



May 2016: UK Residential Market Survey

Price momentum eases as uncertainty weighs on market sentiment

- Buyer demand falls for the second month running and at the fastest pace since mid-2008
- Price momentum eases in most parts and in London turns more negative
- Near term price expectations turn negative and uncertainty clouding the outlook

The May RICS Residential Market Survey shows demand contracting for the second consecutive month and falling at the fastest pace since mid-2008. New buyer enquiries declined, to a greater or lesser degree, across most parts of the UK with a net balance of 33% of contributors, at the national level, reporting a fall.

Comments from contributors identify several potential causes of this decline in buyers appetite, with uncertainty over the upcoming referendum on the UK's membership of the EU by far the most prevalent suggestion. However, respondents in different areas have also reported an absence of demand from buy-to-let investors following the surge in activity that preceded the introduction of an additional layer of stamp duty in April.

Meanwhile, the supply of properties coming available for sale also decreased, with 30% more contributors seeing a fall in new instructions rather than a rise. This represents the most widespread decline since the series began in April 1999. The fall in supply is evident across most parts of the UK with Wales the only area to see a modest increase in instructions.

Agreed sales decreased for the second consecutive month with a net balance of 22% of contributors reporting a fall rather than a rise in activity. Looking ahead to the coming three months and, on balance, respondents expect transaction levels to remain broadly flat; 4% more contributors foresee a fall rather than a rise. However, several respondents mentioned that the outlook for activity is very much dependent on the upcoming referendum and expressed their uncertainty around the prospects for sales. At the twelve month horizon, the outlook remains more positive with a net balance of 29% of respondents expecting sales activity to increase; this is nevertheless somewhat lower than the numbers recorded over the last year.

The decrease in demand during recent months has led to a sharp easing in price momentum with the headline price net balance falling to 19% from 39% the previous month. For the third consecutive month, London was the only area to see a fall in the price balance with a reading of 35% more contributors reporting a decline, down from a revised -16 in

April. Prices continue to rise in all other parts, albeit at a more moderate pace than previously.

The outlook for prices in the three months to come has also deteriorated with 10% more contributors now expecting a fall rather than a rise. This represents the first negative reading since late 2012. However, this headline net balance figure is being heavily influenced by the South Eastern parts of the UK, where expectations are significantly more negative than elsewhere. The outlook is particularly weak in London and East Anglia where net balances of 43% and 33% of respondents foresee prices declining in the near future. While sentiment has moderated in all parts, more areas still foresee some limited growth over the months to come rather than an absolute fall in prices.

While the near term outlook for prices has softened significantly, a net balance of 54% of contributors still expect prices to be higher 12 months from now than they are today. Respondents in all areas foresee growth over this period with confidence less firm in London than elsewhere; only 14% more respondents in London expect prices to rise rather than a fall over the year to come.

Tenant demand continues to rise across all areas with a net balance of 23% (based on the monthly non-seasonally adjusted series) of contributors reporting an increase at the national level. Supply remained broadly stable with 6% more respondents reporting a rise rather than a fall. This demand-supply imbalance (demand has now outpaced supply for thirty consecutive months) is driving rental values higher and a net balance of 30% of contributors foresee further growth over the coming three months.

Across the UK, an unchanged 62% of contributors perceive current market values to be around fair value. However, in South Eastern parts of England a significant proportion of respondents believe prices are stretched relative to fundamentals. Indeed, in London and the outer South East, 57% and 58% of contributors respectively think their local markets are expensive, to some degree.

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? (down/ same/ up)
 - 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)
 - 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 house prices, in your area, to change over the next 12 months? (% band, range options)
 - What do you expect the average annual growth rate in house prices will be over the next 5 years in your area? (% band, range options)
 - 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 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 do you perceive to be average LTVs currently being offered in the market for first-time buyers? (% band, range options)
 - What do you perceive to be average LTVs currently being offered in the market for existing owners? (% band, range options)
 - What do you perceive to be average LTVs currently being offered in the market for buy-to-let landlords? (% band, range options)
- Questions 15-18 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.

Number of responses to this month's survey:

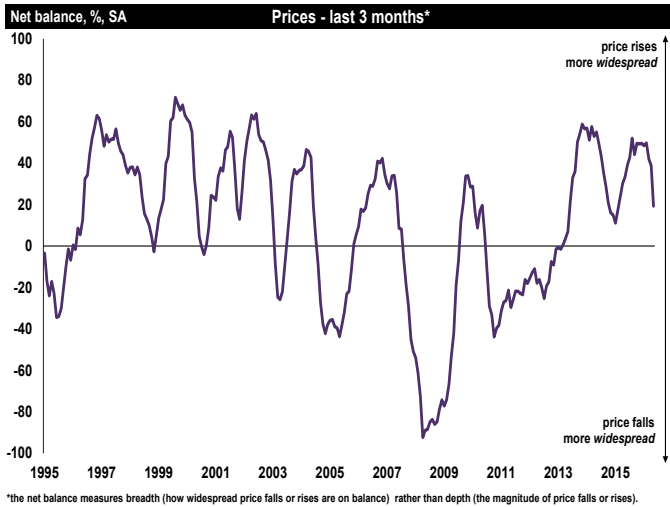
- 326 (representing 603 branches)

Next embargo dates:

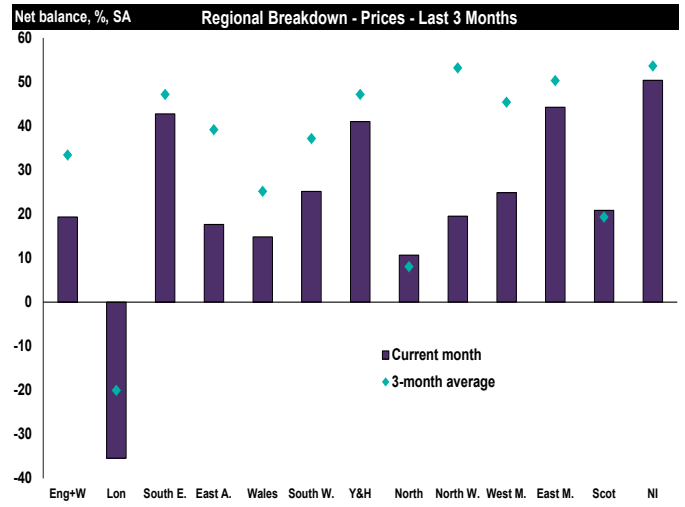
- June Survey: 14 July**
- July Survey: 11 August**
- August Survey: 8 September**

