyers.

Chris Gooch, MRICS, Winchester, Carter Jonas, chris.gooch@carterjonas.co.uk - Market appraisals and viewings have picked up, but not dramatically, we are looking forward to increasing activity as certainty surrounding Brexit crystallises.

Craig Pilgrim, MRICS, Hungerford, Pilgrim Bond, craig@pilgrimbond.co.uk - Market depressed due to Brexit, weather and time of year.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Those actively looking are only buying at the right price. New chains forming very slowly. Some good instructions this month to lift the gloom.

David Nesbit, FRICS, Portsmouth, Hants, D.M.Nesbit & Company, 023 9286 4321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Increased activity as many cannot wait for the Brexit decision. Prices slipping but choice very limited. Valuations for the Spring are challenging.

David Parish, FRICS, Upminster, Gates Parish & Co., 01708 250033 - The market is still quiet although a little busier than in December. There is a shortage of good quality instructions.

Edward Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - The market wants to get going but uncertainty following the political mess is stagnating activity.

Edwards Seymour, MRICS, Lewes, Strutt & Parker, 01273 407014 - January has started with a more positive attitude and a general 'mood shift' where buyers and vendors want to get on with their lives! The Brexit sentiment is still weighing heavily on most vendors minds and thus reluctant to sell now!

Ian Perry, FRICS, Fairford Faringdon Highworth Lechlade Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Despite Brexit the market has got off to a good start in the New Year.

James Farrance, MANEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Lower end of second-hand market is still being negatively affected by New Build Help to Buy. Good levels of activity given the season.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - More viewing activity since Christmas but buyers not offering. Brexit causing people to delay making a decision.

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Fairly typical January, i.e. much busier than December, but not actually as much an increase in activity as we usually see. Many people worried over Brexit issues.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market locally remains over priced. Vendors expectations do not match with buyer expectations. Until the Brexit result there will be limited activity.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit holding back aspirational movers. Vendors more realistic with 'fair offers'. Deals more fragile than normal - £1 million plus market still difficult.

John Frost, MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There is a market place at sensible value levels although purchasers are very nervous and there have been a greater number of fall throughs.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit uncertainty, rising interest rates, job uncertainty, general uncertainty over housing market.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - January has been reasonable although instructions are a little 'light'. For properties marketed at the right level there is interest in the market place.

Mark Everett, FRICS, Epsom, Michael Everett & Co, 01372273448, www.michael-everett.co.uk, markeverett@michael-everett.co.uk - Encouraging number of valuations, but vendors still reluctant to market and many still failing to accept that prices have fallen. Quality, well priced homes are selling, but market in general is seriously challenging.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - As expected the quiet December has continued into January although not quite as bad. Still well below normal levels for this time of year.

Michael Brooker, FRICS, Crowborough, Michael Brooker, 01892-663377, sales@michaelbrooker.co.uk, sales@michaelbrooker.co.uk - Dull market. Good level of viewings but little quality. August of yesteryear! Too many applicants not in a position to proceed.

Nigel Anderson, MRICS Registered Valuer, Rye, Anderson Hacking Ltd, 01797 224852, www.andersonhacking.com, nigel@andersonhacking.com - Uncertainty from Brexit is causing vendors and purchasers to be cautious if not stagnant on making any decisions to sell or purchase - market very quiet!

Richard Barber, AssocRICS, Buckingham, Allen and barber, 07787240246, richard@allenbarber.co.uk - In a word depressing

T P Hook, FRICS, Tunbridge Wells, Anonymous, timphook@hotmail.co.uk - Uncertain government measures.

Surveyor comments - sales

Tony Jamieson, MRICS, Guildford, Clarke Gammon Womersley, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - The uncertainty of Brexit is causing a lot of prospective purchasers to "sit on their hands" and wait and see what happens. I believe that there is a reasonable amount of pent up demand, which may change once a decision is made.

South West

Christopher Bailey, MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - Although the Christmas and New Year period was quieter than normal, January has been busier than normal and seems to be getting increasingly busier. Chains affected by the slower market in London and the South East seem to be easing now.

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A good start to the month, then it died away completely and the last week has been much better. 90% of our instructions are from previous clients. Very few new buyers.

David Robinson, Assoc RICS, North Cornwall, Stags, 01566774999, d.robinson@stags.co.uk - Busier than last year with good activity at the lower end of marketplace but adverse weather and Brexit drama are holding back the market, however still generally early in marketing year.

