



December 2019: UK Residential Market Survey

## Outlook for activity strengthens after election result

- Sales expectations improve noticeably both in the near term and twelve months ahead
- Enquiries rise while sales and instructions also increase (albeit more modestly) over the month
- House price inflation anticipated to accelerate going forward

The December 2019 RICS Residential Market Survey results point to an uplift in sentiment following the result of the General Election. Sales expectations have risen sharply and a number of key activity metrics have moved into positive territory for the first time in several months. That said, this is also expected to lead to a pick-up in house price inflation both in the coming months and across the year ahead as a whole.

In terms of buyer demand, the headline new buyer enquiries indicator posted a balance of +17%, up from -5% in November. The majority of UK regions saw an increase in enquiries over the month, with respondents in Wales and the North East in particular reporting solid growth. At the same time, enquiries also rose in London and the South East, marking a noticeable turnaround following negative readings in the previous month.

Alongside this, agreed sales edged up at the national level, with the headline indicator registering a net balance of +9%. This is up from a reading of -6% in November and represent the first occasion since May 2019 in which the series returned a positive reading. London and East Anglia delivered amongst the strongest improvements in sentiment, chalking up net balances of +22% and +23% respectively. At the other end of the scale, sales reportedly weakened in Northern Ireland and Scotland during the month.

Looking ahead, near term sales expectations strengthened smartly for a third successive report. Indeed, a net balance of +31% of respondents now anticipate transactions will rise over the coming three months, with virtually all UK regions/countries displaying a positive assessment on the outlook. Furthermore, confidence in residential sales prospects over the next twelve months saw an even greater improvement, evidenced by a net balance of +66% of survey participants envisaging sales to rise in the year ahead (up from +35% previously). The strongest net balances were returned in Wales and the South West, although all regions now exhibit relatively robust readings.

In keeping with the brighter trends in demand and sales activity, new instructions being listed on the market also picked-up slightly at the national level, as a net balance of +9% of contributors reported an increase. That said, outside of London and the South East, new sales instructions were more or less flat, rather than picking up to any great degree.

With regards to house prices, the survey's headline net balance came in at -2% (compared to -11% previously), signalling a broadly flat national trend for the time being. The South East, London and East Anglia all continue to see house prices soften for now, albeit only modestly, according to respondents. Meanwhile, at the other end of the spectrum, prices in Northern Ireland and Scotland are reportedly still rising at a firm pace.

Going forward however, near term price expectations were revised higher in all parts of the UK and now point to a noticeable shift in pressures across previously weakening areas such as London and the South East. Back at the national level, a net balance of +61% of survey participants see prices increasing at the twelve month horizon (a rise from +33% last time). What's more, the outlook for house price inflation was adjusted higher right across the UK.

In the lettings market, tenant demand (non-seasonally adjusted monthly series) picked-up modestly over the survey period. Meanwhile, landlord instructions remained very much in decline, with this indicator stuck in negative territory going all the way back to 2016.

Going forward, rents are expected to increase as a consequence of the imbalance between rising demand and falling supply. Indeed, projections point to around 2% rental growth over the coming year, while this is anticipated to accelerate to average closer to 3% per annum over the next five years. It is worth noting that five year price expectations, at 3.5% per annum, have moved slightly above those for rents for the first time since 2018 (although we would caution against placing too much emphasis on a single month's figures).

# 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:

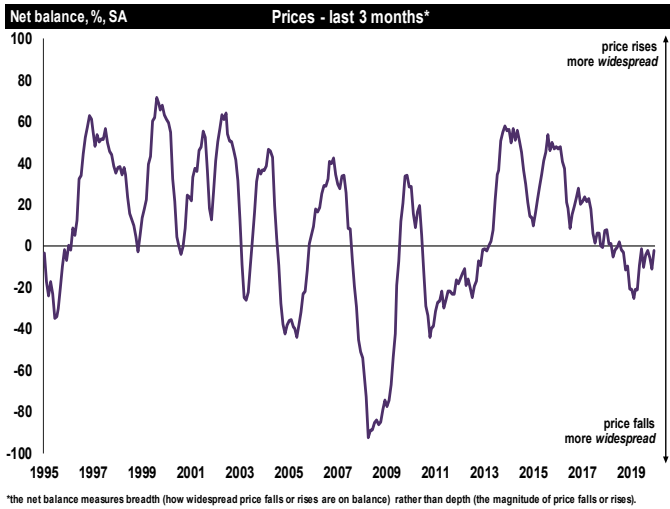
- January survey: 13 February**
- February survey: 12 March**
- March Survey: 9 April**

## Number of responses to this month's survey:

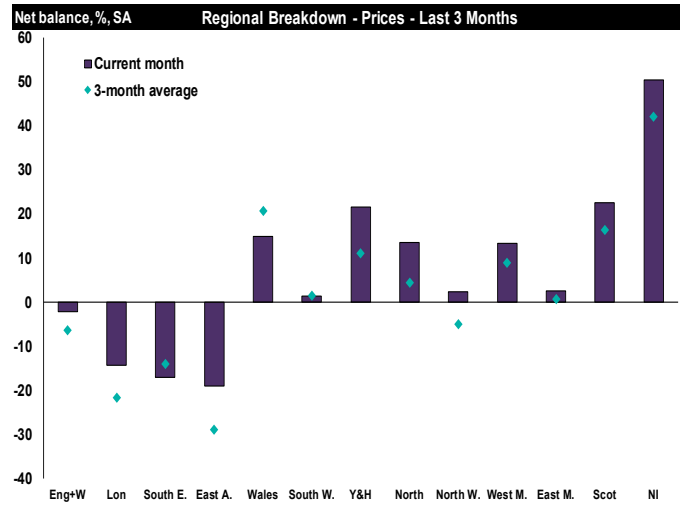
- This survey sample covers 700 branches coming from 442 responses