Sales market charts

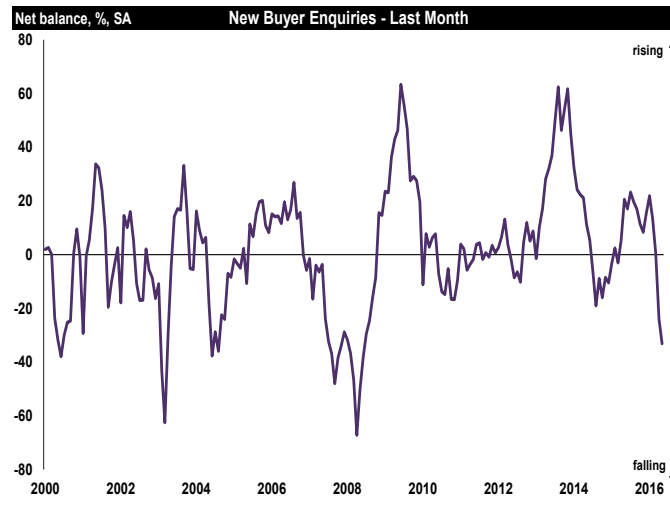
National Prices - Past three months



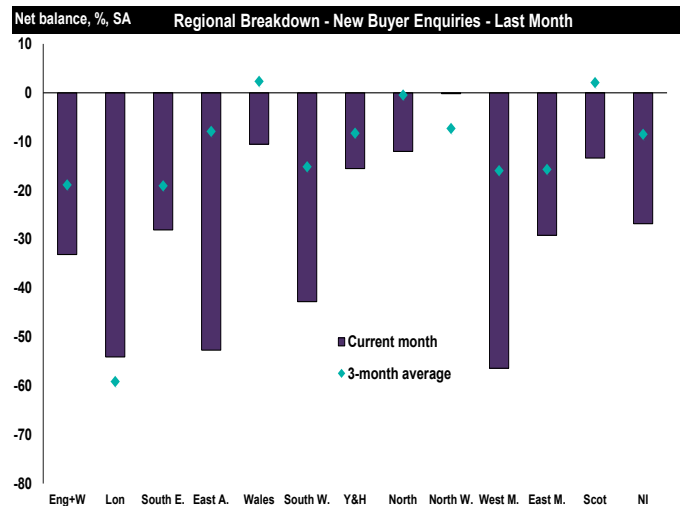
Regional Prices - Past three months



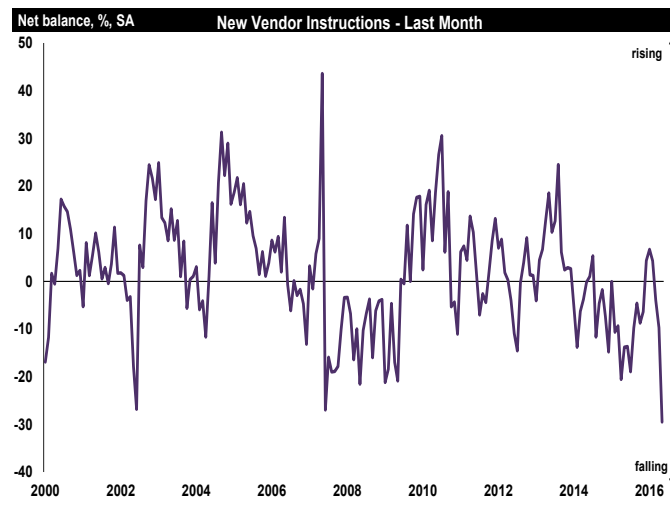
National Enquiries - Past month



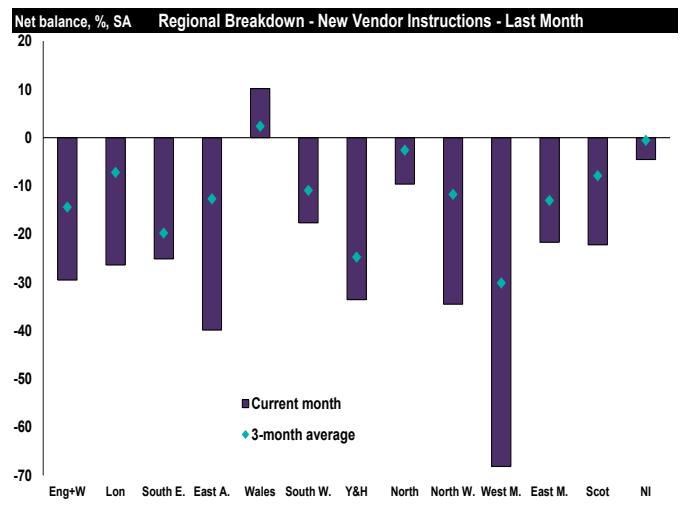
Regional Enquiries - Past month



National New Vendor Instructions - Past month

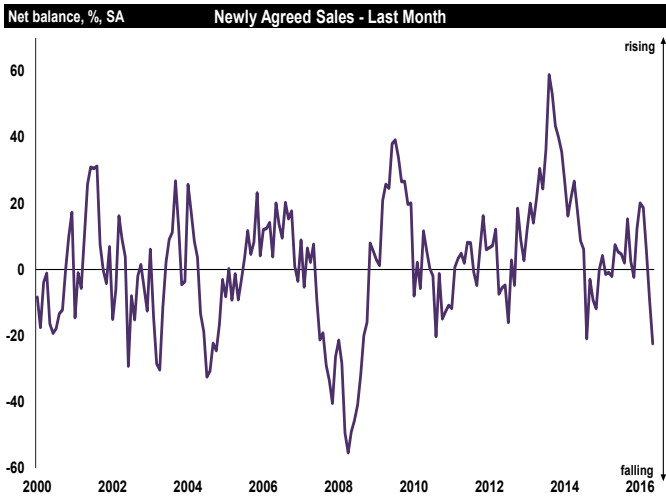


Regional New Vendor Instructions - Past month

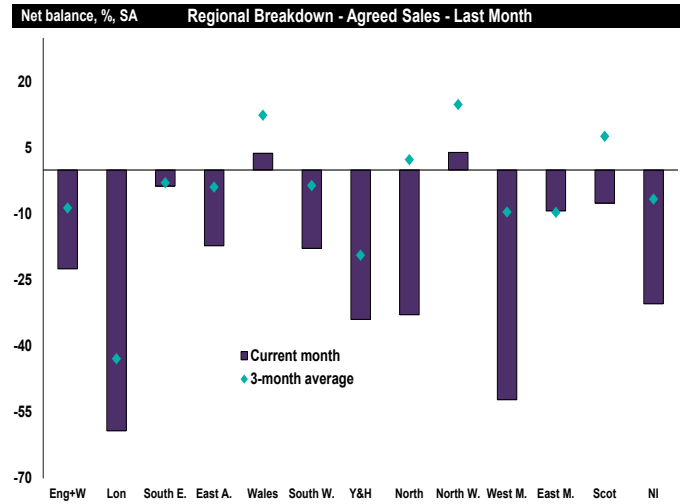


Sales market charts

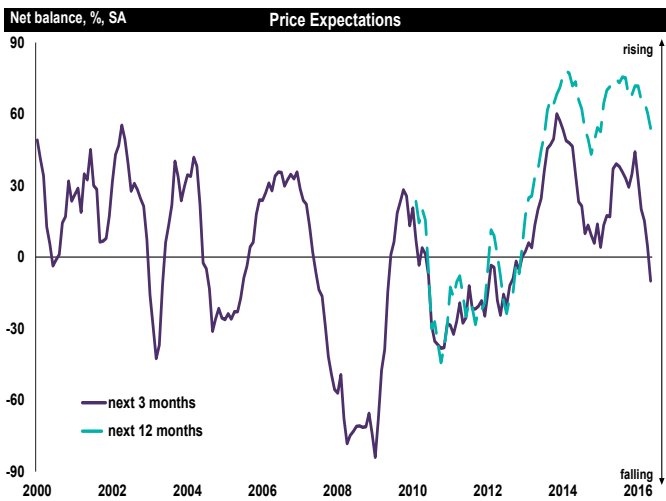
National Newly Agreed Sales - Past month



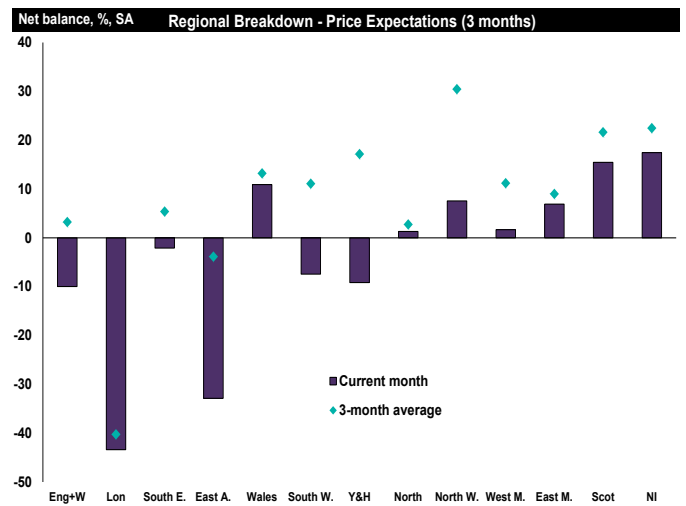
Regional Newly Agreed Sales - Past month



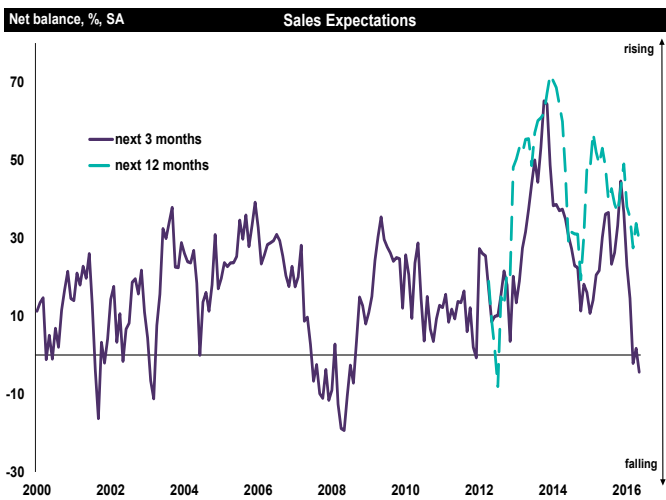
National Price Expectations - Three and twelve month expectations