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - Brexit uncertainty continues and although unusual properties are selling the top end of the market is seeing little movement.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Despite Brexit uncertainty the market has got off to a reasonable start.

James McKillop, MRICS, South West, Knight Frank, 0207 861 1528, james.mckillop@knightfrank.com - The low supply and large pool of buyers means there should be some good deals happening but the uncertainty in the market is stopping this.

James Wilson, MRICS, Shaftesbury, Jackson - Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - We are doing more market appraisals than this time last year despite Brexit uncertainty.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - A surprisingly busy start to the year although a little quieter when we had the poorer weather at the end of the month.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The market remains slow with few sales being negotiated. There is still a tremendous amount of uncertainty which has caused stagnation.

Mark Annett, FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - It has been quieter over Christmas and the beginning of the new year as one would expect. That said, supply and demand for us is keeping prices up.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - People holding back from marketing because of the inertia at Westminster. May find they have strong competition when they take the plunge.

Matthew Harvey, MRICS, Bourton-on-the-Water, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - A surprisingly busy start to 2019 with increased valuations and even competitive bidding on properties with income potential. A strong pipeline of properties under offer but sales progression very slow.

O F Miles, FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - Although there is activity, market is generally quieter than normal, due to Brexit uncertainty.

Robin Tozer, Plymouth, Stags, 01752 223933 - Lower end of market busy. Properties priced over £500,000 slower.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - The balance between supply and demand remains, but we await positive news on the economy before there is a volume uplift. More later life suitable properties are needed.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, s.cooper@stags.co.uk - January was a busy month for sales but mainly of urban and lower value properties, the middle to upper market being very quiet, probably impacted by the quieter London and Home County market.

Stephen Morris, MRICS, Bristol & Bath, Davies & Way, 01225 400400, daviesandway.com, stephenmorris@daviesandway.com - The market continues to "tick over". Brexit seems to be deterring potential sellers to a greater extent than it is buyers!

Wales

Andrew Morgan, FRICS FIAA, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - Very busy for time of year. Seasonality no longer influences our rural market. Good interest from lifestyle buyers continues with sector short of quality.

Anthony Filice, FRICS, Cardiff, Kelvin Francis, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - There is a strong flow of instructions, viewings and sales. Increased level of instructions. A very active January in all sectors, after the holiday recess.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - January 2019 has been quieter than January 2018

Mark Zorab, RICS, Chepstow, Elstons Estate Agents, 01291 628100, www.elstons.co.uk, Info@elstons.co.uk - 50% of general public waiting to see what the Brexit outcome is. The other 50% keen to buy but only at the right price.

Paul Lucas, FRICS, Haverfordwest, R.K. Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - One word: Brexit. The uncertainty has created enormous difficulties in the property sector.

Roger Davies, MRICS, Ceredigion, J J Morris, 01239 612 343 - The Brexit uncertainty created by the Westminster Government is causing a loss of confidence across the housing market. When a decision is made regardless of what it is the market will recover.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 020 8788 8822, allanfuller.co.uk, allan@allanfuller.co.uk - Sales in January improved with some increased buyer activity. There is pent up demand waiting for the result of Brexit which could well be released almost regardless of the result because there are always people who need and have to move.

Allison Steele, AssocRICS, London, Regent Property, 020 8743 9101, www.regent-property.com, allimsteele@gmail.com - A particularly busy November to December. Vendors/Homeowners are listening and heeding advice on asking prices.

B K Bhalla, MRCIS, Heathrow / West London, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - Sales market is struggling due to Brexit. In addition, the costs (survey, legal, finance) are all up. Getting finance is a real problem for most buyers.

Surveyor comments - sales

Ben Temple, MRICS, London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - We were surprisingly busy up to the end of the year and are still dealing with serious buyers and offers. Some landlords are now taking their properties off the market because they can't get the level they want to achieve.

Christopher Ames, MRICS, Belgravia/London SW1, Ames Belgravia, 020 7730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - There is a growing sentiment amongst owner occupier buyers that they cannot wait through another year of Brexit uncertainty and will make their move if the price seems fair value.

J.J.KING, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - January viewing figures improved as the month went on, reflective to a busy spring than winter. Despite this, the number of new instructions and sales is lower than expected.

J.J.KING, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A better and more positive month as much of the activity remains below £2m. Instruction levels are improving after a slow start. Sales however are taking slightly longer to convert.

James Gubbins, MRICS, Pimlico, Dauntons, 02078348000, www.dauntons.co.uk, mail@dauntons.co.uk - More buyers coming back to the market, offers being made and deals secured. Promising start to the year.