# Sales market charts

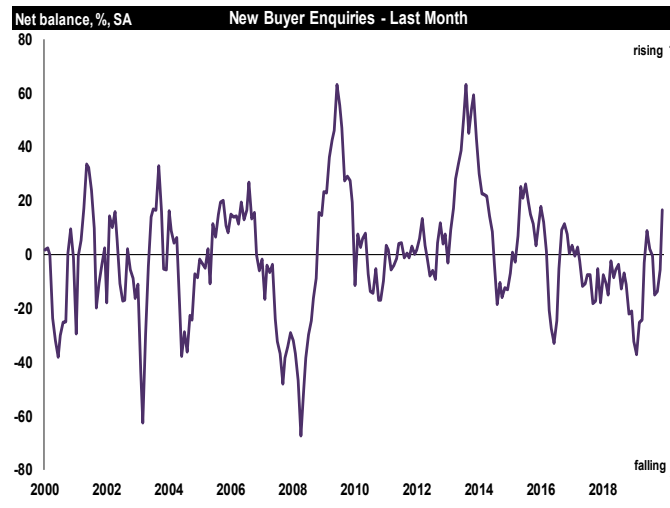
National Prices - Past three months



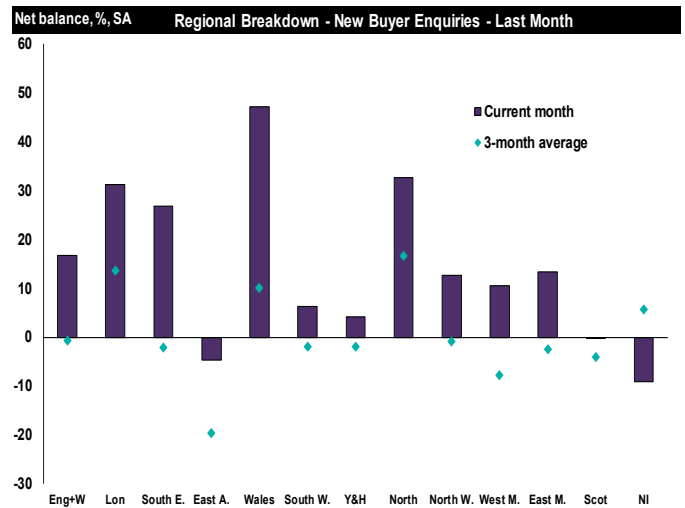
Regional Prices - Past three months



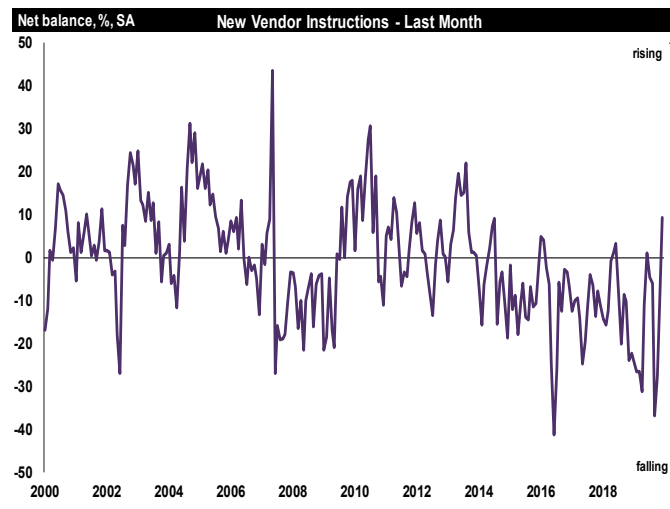
National Enquiries - Past month



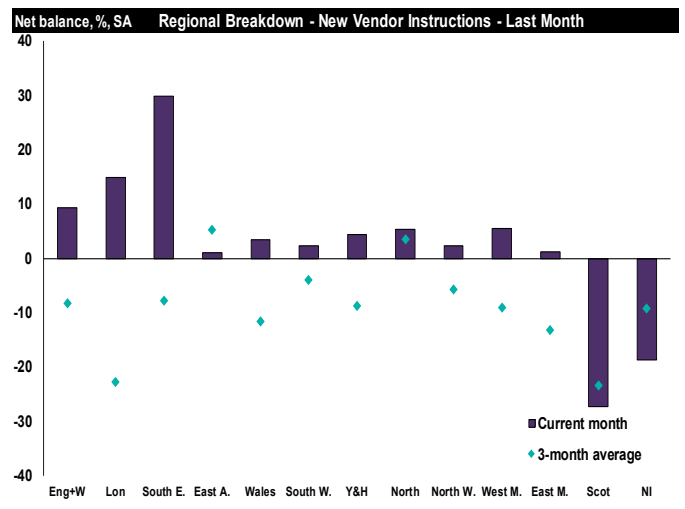
Regional Enquiries - Past month



National New Vendor Instructions - Past month

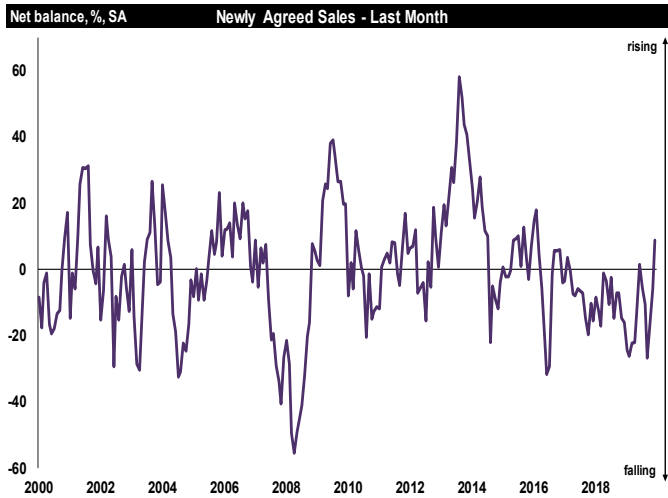


Regional New Vendor Instructions - Past month

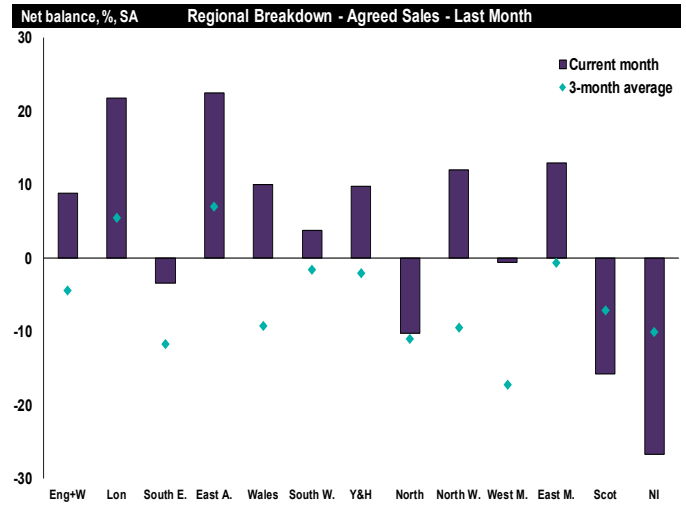


# Sales market charts

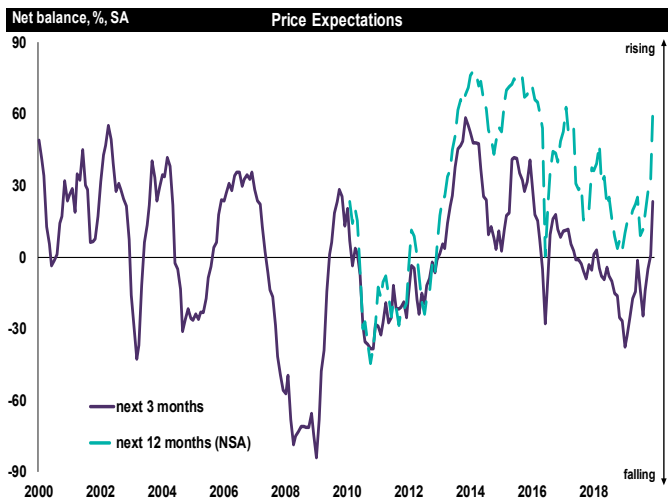
National Newly Agreed Sales - Past month



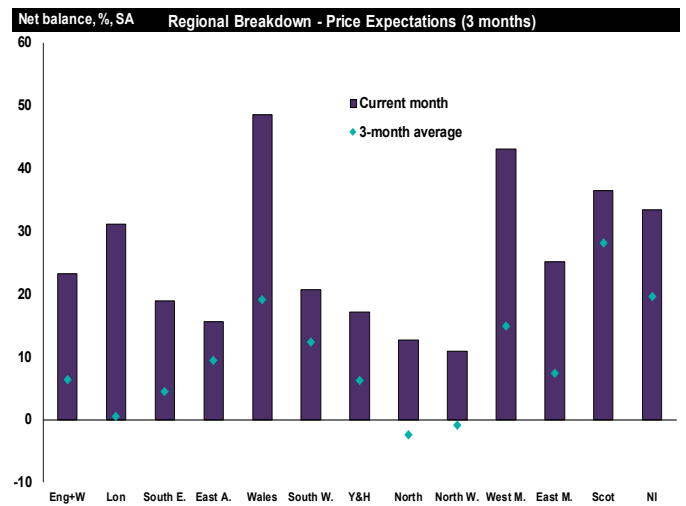
Regional Newly Agreed Sales - Past month



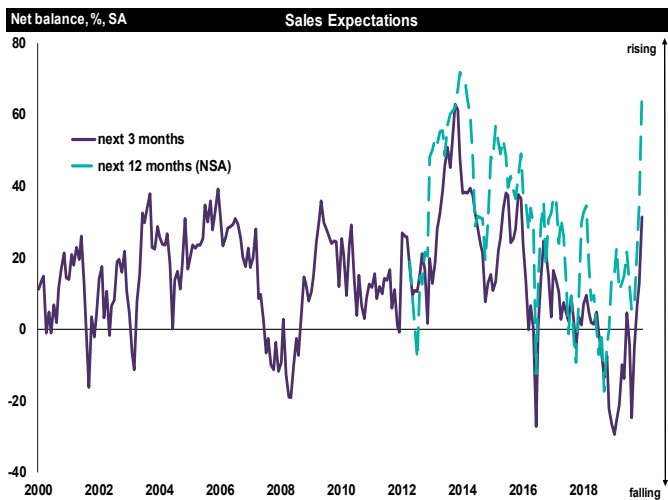
National Price Expectations - Three and twelve month expectations



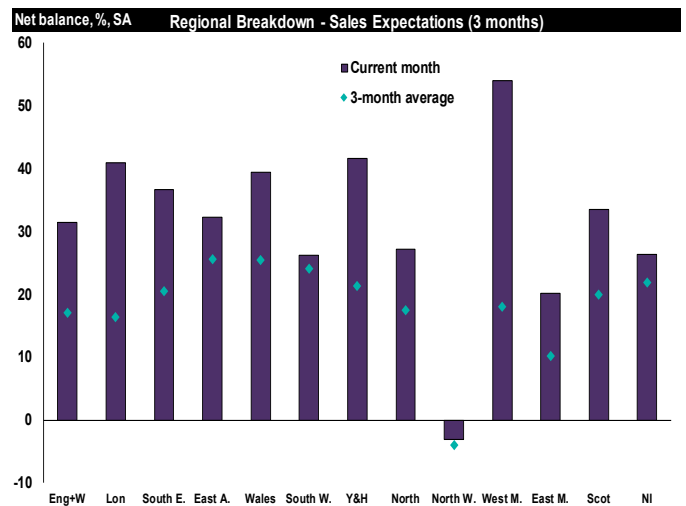
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

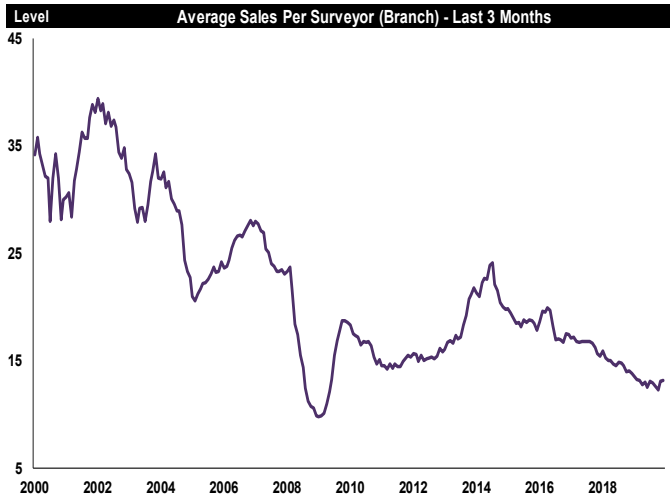


Regional Sales Expectations - Next three months

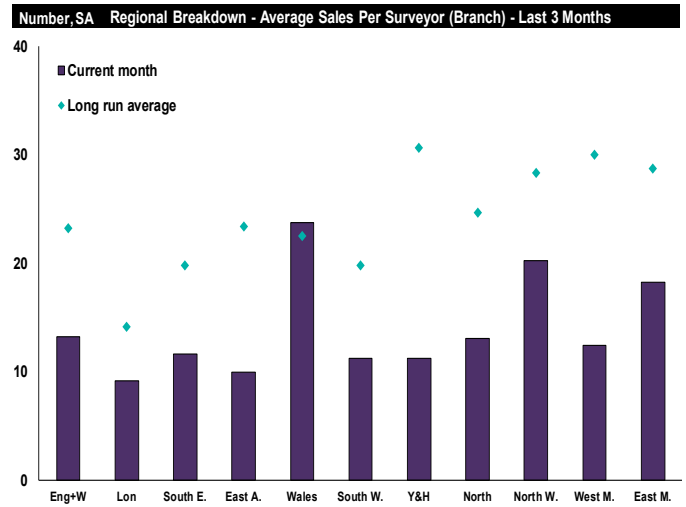


# Sales market charts

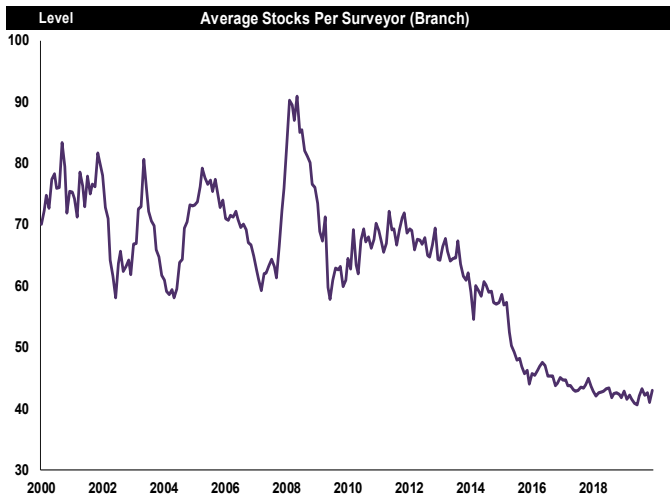
National Average Sales Per Surveyor - Past three months