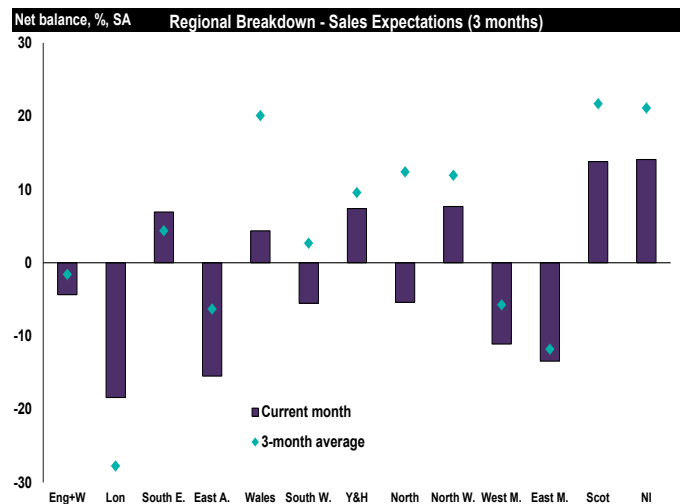
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

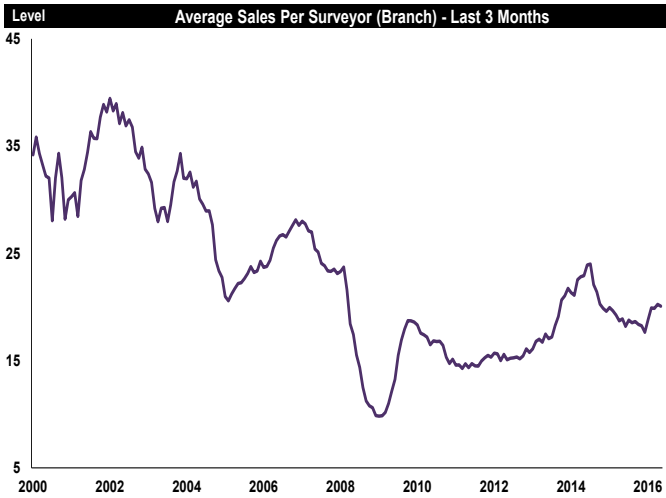


Regional Sales Expectations - Next three months

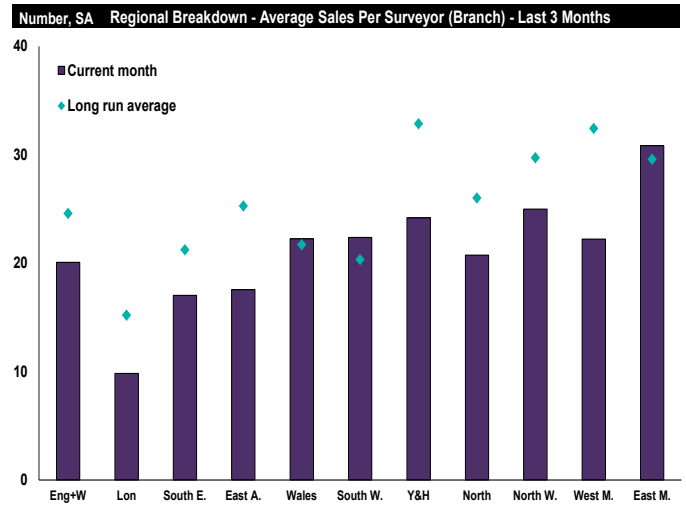


Sales market charts

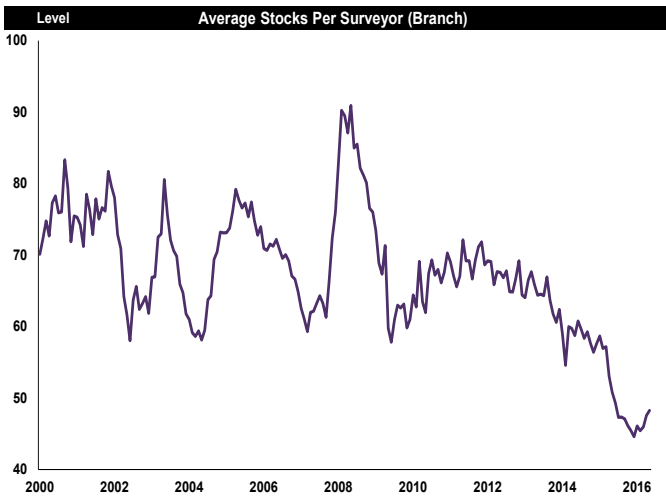
National Average Sales Per Surveyor - Past three months



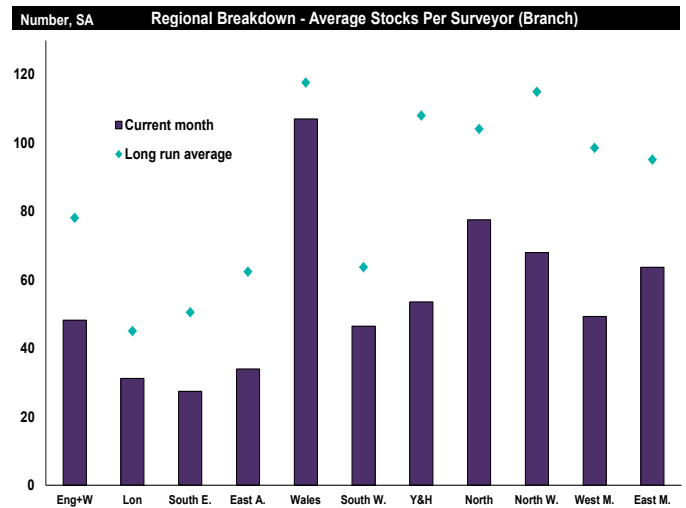
Regional Average Sales Per Surveyor - Past three months



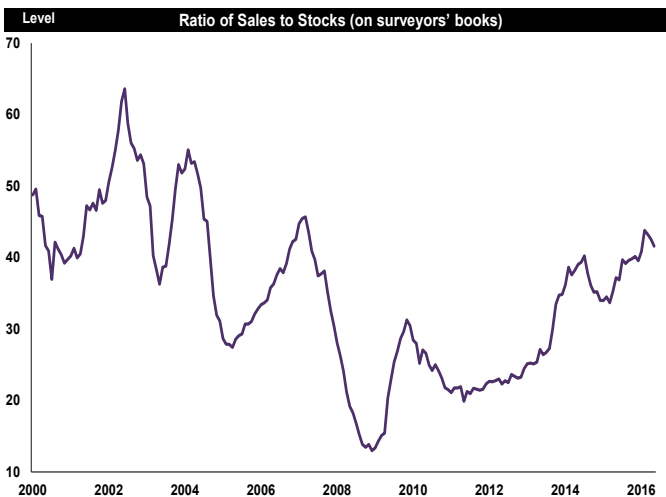
National Average Stocks Per Surveyor



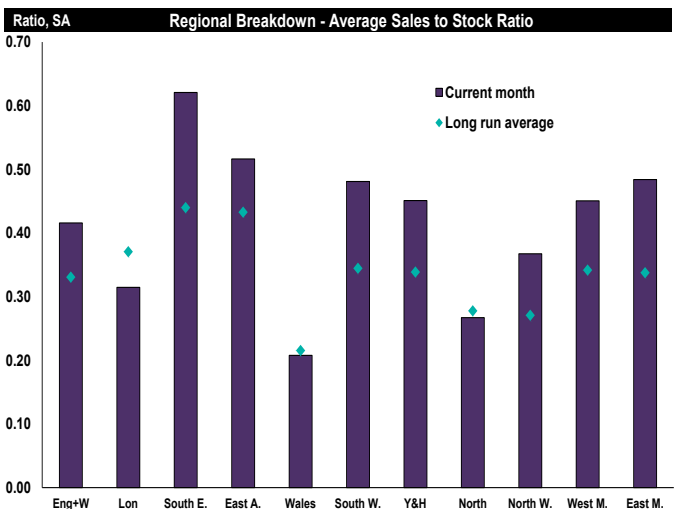
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