James Perris, MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Brexit and transactional costs continues to weigh on the market, although there does seem some improvement in activity in parts of prime central London.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Release of pent-up supply and demand prompted better than expected listings, viewings and offers over the last few weeks despite Brexit concerns. Nevertheless, interest is patchy and real value must be perceived otherwise little change will result.

Nicholas White, FRICS, SE London, Esurv Chartered Surveyors, nick.white@esurv.co.uk - It would seem the uncertainty over Brexit is the cause of this downturn.

Richard Going, MRICS, The Royal Borough of Kensington & Chelsea, Farrar & Co, 0207 244 4444, <https://www.farrar.co.uk/>, richard.going@farrar.co.uk - Now is the perfect time to buy with low interest rates, values at four year low, competitive exchange rates and vendors being flexible on price. However, if a Brexit deal is agreed, confidence will return and it will be harder to buy a property.

Robert Green, MRICS, Chelsea, John D Wood & Co, 020 3369 1343 - January was a very busy month with good activity from buyers and some strong sales agreed for well-presented/high quality stock. Vendors are holding off launching until after Easter causing shortage of stock, resulting in competition for best the property.

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777, - Brexit, media hype, uncertainty.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - We are seeing an increasing number of applicants across all our London offices; within Prime Central London there does seem to be a currency play, agreed prices remain at lower levels than the year before.

Tom Dogger, MRICS, London, B N Investment Ltd, www.bakken Neptune.com, tdogger@bninvestment.co.uk - We are experiencing increased interest from investors looking to purchase properties at discounted prices. The market above £20M is also looking stronger for the perfect single home.

Scotland

Adrian Stott, FRICS, Lothians, J and E Shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Continued pressure on supply leading to prices in excess of valuations.

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - A lack of new property coming on to the market means that most property that is coming on is selling quickly- some at closing dates.

Andrew Hitchen, BSc MRICS, Perth, Graham & Sibbald, andrew.hitchen@g-s.co.uk - Slower than expected upturn in new vendor instructions within the local market place. Stock levels require fresh listings to stimulate activity.

Chris Hall, MRICS, Edinburgh, Rettie and Co, 0131 220 4160, www.rettie.co.uk, chris.hall@rettie.co.uk - Sales still happening with greater speed in urban areas than rural. LBTT and the recently increased ADS still a big issue on higher value residential sales.

David Cruickshank, MRICS, Elgin, D M Hall, david.cruickshank@dmhall.co.uk - Market driven by MOD employees - RAF in particular, whose numbers are increasing locally and represent the largest single source of income in the local economy. There has been a good flow of property to market over the last few months.

Gordon Macdonald, FRICS, Aberdeen & Aberdeenshire, Allied Surveyors Scotland, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Good weather at the start of January maintained market momentum, detected during the last 3 months; sales & instructions ahead of the last 2 years. Confidence returning to the oil & gas sector, limited by Brexit & inept political leadership.

Graeme Lusk, BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele, 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - The market is beginning to come out of its winter slumber, with home reports being instructed. There is still an under supply of quality properties on the market. Just don't mention the B word!!

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Patchy start across Scotland but again driven by lack of stock and perhaps some relaunching of unsold stock. Appropriate new listings are already selling well and outlook for Glasgow is good.

Greg Davidson, MRICS, Perth, Graham & Sibbald, 01738 445733, www.g-s.co.uk, gdaavidson@g-s.co.uk - There has been a cautious start to 2019 possibly influenced by the pivotal Brexit date at the end of March. The market would be fine if the politicians had some clear focus rather than constant manipulation of the truth.

Ian J Fergusson BSc, FRICS, Scotland, J&E Shephard, www.shepherd.co.uk, ian.fergusson@shepherd.co.uk - Good start to 2019 with Home Report instructions up in January

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Traditionally a quieter month but political uncertainty has added to the slow down. Buyers and sellers are distracted waiting for certainty before making future plans.

Surveyor comments - sales

John Brown, FRICS, Edinburgh, John Brown and Company, 07768583919, john.brown@jb-uk.com - January is traditional a cold month in the property world, this was no exception. Not many new instructions, buyers still there. Less stock supports price level. Still positive and expect good spring market.

Kevin Hay, BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - Sales are still good and we are in need more property to be put on the market.