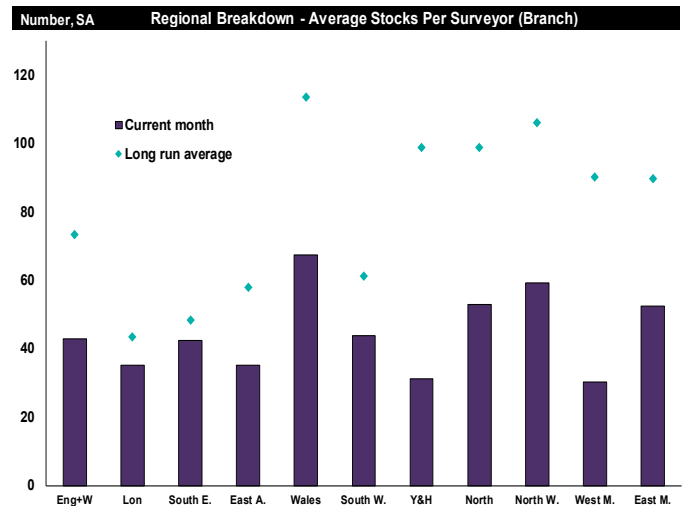
Regional Average Sales Per Surveyor - Past three months



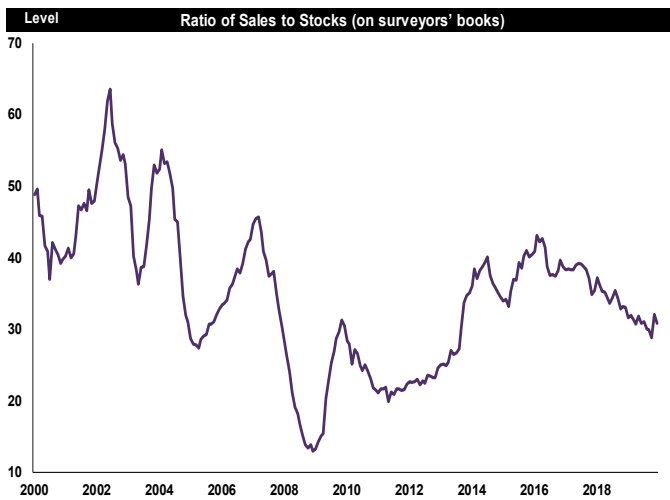
National Average Stocks Per Surveyor



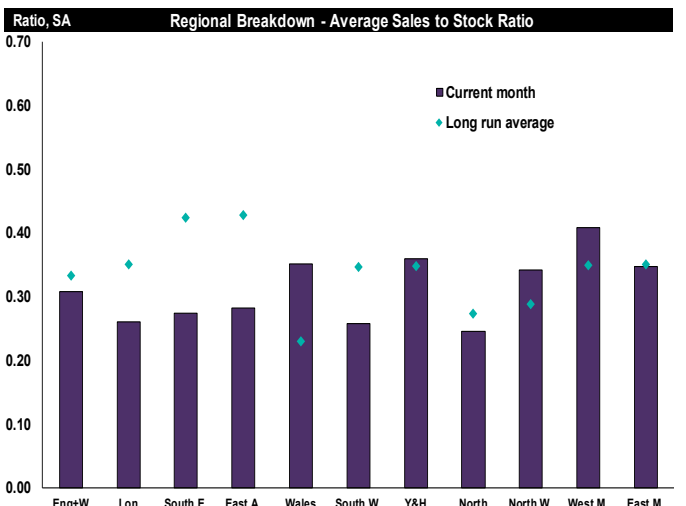
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

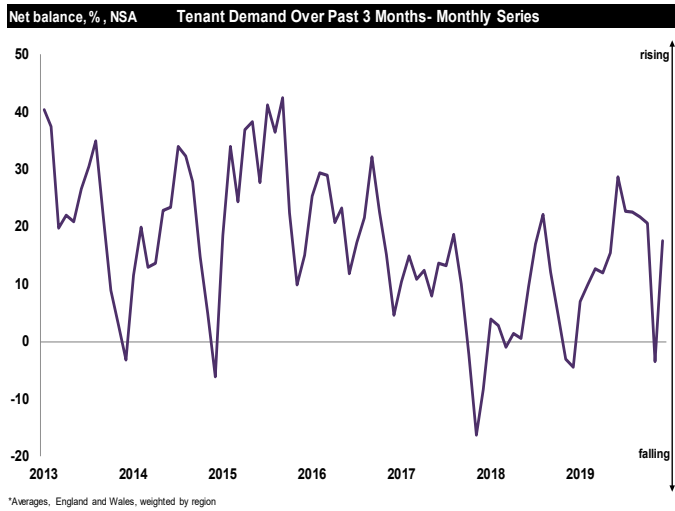


Regional Sales to Stock Ratio

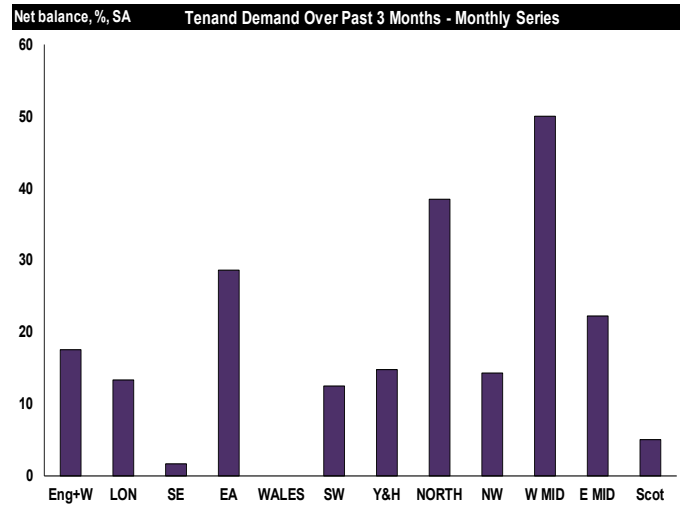


# Lettings market charts

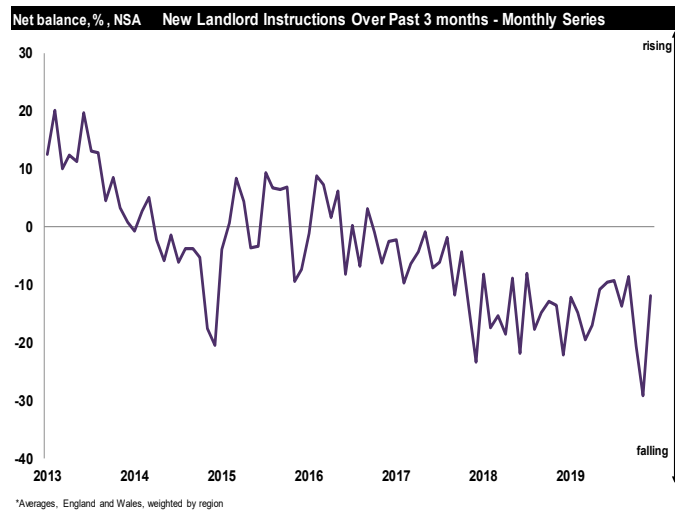
National Tenant Demand - Past three months



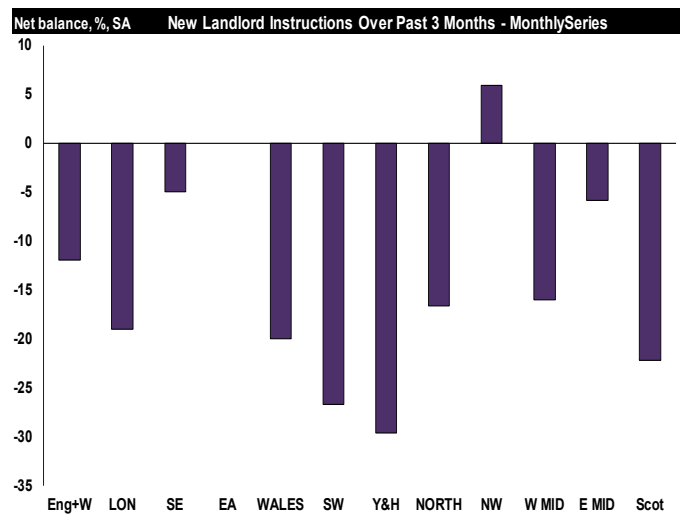
Regional Tenant Demand - Past three months



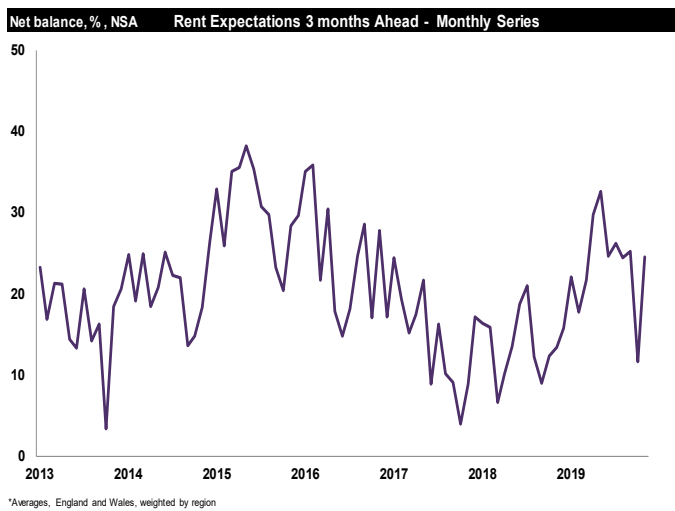
National New Landlord Instructions - Past three months