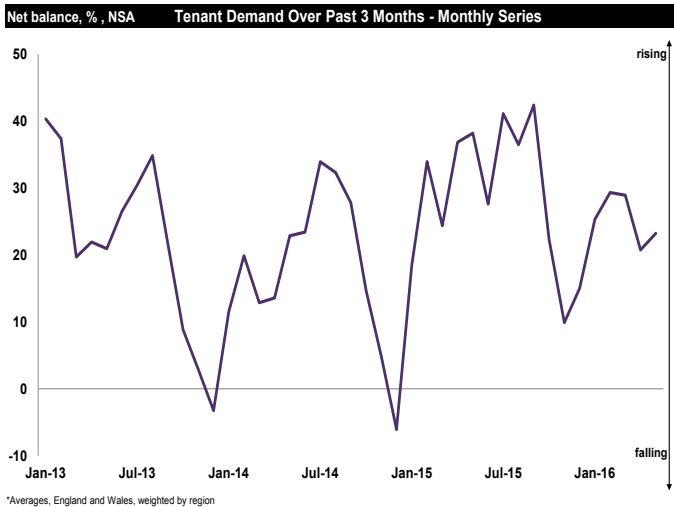


Regional Sales to Stock Ratio

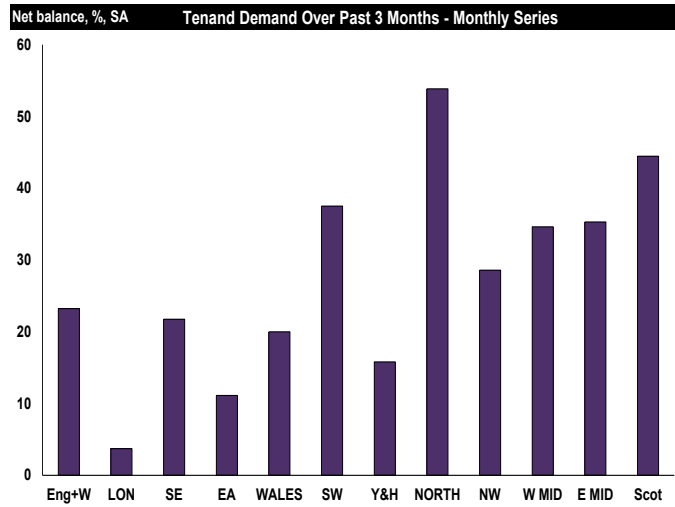


Lettings market charts

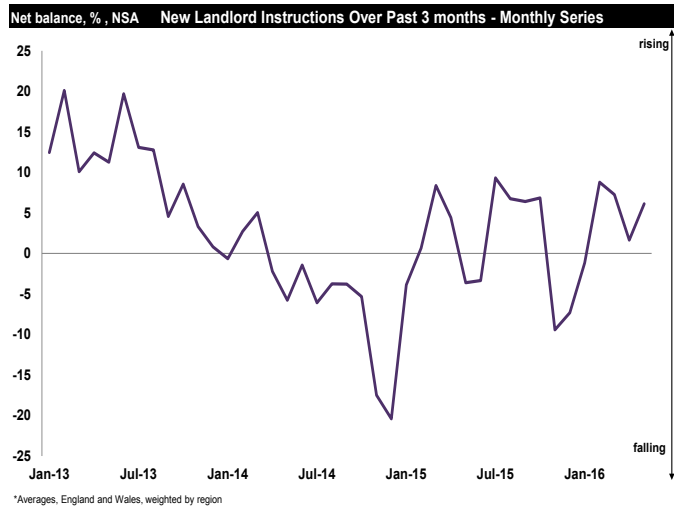
National Tenant Demand - Past three months



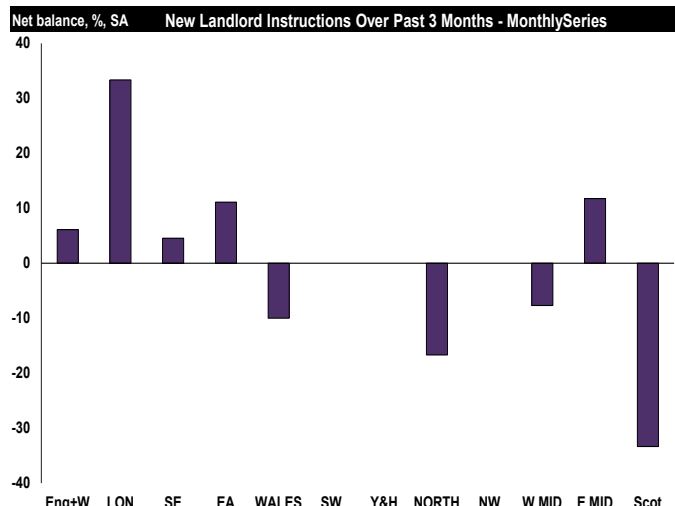
Regional Tenant Demand - Past three months



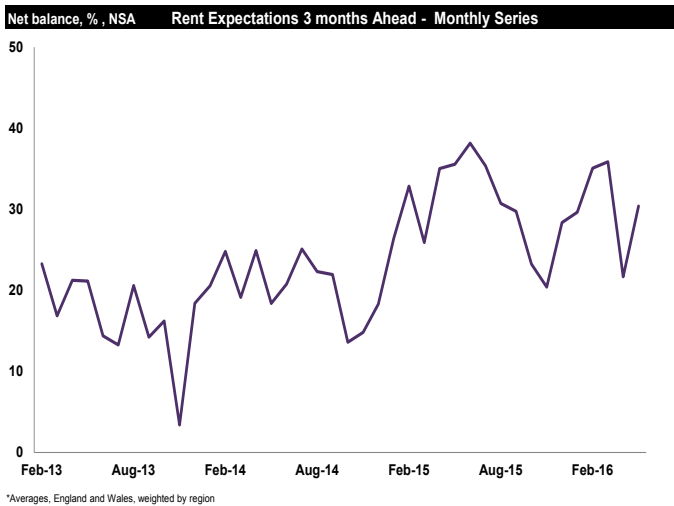
National New Landlord Instructions - Past three months



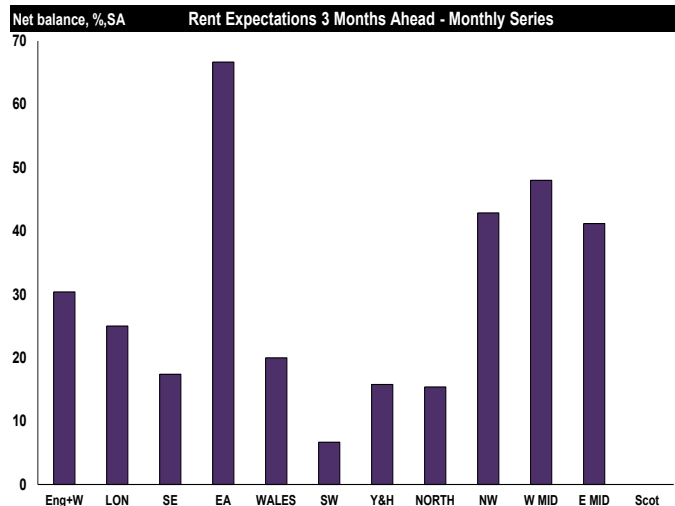
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