Kevin MacDonald, MRICS, INVERNESS, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - 2019 started on a positive note with the market gathering momentum despite the negativity surrounding Brexit uncertainty. Some successful sellers are prepared to rent for the short term if suitable follow on property is not currently available.

Linda Gove, MRICS Registered Valuer, St Andrews, J & E Shepherd, 01334 477773, l.gove@shepherd.co.uk - After a quiet end to 2018, we are seeing an increase in the number of sale completions of houses which had been sitting on the market for some time plus more property coming onto market ahead of spring, traditionally the best time to sell.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Market appraisals continue to steadily increase as we move into February, and in fact seller enquiries are up on the same period last year. Brexit not an issue amongst buyers as yet but it remains to be seen how this may change over the coming weeks.

Peter Drennan, BSc MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com - Slow first fortnight then burst of action prior to tax changes then a "better just get on with it" attitude. Edinburgh's market seems resilient.

Robin Smith, MRICS, Dundee/Angus/Fife, Walker Fraser Steele, www.walkerfrasersteele.co.uk, robin.smith@walkerfrasersteele.co.uk - Improving picture in terms of number of properties coming on the market, sales of mid-range houses are good with prices achieved at or just over asking price. Poorer tenement flats are slow sellers.

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Steady start to home report instruction for the month of January. Brexit starting to weigh heavily on the public minds may result in a slowdown of instructions in the coming months.

Northern Ireland

Daniel Mc Leron, FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Market now getting traditionally slower. Still buoyant at lower level.

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.hustonestateagents.com, gareth@hustonestateagents.com - Sales market has been very slow due to Stamp Duty and reduced income tax allowances. More buy to let landlords making valuation enquiries and looking to dispose, often in areas that First time buyers do not wish to live.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - The sales market has been very strong and we had a lot of completions in December and January. Things started to slow down in the higher end of the market due to Brexit.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The market moves into the Spring with momentum and high demand. With the lack of supply, we will see prices edging upwards.

Surveyor comments - lettings

North

Mr D S Brannen, AssocRICS, Whitley Bay, Brannen & Partners LLP, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - The impact of the Lettings fee ban will drastically affect the market for both supply and then demand. There is fear that the PRS is being squashed too much and may never recover.

Neil Fisher, FRICS, Northumberland, Foster Maddison Property Consultants, 01434 605441 - Further and continued erosion of quality (3 bed plus) stock a direct consequence of ill-conceived taxation policy on buy to let landlords. Tenants feeling the heat of rent inflation.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.McNeil@bramleys1.co.uk - The looming ban on fees will be a further deterrent to some investors faced with paying higher fees. Rents will inevitably rise, although it is likely that there will be a shortage of available rental property in the short term.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Shortage of supply driving up rents.

Chris Clubley, FRICS FAV, York, Clubleys, 01430 874000, clubleys.com, mw@clubleys.com - The tenant fee demand will increase rents over the next few months and have a massive effect on the market, to what extent is yet to be quantified. We are currently in meetings with experts to prepare ourselves for the changes.

Ian Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Still interest in HMOs to house Eastern European workers, and run of the mill family or first time buyer lets still very active.

Richard Blamires, MRICS, Birstall, Blamires Property, richard@blamiresproperty.co.uk - Demand up generally after Christmas. Most popular properties are 3/4 bed houses - but limited supply. Steady supply of Housing Benefit Tenants.

William Marshall, Leeds, Adair Paxton, 0113 205 4190 - Planned lettings fee ban on 1.06.19 too draconian. Punishing everyone for agents who were overcharging e.g. £500 per let. Better to set at £150+VAT+RPI. Is important source of income, agents will pass this on to landlords who will increase rents.

North West

Mr John Halman, MRICS, Wilmslow, Gascoigne Halman, 01625 460344, www.gascoignealman.co.uk, jane@gascoignealman.co.uk - Market continues to be difficult with pending fee ban confirmed for 1st June. Applicant activity increased hugely after the new year.

Richard Powell, FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - The unintended consequences of Government policy are reducing stock and causing rents to rise.

Richard Towler, BSc MRICS, Penrith, Eden Lettings & Management, 01768 899421 - Fluctuating levels of demand from day to day but steady overall with little obvious impact from current political uncertainty.

East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandYork.co.uk, andrew.york@mooreandYork.co.uk - Still strong tenant demand.