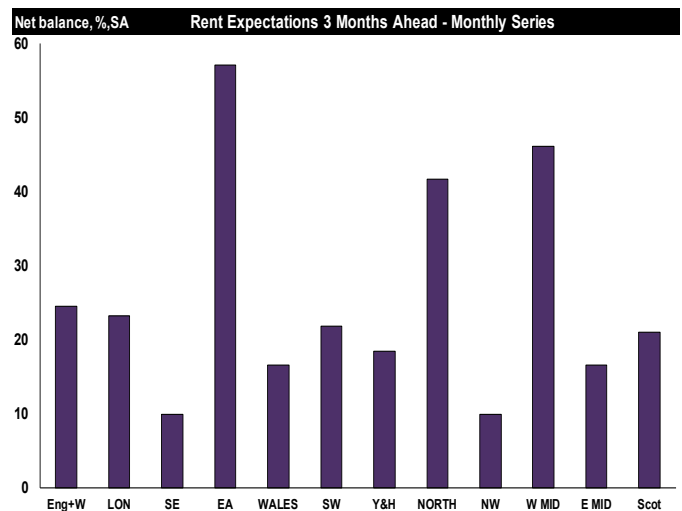
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

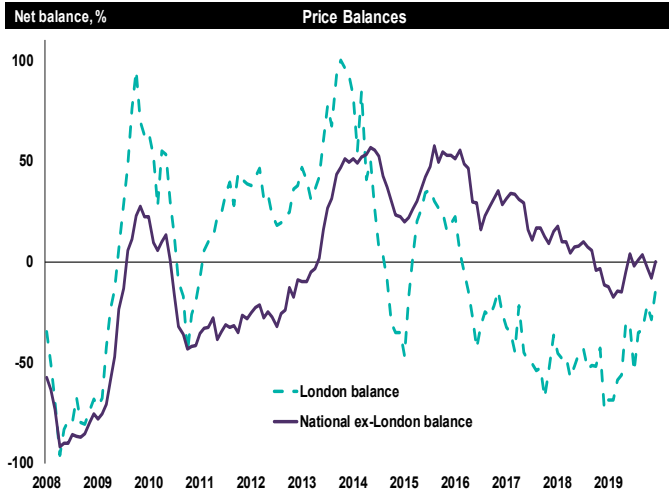


Regional Rent Expectations - Next three months

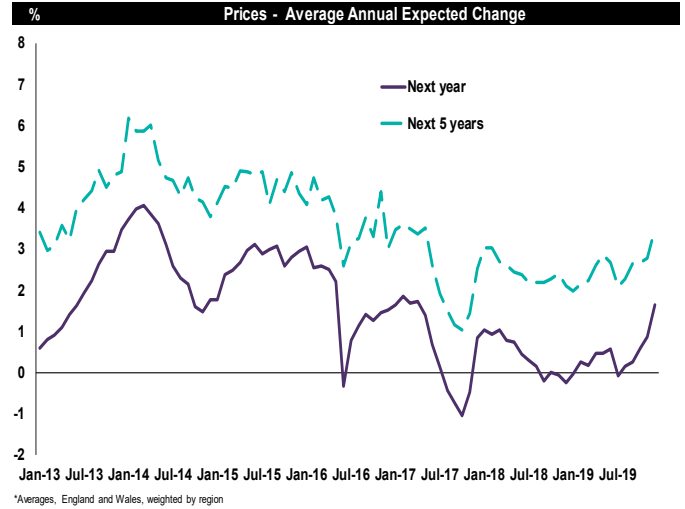


# Expectations & other data

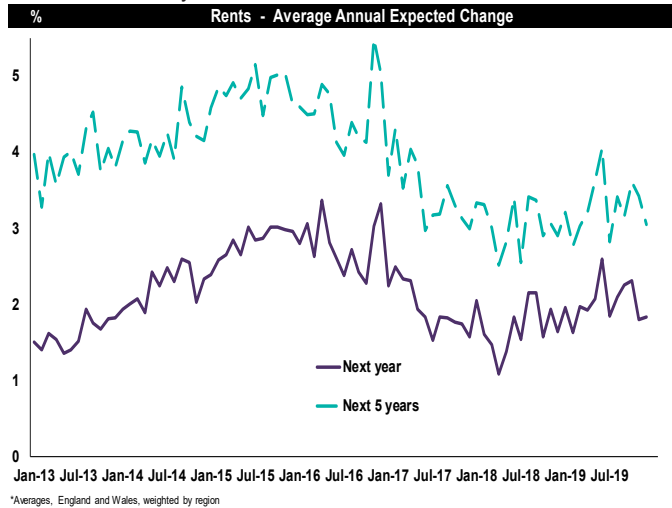
National Price Balance (excluding London) and London Price Balance - Past three months



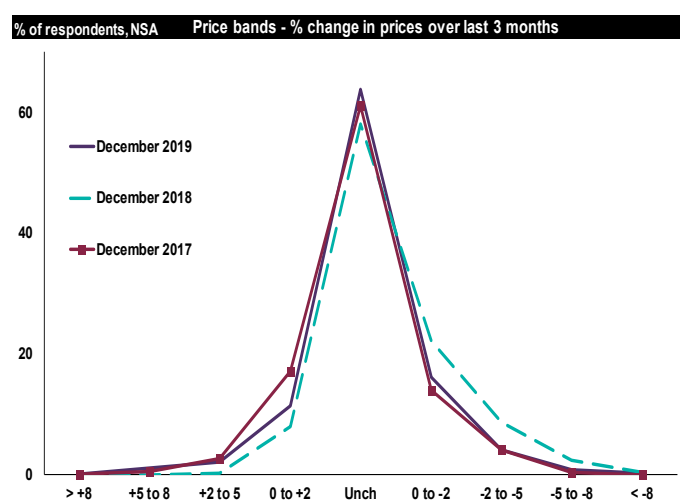
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



# Surveyor comments - sales

## North

Paul McSkimmings, BSc (Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Quiet month due to upcoming Christmas holidays and general election.

Peter Smith, MRICS, Durham, Elvet Estates Ltd, peter@bfhee.com - Political uncertainty.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Strong finish to the calendar year.

## Yorkshire and the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - 2020 vision has become clearer and there is renewed optimism that suppressed underlying demand will be unlocked. However, we may need to focus more on increasing supply of stock for sale.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Increased confidence in the market as we move into 2020 following the election result.

Christopher R Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors and Estate Agents, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - The Conservative's victory in the election should pave the way for slow recovery after 3.5 years Brexit indecision. Latent demand should filter through to restore confidence providing Mr Johnson and Mr Trump behave responsibly and this is a big "if".

Colin Milner, FRICS, Keighley, Colin Milner, 07774 731033, colin.surveyor@sky.com - Despite perceived market confidence issues, I have found sales to be positive with similar levels of good activity across the residential market in the districts where I survey houses.

Heather Blackshaw, MRICS, Brigg, Bell Watson, louise.blackshaw@bellwatson.co.uk - Scunthorpe Steel works is in receivership. If it closes, the property market will crash in the area.

Ian Adams, Mrics, East Yorkshire and hull, Metropolis, lanadams31@yahoo.co.uk - Market quiet prior to Christmas.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - With the election over, there is a sense that a pressure valve has been released and that the New Year market could be quite active in terms of vendor instructions.

James Watts, MRICS, Bradford, Robert Watts Estate Agents, 01274 878878, www.robertwatts.co.uk, jameswatts@robertwatts.co.uk - The next 6 months will prove interesting with the so called 'Boris Bounce' threatening to take effect but most buyers and sellers are probably more confident than 6 months ago.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - With the removal of uncertainty, the market can start to move forward in 2020.

Michael J. Whalley, MRICS, North/West Yorkshire, www.yorkshiresurveying.co.uk, mjw@nidd.net - The issues over the uncertainty of Brexit and the election have had a significant effect on activity in the residential market. However, there seems to be more optimism for 2020 and with it an expectation of increase in sales.

## North West

Andrew Newsam, BSc (Hons) MRICS, Ashton - under - Lyne (East Manchester), Cordingleys, 0161 330 0432, www.cordingleys.co.uk, an@cordingleys.co.uk - School holidays have the most effect on activity concerning new instructions and buyer activity generally.

Hannah Towers, MRICS, Preston, Armitstead Barnett, 01995 603 180, www.abarnett.co.uk, hannah@abarnett.co.uk - The property market can be described as surprisingly resilient given the political backdrop, with some excellent sales being agreed at a variety of levels. Though some transactions have taken longer to be pushed through, others have been speedy.

Ian Macklin, FRICS, Altrincham, Ian Macklin & Comapny, 01619808011, halebarns@ianmacklin.com - Hopefully the more stable political situation will encourage prospective buyers to enter the market

John Halman, MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Notable increase in activity following the decisive general election result. Positive signs for 2020.

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - The decisive election result appears to have resulted in a noticeable pick-up in activity which bodes well for the New Year.

Nathan Lamptey, AssocRICS, Manchester, Connells Survey and valuation, nathan.lamptey@connells.co.uk - Brexit has caused uncertainty. Loss of the Help to Buy Isa.

## East Midlands

Andrew W York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Slight upturn in pre-Christmas activity, hopefully a sign of better times ahead but the jury is still out.

Chris Charlton, FRICS, Nottingham, Savills, 0115 9388020, www.savills.com, ccharlton@savills.com - Marked increase in viewing requests post-election and market appraisals. Looking forward to 2020 and getting back to normal, whatever that is!

Christopher Shallice, FRICS, Holbeach, Hix & Son, 01406 422777 - Election and Brexit issues have caused a lack of confidence and uncertainty which has generally undermined the market and slowed sales.

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - December has been traditionally very quiet. Hopefully the election result will now give the market some impetus.