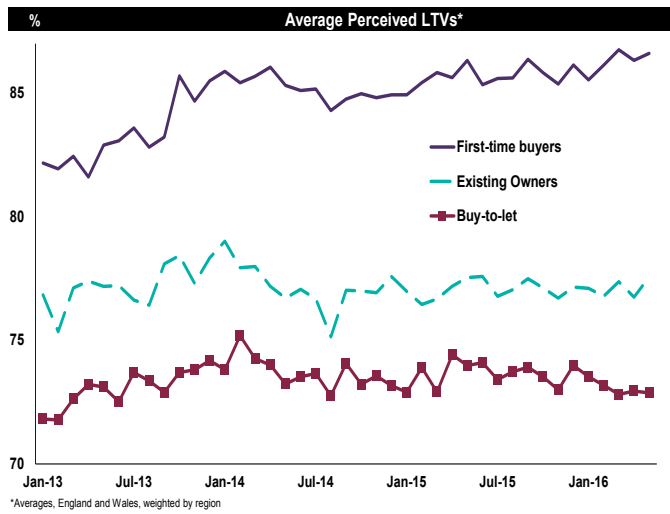


Regional Rent Expectations - Next three months

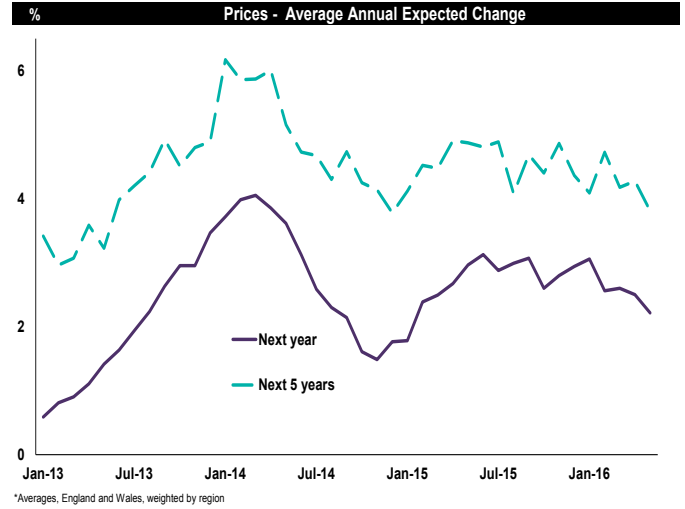


LTVs, expectations & other data

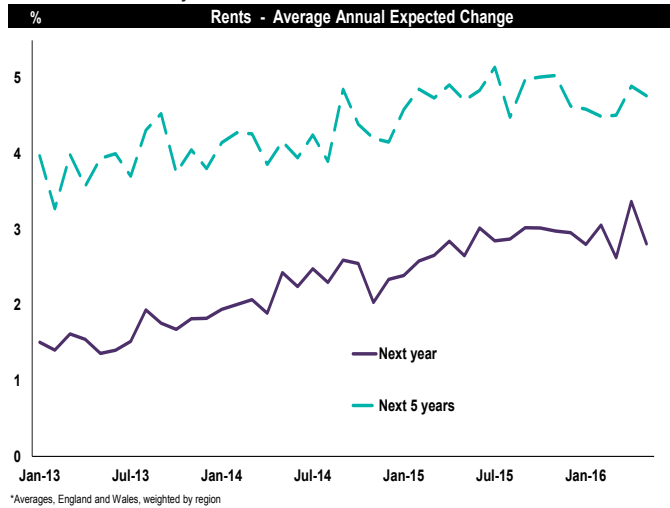
Average Perceived Loan to Value by Buyer Category



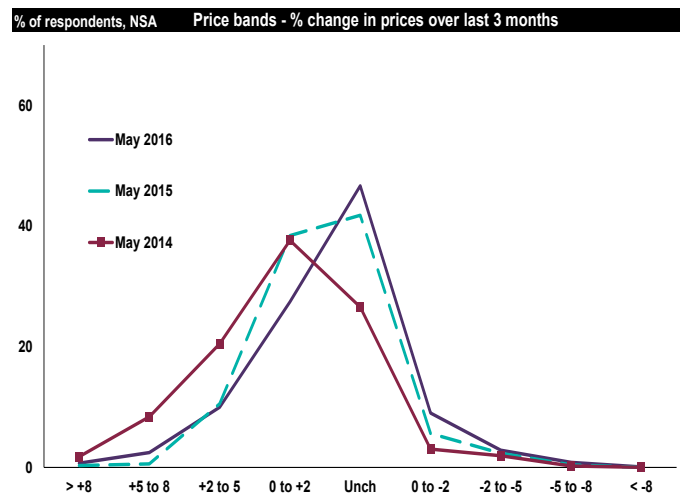
National Average Annual Expected Price Change (point estimate) - Next one and five years



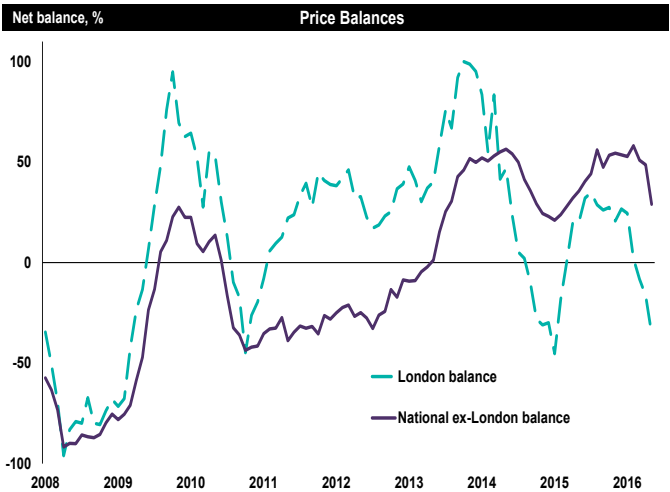
National Average Annual Expected Change in Rents (point estimate) - Next one and five years



Price Bands - Past three months



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



Surveyor comments - sales

North

Andrew Holmes BSc (Hons) Dip Surv MRICS, Thomson Hayton Winkley Estate Agents, Kendal, 01539 815700 - The market has slowed slightly with the upcoming EU referendum and changes to SDLT for buy-to-let and second home purchasers.

Douglas B. Farmer MRICS, Hopes Estate Agents., Wigan/Cumbria, 016973-43641, dfarmer@hopesauction.co.uk - Another steady month in all price ranges. The European debate might be having some effect upon the market with potential vendors & buyers alike just wishing it was all over!

Edward Seymour, Edwin Thompson, Berwick Upon Tweed, 01289 304432, e.seymour@edwin-thompson.co.uk - Sales market slowed down but still steady so far.

Keith Pattinson FRICS, Keith Pattinson, Newcastle-Upon-Tyne, keith.pattinson@pattinson.co.uk - Buy-to-let market not dampened by government measures, as was anticipated, although slight rush to complete last month has meant lower completions in May.

Mr T H Brannen FRICS, Brannen & Partners, Coastal/Newcastle, 0191 2517878, shaun.brannen@brannen-partners.co.uk - Quieter sales market than expected - instructions down but sales agreed up.

Neil Foster Bsc(Hons) MRICS, Foster Maddison Property Consultants, Newcastle Upon Tyne, Neil.foster@fostermaddison.co.uk - Activity levels have been knocked by referendum propaganda but we are managing to agree and maintain sales at a reasonable rate.

Paul McSkimmings, BSc(Hons) MRICS, Edward Watson Associates, Newcastle upon Tyne, 0191 2812444, www.edwardwatson-assoc.com - Strong demand for well presented family homes. A fall in instructions, which we anticipated until the outcome of the EU referendum was known, has so far failed to materialise.

Simon Bainbridge MRICS, Savills, Darlington, 01325 370500, sbainbridge@savills.com - There has been a drop in transaction levels over the last month and agreed sales are proving survey and valuation sensitive, which is disappointing following a bright April.

Yorkshire & Humber

Alex McNeil, Bramleys, Huddersfield, 01484 530361, alex.mcneil@bramleys1.co.uk - There has been a slowdown in the number of enquiries over the last month with both a reduction in new houses coming onto the market and sales agreed.

Ian Adams MRICS, Metropolis, Kingston-Upon-Hull, ianadams31@yahoo.co.uk - Fewer houses for sale is putting pressure on prices.

Ken Bird MRICS, Renton & Parr, Wetherby, 01937 582731, ken@rentonandparr.co.uk - Activity levels under a cloud until the uncertainty of the referendum is resolved. More sales going to sealed bids.

Mark J Hunter MRICS, Grice and Hunter, Doncaster, 01302 360141, griceandhunter@btconnect.com - There has been a slowdown in activity. This is probably due to a combination of the stamp duty changes (many sub £100,000 buyers are investors) and uncertainty regarding the EU vote, which adversely affects most markets.

Martin Dennis, Jackson, Green & Preston, Grimsby, 01742 311113, martin.dennis@jacksongreenpreston.co.uk - The last month has been slow in regards to sales. We believe buyers are reluctant to purchase in anticipation of the EU referendum.