Christopher Shallice, FRICS FAV, Holbeach, Hix & Son, 01406 422 777 - Reasonable supply and demand although some very low applications being received from time to time.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Low demand from prospective tenants - Instructions quiet.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159 677 589, www.nicric.co.uk, nrichardson@nicric.co.uk - No present problems. It's been a good start to the year.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - Waiting for governmental decision on charges allowable for tenants, but market still busy.

West Midlands

Andrew Pearce, MRICS, Wolverhampton, Millennium Properties, 01902 836036 - Tax legislation combined with new rules for letting agents has reduced supply and indeed we expect more landlords to sell when the sales market improves raising the question of how demand for rented properties will be met.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A quiet start to the year. Plenty of tenants but not enough new properties to let.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A constant and steady market, but as always need more properties as demand continues to grow.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Properties which come empty are being re-let quickly and demand exceeding supply.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Still a very strong lettings market and new properties needed, as demand continues to grow.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Constant and steady demand for all types of rented properties. More supply needed to satisfy demand.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, mark.wiggin@struttandparker.com - Very price sensitive and solicitors are not helping

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 262 3450, www.naismiths.com, nicholas.lamb@naismiths.com - Strong demand is highlighting a shortage of quality family housing stock in suburban areas.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Slower market than usual - pool of good applicants awaiting the right house. Investors seeking to sell, shrinking the availability of better stock.

Ryan Williams, FRICS, Hay-on-Wye, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Market underpinned by lack of supply and some buyers choosing to rent rather than buy.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - Another relatively quiet month both in terms of supply and demand.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Good steady demand.

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

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Enquiries have slowed slightly on the larger family properties. Demand still fairly high for one and two bedroom units.

Surveyor comments - lettings

Mark Wood, MRICS, Cambridge, Carter Jonas, 01223 403330, mark.wood@carterjonas.co.uk - Quick pick up of activity after the Christmas break with increased level of market appraisals. Last 2 weeks of January saw increase in viewings although still hesitancy to commit from both buyers and sellers with Brexit providing a good excuse.

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

Oliver Holloway, MRICS FAAV, Framlingham, Clarke & Simpson, 01728 621200 - The lettings market remains robust with a good level of tenant demand and also steady supply of property from landlords.

South East

Craig Pilgrim, MRICS, Hungerford, pilgrim bond, craig@pilgrimbond.co.uk - Activity down but some demand continues

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - January has been a month of new instructions and reduced rents as the number of applicants looking has dropped. Lets still being achieved however offers are now being considered as the number of properties coming to market is affecting rents.

David Parish, FRICS, Upminster, Gates Parish & Co., 01708 250033 - There has been more activity this month and more lettings are now being agreed

Edwards Seymour, MRICS, Lewes, Strutt & Parker, 01273 407014 - Properties up to £1,300 pcm continue to have very strong demand. Properties over this level are taking longer than usual to let.

Hannah Ward, Hove, King and Chasemore, 01273 719625, hannah.ward@countrywide.co.uk - Lack of market appraisals.

Ian Perry, FRICS, Fairford Faringdon Highworth Lechlade Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Strong demand for properties in good order.

James Farrance, MANEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Very active market for January. Stock levels are falling due to landlords selling and not expanding portfolios.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsveyors.co.uk - Picked-up since Christmas but ongoing uncertainty is stopping most from proceeding unless they have to move.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsveyors.co.uk - Shortage of new stock. Government intervention with stamp duty and tax affecting Buy to Let has reduced supply of property.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - The post-Christmas increase in activity has continued into the New Year with no sign of any slow down so an increase in rent levels is expected this year.

Michael Brooker, FRICS, Crowborough, Michael Brooker, 01892-663377, sales@michaelbrooker.co.uk, sales@michaelbrooker.co.uk - Steady, slightly less demand than 3 months ago.

Nigel Anderson, MRICS Registered Valuer, Rye, Anderson Hacking Ltd, 01797 224852, www.andersonhacking.com, nigel@andersonhacking.com - Brexit causing limited movement in letting properties available - impact of interest rate relief disappearing, and extra stamp duty has stopped second house purchasing into BTL

market.

Richard Barber, AssocRICS, Buckingham, Allen and barber, 07787240246, richard@allenbarber.co.uk - Still the same

Tom White, MRICS, Saffron Walden, Audley End Estate, tom.white@audleyendestate.co.uk - Demand by good quality tenants continues for good quality lettings

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - More tenants looking but only at the right rent. Those properties asking for too much are not letting.

South West

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Strong demand for properties in good order.

Mark Annett, FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - Demand is still there and rents are holding up well.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - Rents will be increasing as soon as the tenant fee ban comes in.