David Jones, FRICS, Nottinghamshire, Bassetlaw District Council, dave.jones01@btinternet.com - With Brexit confidence and impending legislative change to energy efficiency, there is improving activity.

Ian Denton, MRICS, Northampton, Jackson-Stops & Staff, 01604 632991, ian.denton@jackson-stops.co.uk - There is no doubt the positive result of the general election has increased activity from both purchasers and new vendors. This bodes well for 2020.

James Abbott, MRICS, Stamford, Lincolnshire, Savills, 01780 484696, savills.co.uk, jabbott@savills.com - December saw more buyer activity than previous months, with some excellent activity after the election. There was confidence. Fingers crossed for political follow through on the promises.

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Buyer enquiries held strong in December with seemingly more confidence being shown post general election.



# Surveyor comments - sales

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, [www.andrewgranger.co.uk](http://www.andrewgranger.co.uk), [peter.buckingham@andrewgranger.co.uk](mailto:peter.buckingham@andrewgranger.co.uk) - A noticeable increase in valuations, instructions and viewings since the election result, so confidence is undoubtedly returning to the residential market. Buyers still cautious, many awaiting decision on likely Stamp Duty changes.

Stephen Gadsby, FRICS FSV, Derby, Gadsby Nichols, 01332 296396, [stevegadsby@gadsbynichols.co.uk](mailto:stevegadsby@gadsbynichols.co.uk) - Very low enquiry levels mainly, in our opinion, a direct result of election and Brexit plus usual seasonal effect.

Tim Yeomans, MRICS, Nottingham/Derby, SDL, 07795266361, [tim.yeomans@sdlurveying.co.uk](mailto:tim.yeomans@sdlurveying.co.uk) - Values are flat at present. Some evidence that values of investor only properties such as city centre flats are falling slightly.

Tom Wilson, MRICS, Stamford, King West Ltd, 01780 484 520, [kingwest.co.uk](http://kingwest.co.uk), [twilson@kingwest.co.uk](mailto:twilson@kingwest.co.uk) - With the general election firmly in the rear-view mirror, green shoots for both buyers and sellers are already appearing. January looks like it will be busy.

## West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, [www.johngoodwin.co.uk](http://www.johngoodwin.co.uk), [colin@johngoodwin.co.uk](mailto:colin@johngoodwin.co.uk) - December was a quiet month which was to be expected given all the excitement of the general election and Christmas. Still strong demand from buyers but valuations were down, perhaps as vendors wait to see the election result. January could be busier.

Jeremy Dell, MRICS, Oswestry, J. J. Dell & Company, 01691 653437, [property@jddell.co.uk](mailto:property@jddell.co.uk) - Christmas period

John Andrews, FRICS, Kidderminster, Doolittle & Dalley, 01562 821600 - Following the general election, levels of enquiry are starting to increase. More new instructions needed as fewer properties have come for sale in autumn 2019 and demand is not being met.

John Andrews, FRICS, Bewdley, Doolittle & Dalley, 01562 821600 - Noticeably less property for sale in the latter part of 2019. Many buyers disappointed through lack of availability. 2020 should see improved stock levels and higher sales statistics.

John Andrews, FRICS, Bridgnorth, Doolittle & Dalley, 01562 821600 - A quiet month pending the general election and outcome of Brexit. Fewer properties available, hence a slower market. Spring should see a considerable improvement in both.

John Andrews, FRICS, Stourport, Doolittle & Dalley, 01562 821600 - The last few months of 2019 have been quiet due to less property coming for sale. Now the General Election is over, 2020 should see more sales as more homes become available. A brighter prospect.

Mike Arthan, FRICS, Shropshire, Barbers, [m.athan@barbers-online.co.uk](mailto:m.athan@barbers-online.co.uk) - Typically quiet December. Greater political and economic confidence will hopefully lead to much needed increased activity in the New Year.

Nick Bird, MRICS, Coventry, Homes England, [nicholas.bird@homesengland.gov.uk](mailto:nicholas.bird@homesengland.gov.uk) - Clarity on Brexit will improve market stability albeit the trajectory may drift downwards as the medium-longer term macroeconomic consequences of Brexit take effect.

Richard Franklin, MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436, [richard@franklingallimore.co.uk](mailto:richard@franklingallimore.co.uk) - Market imbalance remains with demand outstripping supply with wall of capital unable to find satisfactory property. No significant market changes envisaged in 2020.

Ryan Williams, FRICS, Hay-on-Wye, Herefordshire/Wales borders, McCartneys LLP, 01497 820 778, [www.mccartneys.co.uk](http://www.mccartneys.co.uk), [ryan@mccartneys.co.uk](mailto:ryan@mccartneys.co.uk) - The decisive election result is likely to provide more confidence going forward as long as the economic uncertainty of Brexit is also out of the news. We need a period of stability and certainty to underpin the residential sector.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - We have generally seen that activity for December is at a higher level than normal. Whether this is due to the potential 'bounce-back' following the general election or is just a one off, we will have to wait and see.

Steven Massie, AssocRICS Registered Valuer, Oswestry, SJM Surveyors, 01691 898560, [steven@sjmsurveyors.co.uk](mailto:steven@sjmsurveyors.co.uk) - Christmas/ New Year holidays are the biggest issue for sales and instructions

## East Anglia

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, [www.lsk.co.uk](http://www.lsk.co.uk), [cphilpot@lsk.co.uk](mailto:cphilpot@lsk.co.uk) - Early signs are that with the election and Christmas behind us, the property market may move forward.

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, [www.davidbrown-ipswich.co.uk](http://www.davidbrown-ipswich.co.uk), [mail@davidbrown-ipswich.co.uk](mailto:mail@davidbrown-ipswich.co.uk) - Reasonable levels of sales activity for the first 2 weeks of the month until Christmas took over. Hopefully election results and getting Brexit done will enable the market to move forward.

Ed Russell, Jackson Stops, 168 High Street, Newmarket Suffolk, [edrussell@jackson-stops.co.uk](mailto:edrussell@jackson-stops.co.uk) - Post general election, Christmas, New Year, buyers showing new resolve to buy, will sellers follow?

Jeffery Hazel FRICS, Geoffrey Collins and Co, Kings Lynn, Norfolk - The usual Christmas slowdown. We must now hope for an improvement!

K Burt-Gray, MRICS, Cambridge, Pocock & Shaw, [kevin@pocock.co.uk](mailto:kevin@pocock.co.uk) - Hoping to see an increase in transaction levels this year but by no means a foregone conclusion.

Mark Wood, MRICS, Cambridge, Blues Property Ltd, 01223 211020, [mark@bluesproperty.com](mailto:mark@bluesproperty.com) - Quiet with usual drop off of footfall for December, although sales agreed where parties were serious.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, [www.jackson-stops.co.uk](http://www.jackson-stops.co.uk), [nigelsteelelts@gmail.com](mailto:nigelsteelelts@gmail.com) - Now that the usual Christmas New Year holiday is over, we expect to see an increase in instructions and enquiries.

## South East

Chris Gooch, MRICS, Winchester, Carter Jonas, [chris.gooch@carterjonas.co.uk](mailto:chris.gooch@carterjonas.co.uk) - Buyer and vendor enquiries are up at last and we are looking forward to a busy 1st half.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, [www.boydens.co.uk](http://www.boydens.co.uk), [david.boyden@boydens.co.uk](mailto:david.boyden@boydens.co.uk) - There has been an uplift in sales and enquiries since the election. Optimistic for Jan 2020 and beyond.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 023 9286 4321, [www.nesbits.co.uk](http://www.nesbits.co.uk), [davidnesbit@nesbits.co.uk](mailto:davidnesbit@nesbits.co.uk) - At last we know where we are heading. Sentiment and confidence is increasing but the effect on values is limited at present

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - A quiet month due to the election and Christmas. The market is likely to be busier next year with more confidence returning.

Derek Weidner, FRICS, South East Home Counties, Derek Weidner Consultancy, [derekw@dwapc.co.uk](mailto:derekw@dwapc.co.uk) - Unseasonal weather and general uncertainty.

## Surveyor comments - sales

Edward Rook, MRICS, Sevenoaks, knight Frank, edward.rook@knightfrank.com - Sentiment is up following the election result.

Ian Denton, MRICS, Woburn, Jackson-Stops & Staff, 01525 290641, ian.denton@jackson-stops.co.uk - Positive election result has improved market sentiment and we experienced one of the busiest Decembers in the 19 years of operating from Woburn.

Ian Perry, FRICS, Fairford Farringdon Highworth Lechlade Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Good level of contracts exchanged in December.

Jane Sayers, AssocRICS, Reading, Romans Surveyors, 07764 162510, jsayers@romans.co.uk - I feel, now the country knows what direction the country and leadership is going in, that more confidence and activity will be seen in the market, especially in sales.

Jeffrey Scholar, MRICS, West Byfleet -Surrey, Jemada Investments Ltd, jeff@jemada.co.uk - Brexit.

Jeremy Ryton Drax, MRICS, London, Parham Holdings Limited, 020-7495-6445, jdrax@parhamholdings.co.uk - Sales markets are driven by confidence in the national and global economies. Housing is a costly item for any buyer and new purchases are driven either by the fiscal feelgood factor or by the need to relocate. Other considerations feature thereafter.

John Anthony Higham, MRICS, Guildford, J Higham Associations, higham.assoc@gmail.com - Achieving Brexit should overcome stagnation in market.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Calming of political situation, post-election, some uncertainty removed should allow purchasers to be bolder.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Election result should improve market. Stamp duty still needs addressing.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market remains in favour of the buyer as they still are not seeing enough confidence returning to the market. Stock of normal town properties remains low but should improve in the first half of the year.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market was relatively quiet but there was a some deals which confirmed there was a market place for sensibly priced property.

John Frost, MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There was some movement in the market over December and we hope that 2020 will bring some needed confidence to the market place.

Kam, MRICS, Belvedere, LO, kam@landocean.co.uk - Summer and winter holidays see lower activity that results in overall lower prices.