Mike Darwin MRICS, M W Darwin & Sons, Northalerton, 01609 773567, www.darwin-homes.co.uk - Market has quietened, possibly as a result of holiday season and European election causing uncertainty.

Pete Shield FRICS, Shield Estates UK Limited, Sheffield, 0114 2571000, peter.shield@shieldgroup.uk.com - Well-presented and realistically priced properties are selling well. Mediocre and over-priced properties are meeting market resistance.

Richard J Graves FRICS, D. Dunk, Lewis & Graves, Bridlington, richardgraves@btconnect.com - Sales, enquiries, appraisals and instructions all about the same as May 2015 BUT stock levels have dropped approx. 45% over the 12 months.

Steven Kontou MRICS, SK Estate Agents, Sheffield, 0114 2749730, steven@skestateagents.co.uk - Due to the stamp duty change, activity in the market was understandably exceptionally high prior to 1st April and the market remained steady until mid-April. Since then things have drastically started to slow with BTL demand dropping.

North West

Derek Coates MRICS, Venmore, Liverpool, 0151 236 0301, d.coates@venmores.co.uk - The market continues to be busy. Investor clients factoring in recent stamp duty rises with lower offers and a harder bargaining stance.

John Halman FRICS, Gascoigne Halman, Wilmslow, jhalman@gascoignehalman.co.uk - It all depends on Brexit.

John Williams FRICS MEWI, Brennan Ayre O'Neill LLP, Wirral, 01513439060, john@b-a-o.com - Some limited evidence that pre-referendum uncertainty may be beginning to suppress market activity.

East Midlands

Chris Beeby DipREA FNAEA MARLA AssocRICS, Bletsoes, Thrapston, 01832 732188, chris.beeby@bletsoes.co.uk - Brexit referendum is having a slowing effect.

Chris Charlton BSc FRICS, Savills, Nottingham, 0115 9348020, ccharlton@savills.com - The market is slowing after a busy first 4 months ahead of the referendum vote with the uncertainty building. Sales up to £500k still strong and new instructions surprisingly good.

Christopher Shallice FRICS FAAV, Hix & Son, Holbeach, 01406 422 777 - Continuing uncertainty over the EU situation is affecting matters generally. Loans are still difficult to obtain in many instances.

David Hawke, FRICS, David Hawke & Co., Worksop, 01909 531450 - Sales and enquires reduced this month but instructions lifted. Overall the market is uncertain at present. Hopefully we will see more predictable activity and stability post EU referendum.

D P Hammond BSc FRICS, David Hammond Chartered Surveyors & Estate Agents, Nottinghamshire, residential@dvdhammond.co.uk - Brexit!

Kirsty Keeton, Dip.Surv MRICS, Richard Watkinson & Partners, Newark/Nottinghamshire, 01636 611811, www.richardwatkinson.co.uk - May has been a very busy month, with significantly more new instructions coming onto the market, traditionally a busy time for this. Sales have held up well with 98% of asking price still achieved.

Mark Newton FRICS, Newton Fallowell, Grantham, 01476 591900, mark.newton@newtonfallowell.co.uk - May was a very good month and repaired the damage done by a poor April, the portents are good providing we don't see a backlash from June 23rd.

Martin Pendered FRICS, Martin Pendered & Co Ltd, Wellingborough, 01933 228822, mpendered@martinpendered.co.uk - A leave vote is likely to lead to short term uncertainty. May has been a better month for instructions and sales than expected.

Surveyor comments - sales

Neil Hunt FRICS, Wilkins Vardy Residential Limited, Chesterfield, 01246 270123, neil@wilkins-wardy.co.uk - If the government's intention was to kill off the buy-to-let market, their strategy seems to be working perfectly with dramatically reduced sales in that sector. The Brexit debate is causing some hesitation, although not to first time buyers.

Nicholas Richardson FRICS, Nicholas Richardsons, Beeston, Nottingham, 0115 96 77 589, richardson@nicric.co.uk - We are up on survey enquiries and doing more than usual. Asking prices are being paid due to a shortage of houses to buy.

Nigel Fletcher BSc MRICS MCI Arb MARLA MNAEA, Fletchers Chartered Surveyors, North Nottinghamshire, 01636 812288, fletchersurveyor@btconnect.com - There is still a shortage of properties being offered for sale.

Paul Perriam BSc (Hons) MRICS, William H Brown/Bagshaws Residential, Nottingham, 01332 542299, paul.perriam@sequencehome.co.uk - Sales were ahead of last May, but the shortage of new instructions putting upward pressure on prices.

Peter Buckingham, Andrew Granger & Co, Market Harborough, 01858 431315, peter.buckingham@andrewgranger.co.uk - Stock levels remain low due to uncertainty over referendum, but demand continues to outstrip supply.

Peter Woodthorpe BSc MRICS, Readings, Leicester, 01162227575, pwoodthorpe@readingspropertygroup.com - A much slower month due to uncertainty leading up to the EU referendum. We expect the market to return to previous activity levels after 23rd June.

Quentin Jackson-Stops FRICS, Jackson-Stops & Staff, Northampton, 01604 632991, quentin.jackson-stops@jackson-stops.co.uk - The uncertainty created by the EU Referendum has hit the residential market hard with fewer new instructions and a sharp decline in viewings. An out vote could see these conditions continue for some time as the new normal.

Robert Bell FRICS, Robert Bell & Company, Horncastle, 01507 522222, alastairboulton@robertbell.org - Buyer activity remains subdued following the more heated market leading up to the change in stamp duty for second homes.

Stephen Gadsby BSc FRICS FSV A, Gadsby Nichols, Derby, 01332 296396 - Very quiet month in terms of activity with reduction in viewings, instructions and sales. This is due, we believe, to the impending EU Referendum.

West Midlands

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 01905734735, dcass@andrewgrant.co.uk - Scarcity of new instructions.

Brian Holt, Brian Holt Estate Agents, Kenilworth, 01926 678266 - Stamp duty has put a brake on market activity and the number of transactions. Could this create a problem for mobility of labour?

Colin Townsend MRICS, John Goodwin, Malvern, 01684 892809, colin@johngoodwin.co.uk - A steady month. Some of the heat may have left the market but sales are ticking over nicely.

J J Dell MRICS FAAV, J J Dell & Co, Oswestry, 01691 653437, property@jjdell.co.uk - Properties coming onto the market are historically low and this is helping to prop up prices. I cannot see this changing in the short/medium term particularly if low interest rates are maintained.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, 01562 821600 - Lack of new instructions resulting in reduced levels of enquiry. Marked hesitancy with prospective buyers being reluctant to commit as the referendum vote approaches.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, 01562 821600 - A marked reduction in levels of enquiry and new instructions likely due to the high levels of activity in early spring and now uncertainty affecting vendors and prospective purchasers due to the upcoming referendum.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, 01562 821600 - Property sales market is generally holding up well despite volumes reducing since April; this is particularly noticeable in the buy-to-let sector. Owner occupier sales are being maintained with several buyers available for interesting properties priced realistically.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, 01562 821600 - After a build-up in activity due to the increase in stamp duty on buy-to-let properties, there has been a noticeable reduction in both new instructions and new enquiries. The referendum vote is affecting confidence for both buyers and sellers.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Good demand but not enough stock to satisfy all enquiries.

Mike Arthan FRICS, Barbers, Shropshire, m.arthan@barbers-online.co.uk - Still a reasonable market place but more stock is required. The impending Brexit vote is delaying some moving decisions.

Richard Banks MRICS, G Herbert Banks, Worcester, 01299896968, rb@gherbertbanks.co.uk - I suggest that the referendum has slowed things down and if we get a remain vote I believe things will pick up again. An out vote will be a disaster for the property market.

Richard Franklin BSc (Hons) MRICS, Franklin Gallimore, Tenbury Wells, 01584 810436 - Unmotivated purchasers on the "edge of the pool" awaiting the EU vote. Stock levels are low for the time of year, although rural stock that is correctly priced is now moving.

Ryan Williams FRICS, McCartneys LLP, Hay-On-Wye, 01497 820 778, ryan@mccartneys.co.uk - Lots of hesitation as Brexit looms. The publicity about a possible fall in value is not helping confidence at all. Hard to predict the future of the market until the result is known.

Stephen Smith MRICS, Fraser Wood, Walsall, 01922 629000 - A similar situation has occurred in each of the last number of months; there is a lack of instructions throughout property price ranges and as soon as a correctly priced property comes on the market there can be considerable interest/multiple offers.