Matthew Harvey, MRICS, Bourton-on-the-Water, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - A strong lettings market across the Cotswolds with good tenant demand for sensibly priced rentals.

R D Roskilly, AssocRICS, RICS Registered Valuer, Penzance, RDR Estates, 01736272629, www.rdrestates.co.uk, info@rdrestates.co.uk - An increase in landlords moving to Air BNB in Cornwall has reduced the number of private rentals available and driven rents up.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - January has been a good month for new lettings and listings, particularly for Exeter and nearby properties. A few BTL landlords exited the market place last year and there are less looking to buy compared to 12 months ago.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Steady flow of tenants, shortage of 2 bedrooomed properties resulting in rapid lets.

Mark Zorab, RICS, Chepstow, Elstons Estate Agents, 01291 628100, https://www.elstons.co.uk, Info@elstons.co.uk - Good demand is high and we are finding more demand for larger high value homes at £2,000 plus.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Demand remains level for all types of letting.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 020 8788 8822, allanfuller.co.uk, allan@allanfuller.co.uk - Our lettings have been very busy in January, demand is outstripping supply, this must in part due to would be first time buyers holding back and happy to rent.

Angela Kelly, MRICS, Clerkenwell and City, Hurford Salvi Carr Ltd, angela.kelly@h-s-c.co.uk - No tenant demand whatsoever from the financial sector; all other sectors stable.

B K Bhalla, MRCIS, Heathrow / West London, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - Availability of property had eased, mainly due to Europeans leaving. Landlords competing for best tenant not best rent.

Surveyor comments - lettings

Ben Temple, MRICS, London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - Christmas is usually very quiet but we stayed busy until later this year. January has seen a pick-up but demand is not as strong as some recent years. We expect tenant demand to increase over the year.

J.J.KING, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jjking@as-r.co.uk - Applicant registrations has fallen since sales applicants have improved. Overall applicants' numbers remain constant that suggests a shortage of stock.

J.J.KING, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jjking@as-r.co.uk - Applicant levels remain constant with instruction levels quite flat, compared to this time last year.

James Gubbins, MRICS, Pimlico, Dauntons, 02078348000, www.dauntons.co.uk, mail@dauntons.co.uk - Few new landlords, instructions from existing landlords or developers unable to sell. Lack of stock increasing rents slightly. Stock levels further reduced by impact of unregulated online short-stay brokers - lack of (or no) planning enforcement.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Demand for lettings proved disappointing in January as we expected nervous buyers would take refuge in the market at least until the odds on a Brexit deal improved. If landlords continue to exit, upward pressure on rents will probably result

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - There has been a slowing in the rate of rent reductions, there is a good demand for less expensive properties across all postcodes.

Tom Dogger, MRICS, London, B N Investment Ltd, www.bakkenepetune.com, tdogger@bninvestment.co.uk - Landlords continue to exit the market, resulting in a shortage of quality stock.

Will Barnes Yellowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Applicants are well aware of the price sensitivity and Landlords "cloth" needs to be trimmed accordingly.

Scotland

Gordon Macdonald, FRICS, Aberdeen & Aberdeenshire, Allied Surveyors Scotland, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Still a vast oversupply in the market, but rental levels appear to have settled albeit at a pretty low level.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - As usual quality rental stock catering to the western market is low and rental values are strong and rising.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Rental demand by tenants is still good and expat investor landlords are increasing their portfolios.

John Gell, MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - An unusually quiet January - normally one of our busiest months - with properties slow to move. Perhaps because December (usually quiet) was so busy. No landlord instructions continue. This suggests a flattening of rental values.

John Brown, FRICS, Edinburgh, John Brown and Company, 0131 441 5590, jb-uk.com, brown@jb-uk.com - Less tenants around this time of year, always a quiet time, rents remain sensible.

Linda Gove, MRICS Registered Valuer, St Andrews, J & E Shepherd, 01334 477773, l.gove@shepherd.co.uk - There is high demand for student lettings in St Andrews with peak periods around term time. Rental levels remain strong as demand for good quality accommodation exceeds supply.

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Market very slow but good quality properties still letting well

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.hustonestateagents.com, gareth@hustonestateagents.com - We are about to enter into the traditionally busy lettings market and rents will rise in line with this along with supply.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rentals are doing well, we had a quieter but steady month in December. Starting to get the student enquires in January!

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Rentals continue to perform strongly and this is likely to continue to over the next few months.

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