Keith Parker, FRICS, Maidenhead, Keith T Parker & Co, keith.parker13@gmail.com - Job uncertainty causing reluctance to factor moving in family decisions. Worries over loss of part of joint income. Consequences of Brexit.

M J Willis-Saunders, MRICS, Milton Keynes, Better Prepared Ltd, 01908410020, markws@betterprepared.co.uk - Overriding effect of Brexit and General Election steered market over last quarter.

Manos Chatzimichalis, Gravesend, Leabrand Ltd, manoshatz1@yahoo.gr - The problem starts and finish with the unwillingness of the government to take the necessary steps towards solving the housing crisis.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - A quiet December as expected but the approach of Christmas has help concentrate buyers' minds on achieving completions before the holidays

Matthew Ward, MRICS, Reading, Berks, Haslams Surveyors LLP, mattward@haslams.co.uk - Brexit has affected the market detrimentally as people have not wanted to make big financial decisions given the political and financial uncertainty over the last 3 years.

M B Neill, MRICS, London, Marlinspike, 07974 148794, wearemarlinspike.co, mark@marlinspike.co - Brexit and political and economic uncertainty.

Nigel Gould, FRICS, Ashford Kent, Gould and Harrison, 01233 646411, Gouldharrison.co.uk, Gouldharrison.co.uk - Christmas period meant December is a quieter month but activity has increased since the election results.

Paul Loveridge, FRICS, Beaconsfield, The Frost Partnership, 01494 680909, paul.loveridge@frostsurveyors.co.uk - Government measures such as Brexit, taxation issues, elections and weather all have an impact, sometimes positive but more often negative.

Peter Smith, AssocRICS, Maidstone Kent, PJJ's, 01622 861533, www.pjjs.co.uk, peter@pjjs.com - The market indicator for many years clearly shows two marketing window opportunities being Feb/March and Sept/October.

R Greene, MRICS, London and Surrey, P A Housing, rob64r@gmail.com - Uncertainty over Brexit and the recent election had an impact on sentiment and confidence in the property market. I expect confidence to start returning and hopefully the market will pick up.

Tim Green, MRICS, South Oxfordshire, Green & Co (Oxford) Ltd, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - The general election results are already seeing a more positive feel for the future. Buyer confidence will at least need to match vendor's expectations for transactions to increase in numbers.

Tim Smart, FRICS, Isle of Wight, Tim Smart Chartered Surveyors, tim@smartsurveyors.co.uk - Historically quiet over Christmas with increased activity in the new year.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - The general election caused everything to slow down but the majority result should lead to increased confidence and a general pick-up in activity.

### South West

Andrew Howe, FRICS, Bath, VOA, andrew.p.howe@voa.gsi.gov.uk - The battle for student let supremacy from new build student flats continues to worry investors in university towns.

Christopher Bailey, MRICS, Exeter, Knight Frank, christopher.bailey@knightfrank.com - We are experiencing a better than usual winter market as expected with the general election result. Nothing dramatic but all our indicators and measurables are up compared to this time last year.

## Surveyor comments - sales

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - With the Govt able to perform with a large majority, we anticipate that there will be more properties coming on to the market but then the fundamental law of supply and demand may prevail. We need to manage seller and buyers carefully.

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - A steady month now Brexit has been secured.

Graham Barton, MRICS, West Country, Clive Emson Auctioneers, 01392 366555, Clive Emson Auctioneers - West Country, graham@cliveemson.co.uk - The European question and political impasse have dominated the market and caused caution in many sectors. Hopefully this is now history.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - A good level of exchanges in December.

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - We have had a strong end to the year in terms of sales agreed.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - We had a good month for sales in December despite the election and perceived uncertainty. Stock levels are still low, we are hopeful of more instructions as we enter the new year.

John Woolley, FRICS, Salisbury, John Woolley Limited, 01722 325650, www.johnwoolleyltd.co.uk, john@johnwoolleyltd.co.uk - With the Conservative's election win, confidence should return and the market recover.

John Corben FRICS FCABE, Swanage, Corbens, 01929 422284, john@corbens.co.uk - Now that the political situation has been clarified, there has been an increase in interest and viewings of property. I expect this trend to continue throughout the year with hopefully more sales being achieved.

Ken Pitcher, FRICS, Town, Chaffers (Blandford), surveys@chaffers.co.uk - Brexit has slowed the market.

M J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, ww.gricehunter.co.uk, griceandhunter@btconnect.com - Since the Election result we have noticed that market sentiment is more positive.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - The election picked spirits up. What happens with Brexit, who knows the effect. That said, we have been busy despite Christmas. Exciting for 2020.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - We have enjoyed a very strong year across the whole firm and at all price levels. We hope, and expect, this to continue in 2020.

O F Miles, FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk - Historically December is a quiet month and this year was no exception. The election date was too close to Christmas to have any effect but the next few months will be an indication of how the election result has impacted the market.

Pete Evans, MRICS, Bristol, Eastman Estates Ltd and Eastman Developments Ltd, pete@eastmanproperty.com - Political uncertainty (general election) and Brexit have slowed the market. Good quality continues to demand good prices. Poorer stock is sticking.

Peter Jones, FRICS (Reg. Valuer), Southampton Bournemouth, Gavaghan Jones Associates Ltd, 01590623444, p.jones@gavaghanjones.com - As with all market tightening, quality properties outperform average property.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Sentiment from both buyers and potential vendors following the positive conclusion of the general election is that the New Year will produce a more confident market with increased opportunities.

### Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, lampeter@morgananddavies.co.uk - A noticeable upturn in sales in the last few weeks. Our stock levels are reducing which will increase prices in the spring we anticipate.

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - December was, as expected, a quiet month, with the general election and Brexit uncertainty as well as for the usual seasonal reasons. Many Vendors are now considering going onto the market in anticipation of a 'bounce' and market revival.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Quieter December than last year in sales and valuations.

Paul Lucas, FRICS, Haverfordwest, R.K. Lucas \$v Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - At the present time, energy efficient standards have had minimal effect in the residential market. Buyers purchase what they actually like in a property.

### London

Andrew Cole, MSc MRICS, London, FARINO COLE, 0208 181 1012, www.farinocole.com, andrew@farinocole.com - Stamp duty is the single most important factor influencing sales at the upper price level.

Ben Temple, MRICS, Waterloo, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - Busier than normal for December. Short term Boris bounce?

Casey O'Donovan, MRICS, South West London, IndigoScott, www.indigoscott.com, casey@indigoscott.com - Unusually, but no doubt on account of the election outcome, we have seen a significant increase in sales activity in the lead up to Christmas. Typically, this period can be slow but the increase in activity has continued into the first week of January.

Chido Ndukwe, MRICS, London, Dachi Associates, chidondukwe@gmail.com - Outcome of the next Brexit negotiation.

Chris Mulry, London, Cluttons, chris.mulry@cluttons.com - Sales market turnover in Prime Central London until the end of 2019 remained challenging with a shortage of quality properties coming to market due to sellers perception that they will not achieve a good price at a time of uncertainty surrounding the "Brexit election".

Colin Pryke, BSc MRICS, North London, colinpryke@hotmail.co.uk - Slow in Christmas period, but election resolved.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Strong finish to the year, based on the result of the general election. A number of sales exchanged because of the result. Traditionally the beginning of the year provides a strong indicator of the year ahead. Signs are positive.

## Surveyor comments - sales

J.J.King, FRICS, Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - The election result saved 50% of our sales, a positive spin to the end of the year and an optimistic approach to the year ahead.

James Perris, MRICS, London, De Villiers, 020 7887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - The election result has given much needed confidence to buyers and we have seen an increase in activity and commitment.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - The election and more Brexit certainty contributed to recovery in market confidence from early December resulting in more market appraisals, listings, viewings & offers.

Justin Bird, FRICS, London, BTP Group, justinbird@btppgroup.com - Brexit.

M A Parker, FRICS, London, Redrow, mark.parker@redrow.co.uk - Sales remained brisk during the last 3 months.

Mark McKeown, MRICS, Westminster, Church Commissioners for England, 02078961084, www.hydeparkestate.com, mark.mckeown@churchofengland.org - The new stable government should help the market but Brexit Uncertainty will persist.

Perry Stock, FRICS, London, MBU Capital, 020-7100-7860, perry@perrystock.co.uk - Until the Brexit question was answered, a lot of buyers have put off decisions, then came Christmas.

Robert Green, MRICS, Chelsea, John D Wood & Co, 020 3369 1343 - Early December was surprisingly busy, despite the election campaign. Since the result, there has been a positive reaction, with sales exchanging and new sales agreed far closer to Christmas than usual.

Ronan McNamara, AssocRICS, Ealing, Robertson Smith and Kempson, 02085662340, www.robertsonsmithandkempson.co.uk, ronan@robertsonsmithandkempson.co.uk - We feel confidence is improving after the general election result and that prices will increase marginally over the 1st quarter.

Scott Chapman, MRICS, South London, Sutton, Croydon & Surrounding areas, Selectsurv Ltd, 0203 6333155, selectsurv.co.uk, info@selectsurv.co.uk - Although Brexit has had an impact on the residential market in recent times, there has been a degree of optimism since the result of the general election.

Sean Dempsey, MRICS, London, Boulton LDN Capital Ltd, 07909792035, Www.boultonldn.co.uk, Sean@boultonldn.co.uk - The election has had a sudden and not entirely expected positive effect on demand. Some buyers accept that prices may now rise.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - We have had a stronger year end for prime London than we were anticipating, price falls over 2019 were negligible. We have seen an increase in sales at over £5m.

Simon Powley, Holland Park, Carter Jonas, carterjonas.co.uk, simon.powley@carterjonas.co.uk - For the past 10 years we've been living in a political vacuum waiting for something to happen. With a clear majority government, confidence can return to the property market.

### Scotland

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - Healthy sales combined with fewer available properties has made it a good time to be a seller. However, more sellers have started to come forward now the general election and festive period are over.

Graeme Lusk, BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele, www.walkerfrasersteele.co.uk, Graeme.lusk@walkerfrasersteele.co.uk - Looking forward to the start of 2020 which I hope will be a prosperous year for all.