East Anglia

Andrew Wagstaff MRICS, Bedfords, Burnham Market-North Norfolk, 01328 730500, andrewwagstaff@bedfords.co.uk - Buyer activity appears to have dipped, probably due to the uncertainty over the economy resulting from the referendum, regardless of the result.

Antony Bromley-Martin MRICS, Bedfords, Woodbridge, 01394 779444, antony@bedfords.co.uk - Patchy. We are either very busy or pretty quiet without any apparent rhyme or reason. However, we are generally doing good business. The run up to the referendum and the aftermath will be interesting.

Chris Philpot FRICS, Lacy Scott and Knight, Stowmarket, Suffolk, cphilpot@lsc.co.uk - Inevitably, the market pressure caused by the stamp duty deadline has relaxed a little, but the right property at the right price will still attract much interest and achieve an early sale.

Surveyor comments - sales

David Knights MRICS, David Brown & Co, Ipswich, 01473 222266, mail@davidbrown-ipswich.co.uk - There is no doubt that the European referendum has had a negative impact on an already difficult market with fewer buyers and vendors over the past month.

James Steggles FRICS, Steggles Larner, Norwich, 01603 724724, james@steggleslarner.co.uk - Landlords continuing to sell to take advantage of the current shortage and higher prices.

Jeffrey Hazel FRICS, Geoffrey Collins & Co., Kings Lynn, 01553 774135 - Steady demand to purchase but many vendors now have optimistic ideas on value and potential buyers are reluctant to view. Steady supply. Steady demand.

Mark Wood, Carter Jonas MRICS, 01223 403330, mark.wood@carterjonas.co.uk - Quieter with fewer new instructions than would be expected at this time of year, viewing levels are down on the previous couple of months, although sales agreed are at the highest level so far this year.

Nigel Steele FRICS, Jackson-Stops & Staff, Norfolk, 01603 612333, nigel.steele@jackson-stops.co.uk - A patchy market with the EU referendum having some effect. Good demand for some properties and very little for others. Price is the key and we are seeing a two tier market.

Ollie Peacock MRICS, Jackson-Stops & Staff, Bury St Edmunds, 01284 700535 - The continued uncertainty over 'Brexit' has affected the market as the Scottish referendum and general election did in recent years. Increased stamp duty has almost brought the prime market to a standstill.

Rob Swiney MRICS, Lacy Scott and Knight, Bury St Edmunds, 01284 748600, rswiney@lsk.co.uk - There is a stillness in the market at the moment as everyone waits for the referendum.

Tom Goodley MRICS, Strutt & Parker, Norfolk, 01603617431, tom.goodley@struttandparker.com - Demand remains healthy but the competition between agents seems to be pushing up asking prices in some sectors of the market.

South East

Anthony Jamieson MRICS, Clarke Gammon Wellers, Guildford, 01483 880 905 - Less enquiries than normal – referendum uncertainty is playing its part.

Anthony Webb, FRICS, Trenchard Arlidge, Cobham/Surrey, 01932 864242, www.trenchard-arlidge.co.uk - Shortage of instructions due to concerns over the referendum result along with a volatile stock market and excessive stamp duty cooling the market.

Darran Ford AssocRICS, Connells S&V, Portsmouth, darranthesdesigner@gmail.com - Stamp duty change for BTL has had a big impact on the lower end of market. Rented property on the market that would have sold to another BTL landlord is now coming back in to the owner occupier pool.

David Nesbit FRICS, D.M.Nesbit & Company, Portsmouth, 02392 864321, davidnesbit@nesbits.co.uk - The market has stalled pending the result of the referendum. Instructions generally remain far too low, but growing interest in sales by auction.

David Parish FRICS, Gates Parish & Co., Upminster, 01708 250033 - A large number of sales are being agreed but fewer new instructions are being received. Fewer new enquiries are being received from prospective purchasers.

James Farrance MNAEA FARLA, Braxton, Maidenhead, 01628 674234, jfarrance@braxtons.co.uk - Despite the increase in second home and BTL stamp duty costs, demand is still strong.

John Frost MRICS, The Frost Partnership, Amersham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Low instructions, fee cutting and substantial over-valuing are affecting the market.

John Frost MRICS, The Frost Partnership, Ashford, 01494 680909, beaconsfield@frostsurveyors.co.uk - Considerably more properties coming onto the market, but fewer applicants than usual. Feels very pre-election due to the June EU vote.

John Frost MRICS, The Frost Partnership, Beaconsfield, 01494 680909, beaconsfield@frostsurveyors.co.uk - The market below £1.25 million is very active, the top range (i.e. £2 million+) is very difficult because of stamp duty cost and the referendum decision.

John Frost MRICS, The Frost Partnership, Burnham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Lack of buyers willing to commit, waiting for the referendum result.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909, beaconsfield@frostsurveyors.co.uk - Generally a positive market. Brexit risk is holding back some decisions.

John Frost MRICS, The Frost Partnership, Langley, 01494 680909, beaconsfield@frostsurveyors.co.uk - There is some good quality instructions coming to the market and if priced competitively they will provide good interest. Buyers are starting to try to negotiate a bit more on prices.

John Frost MRICS, The Frost Partnership, Slough, 01494 680909, beaconsfield@frostsurveyors.co.uk - Tax and stamp duty changes for investors has seen a fall in buy-to-let activity. First time buyers are struggling to afford properties. Lenders seem to be stricter on criteria to buy.

John Frost MRICS, The Frost Partnership, Staines, 01494 680909, beaconsfield@frostsurveyors.co.uk - We have seen a greater number of price reductions in other agent's stock. Activity still good though, and we have had a strong sales month.

John Frost MRICS, The Frost Partnership, Windsor, 01494 680909, beaconsfield@frostsurveyors.co.uk - Good level of instructions coming to the market and good interest still although less buy-to-let clients.

Martin Allen, MRICS, Elgars, Wingham, Canterbury, 01227 720557, www.elgars.uk.com - It may be Brexit, the grotty weather or something else but since the middle of May there seems to be little interest from buyers or sellers.

Martin Seymour BSc FRICS, Crow Watkin, Reigate, 01737 245886 - Improved activity generally although purchasers are quite considered in their approach to making offers and we are getting more involved in chains of sales.

Michael Fiddes MRICS, Strutt & Parker, London, 020 7629 7282, annabel.clery@struttandparker.com - We must await the outcome of the referendum.

Philip Hiatt MRICS, Your Move Philip Hiatt, East Grinstead, 01342 321142, eastgrinstead@your-move.co.uk - Activity was more subdued than expected for the time of year and fears over the EU referendum do seem to be dragging on the market.

Sylvia Stone MRICS, White and Sons, Dorking, sylvia.stone@whiteandsons.co.uk - European election is creating uncertainty and people are waiting for results.

Tom Whitworth AssocRICS, Connells, Brighton & Hove, tom.whitworth@connells.co.uk - The market is characterised by a shortage of stock which is contributing to rising prices.

Surveyor comments - sales

Yvonne Cox, Countrywide Residential - Freeman Forman, Heathfield, 01435 862766 – Demand is still strong and there is a lack of properties available for sale.

South West

Christopher Bailey MRICS, Knight Frank, Exeter, christopher.bailey@knightfrank.com - We are now beginning to experience the effects of the changes to SDLT to the second home and buy-to-let markets and noticing a growing gap in perceived value between buyers and sellers.

David Lewis Bsc(Hons), Stags Estate Agent, West Devon/ East Cornwall, 01752 223933, d.lewis@stags.co.uk - The market is changing, I fear we will have to wait until after the referendum to see where we are heading. Fundamentally, demand for village/urban property is higher than rural counterparts.

David McKillop FRICS, McKillop and Gregory, Salisbury, dm@mckillopandgregory.co.uk - A good month with an increase in both instructions and sales. Some concerns over the referendum, but generally people are feeling optimistic.

G C Thorne FRICS FCIQB, Thornes & Fisks, East Dorset, 01202-684004, Graham@thornes.org.uk - Generally the office is very busy but we are finding that prospective buyers are delaying making decisions until after the referendum.

James Mckillop MRICS, Knight Frank, London, 0207 861 1528, james.mckillop@knightfrank.com - We have a large book of instructions but few new buyers registering. The prime market is more discretionary in the South West and probably affected by the EU referendum.