Greg Davidson, MRICS, Perth, Graham + Sibbald, 01738445733, www.g-s.co.uk, gdavidson@g-s.co.uk - Last year showed stability in the market and some high value sales late in the year have helped support a positive outlook for 2020. Assuming the politicians don't ruin it.

Ian Morton, MRICS, St Andrews, Bradburne & Co., 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Slow end to the year with general election and usual end of year slow down. Preparing for uplift in the market early in 2020.

Jake Shaw-Tan, MRICS, Ayrshire, Galbraith, 01292 268181, galbraithgroup.com, jake.shaw-tan@galbraithgroup.com - Ayrshire has previously seen great success with building plots, smallholdings and characterful rural properties. Heading into 2020, it will be interesting to see which will take the lead; personally, I like the odds for smallholdings.

John Brown, FRICS MRTPI DLE, Edinburgh, John Brown and Company, 07768583919, john.brown@jb-uk.com - December focused on the election, with reduced activity and anticipation, however, sales continued well, and prices achieved consistently ahead of expectation. Less stock supporting price levels. Boris win adds to market buoyancy.

Kevin Hay BSc MRICS, Allied Surveyors, Ayrshire, 01292265381 - Quieter time of the year due to the Christmas holidays.

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - December ended a steady year for the Inverness and Highland property market which has prospered amid the UK political havoc and uncertainty. Hopes are now for 2020 to stimulate the return of wider confidence and positive future outlook.

Kieran Bonner, MRICS, Stirling, J&E Shepherd, 01786 450438, kbonner1102@gmail.com - Public Christmas holidays have meant a slow market within the industry as expected annually.

Linda Gove, MA (Hons) MRICS, St Andrews, J & E Shepherd, l.gove@shepherd.co.uk - After a relatively quiet run in to Christmas we are seeing an upturn in instructions again. Prices have remained buoyant in this area driven by demand exceeding supply and we expect this trend to continue in the foreseeable future.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Political upheaval seemed to have little or no effect on buyers during December. Offers were received at good levels on a number of properties.

Nick Waugh, FRICS, Edinburgh, Buccleuch Property, 0131 524 0910, nwaugh@buccleuch.com - Brexit and the general election in Q4 2019 has subdued market volumes and values.

Phiddy Robertson, AssocRICS, Highlands and Islands, Galbraith Group, 01463 224343, galbraithgroup.com, phiddy.robertson@galbraithgroup.com - The election put the market on hold, but with a greater degree of certainty we expect a post-election bounce in instructions and sales.

## Surveyor comments - sales

Rod Christie, MRICS Registered Valuer, Elgin, Galbraith, 01343 546 362, [www.galbraithgroup.com](http://www.galbraithgroup.com), [rod.christie@galbraithgroup.com](mailto:rod.christie@galbraithgroup.com) - Strong market for well-priced houses (up to 5 bed) which are in good condition and in prime locations - value up to say £500k. Houses in secondary locations or which require significant work are less desirable.

Ronald G Smith, MRICS, Stirlingshire and Clackmannan, Shepherd Chartered Surveyors, 01786 450438, [www.shepherd.co.uk](http://www.shepherd.co.uk), [ronnie.smith@shepherd.co.uk](mailto:ronnie.smith@shepherd.co.uk) - Market continues to be driven by low supply.

Tom Murray, AssocRICS and Registered Valuer, Ayrshire, GAP, 01465 713498, [www.gapinthemarket.com](http://www.gapinthemarket.com), [tom.murray@gapinthemarket.com](mailto:tom.murray@gapinthemarket.com) - In 2019, the market in South Ayrshire had real traction: good supply of property for sale and strong demand from applicants coming from a wide geographic spread. Settled values. Perception: good value for money.

### Northern Ireland

Daniel Mc Leron, FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, [www.mclernonestateagents.com](http://www.mclernonestateagents.com), [info@mclernonestateagents.com](mailto:info@mclernonestateagents.com) - Market now getting traditionally slower. Still buoyant at lower level.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, [www.gocestateagents.com](http://www.gocestateagents.com), [kirby@gocestateagents.com](mailto:kirby@gocestateagents.com) - Sales have been strong up until end December but taking longer to complete.

Nicola Tann, FRICS, Belfast, Simon Brien Residential, 02890595555, [www.simonbrien.com](http://www.simonbrien.com), [ntann@simonbrien.com](mailto:ntann@simonbrien.com) - Sales market was busy, and did quieten on the approach to the festive season, however that is expected to pick up after the holidays

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, [www.simonbrien.com](http://www.simonbrien.com), [sdickey@simonbrien.com](mailto:sdickey@simonbrien.com) - The market slows at Christmas

# Surveyor comments - lettings

## North

Richard Towler, MRICS, Penrith, Eden Lettings & Management, [www.edenletting.co.uk](http://www.edenletting.co.uk), [enquiries@edenletting.co.uk](mailto:enquiries@edenletting.co.uk) - Increase in the number of tenants giving notice before Christmas. Market demand remains firm. No immediate reaction to Government's s.21 proposals.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, [www.brannen-partners.co.uk](http://www.brannen-partners.co.uk), [shaun.brannen@brannen-partners.co.uk](mailto:shaun.brannen@brannen-partners.co.uk) - Lettings approximately 15% up on figures since this time last year.

## Yorkshire and the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, [alex.mcneil@bramleys1.co.uk](mailto:alex.mcneil@bramleys1.co.uk) - Tenant demand remains sustainable with a continuing shortage of good quality houses available to rent. Investors may now have renewed confidence.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, [www.hudson-moody.com](http://www.hudson-moody.com), [benhudson@hudson-moody.com](mailto:benhudson@hudson-moody.com) - Lots of new regulation within the market making landlords uneasy.

Christopher R Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors and Estate Agents, 01484 536799, [www.jowett-huddersfield.co.uk](http://www.jowett-huddersfield.co.uk), [chris@jowett-huddersfield.co.uk](mailto:chris@jowett-huddersfield.co.uk) - Steady rental growth should occur until the housing shortage nationally is addressed. Landlords should maintain their properties and look at this in a responsible way to gain more respect from tenants and vice versa to build two way trust.

Colin France, FRICS, Bradford, Batty France, 01274 582661, [colin@battyfrance.co.uk](mailto:colin@battyfrance.co.uk) - August through October is commonly more active.

David J Martindale, MRICS, Wakefield, FSL, [david.martindale@fslea.com](mailto:david.martindale@fslea.com) - The lettings market continues to be very busy.

Ian Adams, MRICS, East Yorkshire and hull, Metropolis, [ianadams31@yahoo.co.uk](mailto:ianadams31@yahoo.co.uk) - Tenant demand tailed off prior to Christmas.

## North West

Anthony Mousdale, MRICS, Liverpool, Liverpool City Council, 0151 233 0224, [www.liverpool.gov.uk](http://www.liverpool.gov.uk), [Anthony.mousdale@liverpool.gov.uk](mailto:Anthony.mousdale@liverpool.gov.uk) - Overall size of PRS in the city is increasing but many areas experience low demand. Overall vacancy rates for private sector dwellings are increasing. It will be interesting to see how government policy re PRS affects this.

John Halman, MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, [www.gascoignehalman.co.uk](http://www.gascoignehalman.co.uk), [jane.andrew@gascoignehalman.co.uk](mailto:jane.andrew@gascoignehalman.co.uk) - Still difficult to retain and attract Landlords with restrictive market conditions.

Nathan Lamptey, AssocRICS, Manchester, Connells Survey and valuation, [nathan.lamptey@connells.co.uk](mailto:nathan.lamptey@connells.co.uk) - Lack of affordable housing.

## East Midlands

Andrew W York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, [www.mooreandyork.co.uk](http://www.mooreandyork.co.uk), [andrew.york@mooreandyork.co.uk](mailto:andrew.york@mooreandyork.co.uk) - Market in equilibrium.

Christopher Shallice, FRICS, Holbeach, Hix & Son, 01406 422777 - Steady but moving along substantially considering the time of year and national events.

Ian Denton, MRICS, Northampton, Jackson-Stops & Staff, 01604 632991, [ian.denton@jackson-stops.co.uk](mailto:ian.denton@jackson-stops.co.uk) - Continues to be a buoyant market with limited availability of stock.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, [www.andrewgranger.co.uk](http://www.andrewgranger.co.uk), [peter.buckingham@andrewgranger.co.uk](mailto:peter.buckingham@andrewgranger.co.uk) - Increased activity, tenant demand strong, players in the rental market now coming to terms with the tenant fee ban.

## West Midlands

Andrew Pearce, MRICS, Wolverhampton, Millennium Properties, 01902 836036, [andrew@millennium-properties.co.uk](mailto:andrew@millennium-properties.co.uk) - Tenant demand rising. New landlords to market falling and old landlords selling. Rents are rising as a result of falling supply.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, [www.johngoodwin.co.uk](http://www.johngoodwin.co.uk), [colin@johngoodwin.co.uk](mailto:colin@johngoodwin.co.uk) - A quiet month. Still a shortage of new properties to let.

Jason Coombes BA MARLA MNAVA, MRICS, Birmingham, Cottons Chartered Surveyors, 0121 247 2299, [cottons.co.uk](http://cottons.co.uk), [jcoombes@cottons.co.uk](mailto:jcoombes@cottons.co.uk) - I think that Brexit, the election and the Christmas break have had an impact on the market. We are already feeling a positive impact following this uncertain period.

Jeremy Dell, MRICS, Oswestry, J. J. Dell & Company, 01691 653437, [property@jjdell.co.uk](http://property@jjdell.co.uk) - Christmas period.

John Andrews, FRICS, Kidderminster, Doolittle & Dalley, 01562 821600 - A steady market, with good enquiries for all types of rented property throughout the area. Concern is that fewer new landlords are providing rented properties.

John Andrews, FRICS, Bewdley, Doolittle & Dalley, 01562 821600 - Constant and steady demand with rents rising as fewer landlords make property available due to likely government legislation affecting the rental market.

John Andrews, FRICS, Bridgnorth, Doolittle & Dalley, 01562 821600 - Still a constant steady demand for all types of rented properties with small houses being of particular interest. More properties needed to satisfy demand.

John Andrews, FRICS, Stourport, Doolittle & Dalley, 01562 821600 - The same constant and steady demand for all types of rented properties. However, legislation is affecting landlords resulting in less investment properties becoming available for letting.

Mike Arthan, FRICS, Shropshire, Barbers, [m.athan@barbers-online.co.uk](mailto:m.athan@barbers-online.co.uk) - Plenty of prospective tenants. Shortage of stock.

Richard Franklin, MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436, [richard@franklingallimore.co.uk](mailto:richard@franklingallimore.co.uk) - Rents have risen significantly over the year, mainly to counter changes to fees. This policy has had a very detrimental impact on tenants who the politicians thought it would benefit.

Ryan Williams, FRICS, Hay-on-Wye, Herefordshire/Wales borders, McCartneys LLP, 01497 820 778, [www.mccartneys.co.uk](http://www.mccartneys.co.uk), [ryan@mccartneys.co.uk](mailto:ryan@mccartneys.co.uk) - The private sector is doing well in catering for the majority of needs in this sector. I view more legislation and government interference as a real threat to this area, if it's not broke why fix it?

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - Surprisingly busy for the time of year.

## East Anglia

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, [www.lsk.co.uk](http://www.lsk.co.uk), [cphilpot@lsk.co.uk](mailto:cphilpot@lsk.co.uk) - Still good demand.

Jeffery Hazel FRICS, Geoffrey Collins and Co, Kings Lynn, Norfolk - Limited demand to ample supply.

K Burt-Gray, MRICS, Cambridge, Pocock & Shaw, [kevin@pocock.co.uk](mailto:kevin@pocock.co.uk) - Quite pre-Christmas but activity already increasing as tenants start to seek property in the city.

# Surveyor comments - lettings

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigelsteelelts@gmail.com - A strong market for good well-presented properties.

## South East

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - We were expecting a quiet December, however lettings transactions exceeded that of what we targeted our branches to achieve. All landlords very worried about abolishment of sec 21.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - The government's intention to give greater security of tenure to tenants will not encourage lettings. If enacted, the supply of properties available to rent will diminish. The proposal has not been thought through properly.

Hannah Ward, Hove, King and Chasemore, 01273 719625, hannah.ward@countrywide.co.uk - Brexit, Tax for landlords and the media.

Ian Denton, MRICS, Woburn, Jackson-Stops & Staff, 01525 290641, ian.denton@jackson-stops.co.uk - Demand continuing to outstrip supply.

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

Jane Sayers, AssocRICS, Reading, Romans Surveyors, 07764 162510, jsayers@romans.co.uk - I feel tenant demand will remain stable.

Jeremy Ryton Drax, MRICS, London, Parham Holdings Limited, 020-7495-6445, jdrax@parhamholdings.co.uk - Letting markets boom during economic uncertainty as house buyers park capital pending improved economic times. The punitive SDLT cost of house buying causes immobility as folk rent rather than buy a 2nd home & risk paying SDLT on the unsold 1st.

John Anthony Higham, MRICS, Guildford, J Higham Associations, higham.assoc@gmail.com - Achieving Brexit should overcome stagnation in the market.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Over taxation of landlords and uncertainty over conservative housing policy.

Kam, MRICS, Belvedere, LO, kam@landocean.co.uk - Less demand in holiday periods.

M J Willis-Saunders, MRICS, Milton Keynes, Better Prepared Ltd, 01908410020, markws@betterprepared.co.uk - Overriding effect of Brexit and general election steered market for all of last quarter.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Lettings market unusually quiet for December no doubt due to the election and the holidays being so close together.

Matthew Ward, MRICS, Reading, Berks, Haslams Surveyors LLP, mattward@haslams.co.uk - Changes to financial accounting concerning landlords letting properties has meant a lot of landlords have sold properties (flooding the market with certain property types) and left the returns available very small indeed.

Nigel Gould, FRICS, Ashford Kent, Gould and Harrison, 01233 646411, Gouldharrison.co.uk, Gouldharrison.co.uk - December always quiet, New Year increases activity.

Paul Loveridge, FRICS, Beaconsfield, The Frost Partnership, 01494 680909, paul.loveridge@frostsurveyors.co.uk - Government measures such as Brexit, interference in the market for whatever reason, taxation issues, elections and weather all have an impact, sometimes positive but more often negative.

Peter Smith, AssocRICS, Maidstone Kent, PJJ's, 01622 861533, www.pjjs.co.uk, peter@pjjs.com - There are no specific drivers regarding public holidays as lettings are driven mainly by either work/business relocation or temporary accommodation whilst viewing the market to purchase. The landlords tend to keep a portfolio mainly for investment.

R Greene, MRICS, London and Surrey, P A Housing, rob64r@gmail.com - Lettings depends on supply and may increase. Delivery of new homes by housing associations may reduce due to fire risk assessment and issues around recladding to avoid another Grenfell.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - There is still a relatively active lettings market for correctly priced properties, which should improve now that the election is out of the way.

## South West

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - Steady demand throughout the year.

John Woolley, FRICS, Salisbury, John Woolley Limited, 01722 325650, www.johnwoolleyltd.co.uk, john@johnwoolleyltd.co.uk - With the Conservative's election win and the sales' market recovery, lettings and rents may have a more stable period.

Marcus Arundell, MRICS, Bath, HomeLets, 01225 484811, homeletsbath.co.uk, marcus@homeletsbath.co.uk - Let's just hope the general election and Boris Bounce translate into positive new year trading. Merry Christmas all!

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Strong demand remains although short supply at the moment.

Pete Evans, MRICS, Bristol, Eastman Estates Ltd and Eastman Developments Ltd, pete@eastmanproperty.com - In the last year we have seen increased growth in 1 bed rental inflation. 1 bed now almost as expensive as small 2 bed flats.

Peter Jones, FRICS (Reg. Valuer), Southampton Bournemouth, Gavaghan Jones Associates Ltd, 01590623444, p.jones@gavaghanjones.com - Town centre good transport links perform consistently.

## Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd, 02920 766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Rental choices for Tenants are limited, so lets are more frequent and at fuller figures.

Paul Lucas, FRICS, Haverfordwest, R.K. Lucas \$v Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - The rental market has not yet had time to gather its thoughts since the general election.

## London

Andrew Cole, MSc MRICS, London, FARINO COLE, 0208 181 1012, www.farinocole.com, andrew@farinocole.com - Lettings market is a clear supply v demand question, the major factor is the improvement in nearby retail units, improvements in public transport and security.

## Surveyor comments - lettings

Ben Temple, MRICS, Waterloo, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - Busy October and November. December has become quieter as normal but we expect a pick up in the New Year.

Colin Pryke, BSc MRICS, North London, colinpryke@hotmail.co.uk - Still in Christmas, but election resolved.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A busy end of year but stock levels remain very low. Expect more investors to return to the market they had abandoned over the past 2 years.

J.J.King, FRICS, Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Slow growth throughout the past year has subdued market sentiment. Expecting a slow improvement in rental values this year.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Political and seasonal distractions meant December was quiet as usual although we recorded particular interest in two bed flats which are in short supply locally.

John Collard, MRICS, Wimbledon Village, Robert Holmes & Co, 0208 879 9889, www.robertholmes.co.uk, jilly@robertholmes.co.uk - Stock at an all-time low over the past 3 months and a slow start to the year

Justin Bird, FRICS, London, BTP Group, justinbird@btppgroup.com - Brexit.

Mark McKeown, MRICS, Westminster, Church Commissioners for England, 02078961084, www.hydeparkestate.com, mark.mckeown@churchofengland.org - Depends on the trade deal reached.

Sean Dempsey, MRICS, London, Boulton LDN Capital Ltd, 07909792035, Wwww.boultonbeeldn.co.uk, Sean@boultonbeeldn.co.uk - The lettings market has benefitted from political stalemate and heightened caution. That may now subside so rental growth may slow.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - We are continuing to see strong levels of corporate demand across all markets.

Will Barnes Yellowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Awaiting the Boris bump or the Trump slump!

### Scotland

Ian Morton, MRICS, St Andrews, Bradburne & Co., 01334 479479, bradburne.co.uk, info@bradburne.co.uk - Traditional lead up to Christmas has slowed tenant demand slightly and there is a choice of vacant property for rent. We expect demand to increase in early 2020.

John Brown, FRICS MRTPI DLE, Edinburgh, John Brown and Company, 07768583919, john.brown@jb-uk.com - Lettings agents note less tenants around in December/January period. Rents adjusting to the competition, the 28 day notice to leave used by tenants prepared to move to get a deal elsewhere. Landlords likely to react by selling up.

John Gell, MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - The market has been very flat in the run up to Christmas, but this is not unusual. We anticipate a busy January if previous years are anything to go by.

Nick Waugh, FRICS, Edinburgh, Buccleuch Property, 0131 524 0910, nwaugh@buccleuch.com - Brexit and the general election in Q4 2019 has subdued market volumes and values.

Phiddy Robertson, AssocRICS, Highlands and Islands, Galbraith Group, 01463 224343, galbraithgroup.com, phiddy.robertson@galbraithgroup.com - Continued demand for rental property and lack of supply.

Rod Christie, MRICS Registered Valuer, Elgin, Galbraith, 01343 546 362, www.galbraithgroup.com, rod.christie@galbraithgroup.com - Strong market for houses in good condition. Demand exceeding supply for the better quality in town properties. Prospective landlords hesitant owing to legislation change.

### Northern Ireland

Kirby O'Connor, Assoc Rics, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market has been strong, definitely quietened down in December.

Nicola Tann, FRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, ntann@simonbrien.com - Rental market remains strong throughout.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The rental market will carry on strong momentum into 2020.

Stephen Henry, AssocRICS, Dungannon, Co. Tyrone, Tom Henry & Co, 02887726992, www.tomhenryandco.com, stephen@tomhenryandco.com - The availability of new social housing in the locality, combined with an increase in first-time purchasers due to Co-ownership is reducing demand within the private rental sector.



# Contacts

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