James Wilson MRICS, Jackson-Stops & Staff (Shaftesbury), Shaftesbury, 01747 850858, james.wilson@jackson-stops.co.uk - Numbers of instructions and deals agreed have both increased.

Jeff Cole MRICS, Cole Rayment & White, Wadebridge, 01208813595, jeff.cole@crw.co.uk - A fairly typical May with a good level of agreed sales and exchanges but slightly lower levels of new stock which seems to be the case in most areas. We expect June to follow a similar pattern.

Jeremy Leaf, FRICS, Jeremy Leaf and Co., Finchley - Despite market uncertainty following the buy-to-let stamp duty rush and 'Brexit' talk, the market has remained fairly steady for us in the past month. In particular, slightly higher listings has meant more choice for fewer but more serious buyers

John Corben FRICS FCIARB, Corbens, Swanage, 01929 422284, john@corbens.co.uk - The market has slowed substantially since the rise in stamp duty for buy-to-let/second homes. The uncertainty over the EU referendum has also caused a fall in demand.

John J. King, FRICS, Andrew Scott Robertson, Merton, 0208971 4990 direct, www.as-r.co.uk - Currently a market bumping along the bottom end of what we would expect for this time of year.

John J. King, FRICS, Andrew Scott Robertson, Wimbledon, 0208971 4990 direct, www.as-r.co.uk - The attitude of potential purchasers has hardened. We are receiving more offers although somewhat off asking prices.

Kevin Clarke MRICS, Stags, Honiton, 01404 45885, k.clarke@stags.co.uk - Prior to 1st April saw an increase in completions as expected. Post-April, new sales have been higher than expected with several buy-to-let and 2nd homes being purchased. In May we have seen some uncertainty at higher levels created by the EU Vote.

Kevin Ryan, FRICS, Carter Jonas LLP, Mayfair, 020 7518 3200 - A very quiet market with little serious activity. Purchasers reluctant to commit due to 'Brexit' uncertainty.

Lloyd Smale FRICS, Drew Pearce, Exeter, 01392 686347, lms@drewpearce.co.uk - Feels as if there is a slight downturn in activity, generally felt to be EU referendum related.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - There are now clear signs that the uncertainty of the EU Referendum is slowing sales and buyer enquiries. However we are still busy and new instructions are increasing.

Mark Lewis FRICS, Symonds & Sampson, Sturminster Newton, mlewis@symondsandsampson.co.uk - We are busy valuing property but quite a few are awaiting the referendum result, although most think that we will be staying in the EU.

Matthew Harvey MRICS, Tayler and Fletcher, Bourton-On-The-Water, 01451820913, matthew.harvey@taylerandfletcher.co.uk - Increasing instructions and transactions. Buyer activity a little more subdued as Brexit starts to weigh on purchasers sentiment.

OF Miles FRICS, Oliver Miles, Swanage, 01929 426655, oliver@olivermiles.co.uk - Similar market to April but a dearth of new instructions is putting pressure on prices. Perhaps the EU referendum is having an effect?

Robert Cooney FRICS, Robert Cooney Chartered Surveyors & Estate Agents, Taunton, 01823 230230, robert.cooney@robertcooney.co.uk - Noticeable slowing of activity from buyers this month but more instructions - referendum related?

Simon Cooper FRICS, Stags, Exeter, 01392 255202, s.cooper@stags.co.uk - The market in Exeter is incredibly strong with annual house price inflation at over 15% pa. However in the rural market prices are either reasonably static or just marginally increasing. Brexit risk is unsettling the second home and top end market.

Wales

Andrew Morgan FRICS, Morgan & Davies, Lampeter, 01570 423623 - The market is sensitively poised awaiting the result of the upcoming referendum. The market is faced with continual hurdles.

David James FRICS, James Dean, Brecon, 01874 624757, david@jamesdean4property.co.uk - Another good month although not as busy as the first four months.

David Owen Evans FRICS, Clare Evans & Co, Rhayader, 01597 810457, clare.evans@clareevansandco.co.uk - The introduction of the new stamp duty layer for second homes does not seem to have affected sales.

John Caines, Payton Jewell Caines, Bridgend Port Talbot Pencoed Neath, 01656654328, john.caines@pjchomes.co.uk - We remain in a sellers' market although there are signs that this may be about to change.

Roland Jones FRICS, Kent Jones, Wrexham, 01978 266789, roland.jones@kentjones.co.uk - Large local prison under construction which may increase activity closer to its opening in late 2017.

London

Alun Jones MRICS, Marler & Marler, Knightsbridge, 020 7235 9641 - The forthcoming EU vote is having a huge impact on the market in PCL, which will remain in limbo until after the vote.

Angela Kelly, Hurford Salvi Carr, London, angela.kelly@h-s-c.co.uk - One third of our stock is priced at over £1m with hardly any activity, the market above £2m has been practically inactive for some time.

Benson Beard MRICS, Bective Leslie Marsh, Chelsea, bb@bective.co.uk - If Osborne's aim was to bring the central London market to a standstill, he has succeeded.

Surveyor comments - sales

Brendon Thomas MRICS, Oakland Surveyors, Tower Hamlets/Hackney/Newham/City/Southwark, bth@mapsurveyors.co.uk - Reasonable demand up to 700-800k, given the various uncertainties. Relative value still to be had in some areas.

Christopher Green FRICS, Curzon Land, London, 020 7720 6800, cgreen@curzonland.com - I am seeing a lot of 'price reduction' signs on the email shots that I receive. This either means that the estate agent was over-egging it in the first place or that prices are really falling. The stamp duty changes have really hurt people in London.

Hristo Zlatarev MRICS, Grainger PLC, London, christo.big@gmail.com - Clear spike in sales due to a rush to complete before the new SDLT implementation. Somewhat weaker market at the moment in anticipation of the referendum vote.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000, mail@dauntons.co.uk - More property is coming onto the market yet buyer activity has reduced.

Keith Barnfield FRICS, Barnfields, Enfield, 020 8363 3394 - Instructions have risen. Buyer demand is less frenetic than it was earlier in the year. Distinctive individual properties still attract a lot of attention. For the rest the buyer and seller equation is a balanced one.

Paul L Whitley, R Whitley & Co, West Drayton, 01895 442711, www.rwhitley.co.uk - The market has a more relaxed feel but there is a reasonable number of instructions coming on board and what comes on is selling well.

Robert Green MRICS, John D Wood & Co., Chelsea, 020 7352 1484 - Good activity for flats in May is in contrast to the almost static market for family houses as buyers wait for the referendum result. We believe demand is there, as buyers are looking, although uncertainty is causing them to hold off from offering.

Sean Thompson AssocRICS and Registered Valuer, Arnold and Baldwin, West London/Kingston/Twickenham, sa.thompson19@gmail.com - We work in West London where prices unsustainably high and currently plateauing, although estate agents would like to believe otherwise.

Simon Aldous MRICS, Savills, London, 02070163861, saldous@savills.com - The high end central London market is quiet and there have been small falls this year. The main stream London market is a lot more resilient.

Simon Walker, Heaver, London, sw@heaver.net - Government measures (ie stamp duty, EU vote) are impacting the market.

Will Barnes Yallowley AssocRICS, LHH Residential, Kensington, 02073762286, Will@lhresidential.co.uk - EU vote uncertainty.

Scotland

Adrian Stott FRICS, J and E Shepherd, Lothians, a.stott@shepherd.co.uk - Uncertainty over referendum is holding back larger houses coming to market.

Alastair Houlden MRICS, Rettie and Co, Edinburgh, alastair@rettie.co.uk - Activity in the market does not seem to have been curtailed by the looming decision on Europe but the upper-end country house market still remains challenging.

Alexander Inglis MRICS, CKD Galbraith, Scottish Borders, 01573 224 244, alex.inglis@ckdgalbraith.co.uk - New buyer enquiries and agreed sales have slowed down in the run up to the EU referendum. Uncertainty over the referendum makes it hard to predict future house prices.

Chris Hall MRICS, Rettie and Co, Edinburgh, 0131 220 4160, chris.hall@rettie.co.uk - The market is performing well in general terms below £400,000, with strong demand in preferred locations leading to multiple offers at closing dates. Higher value discretionary purchases still hindered by LBTT rates and referendum uncertainty.

Craig Henderson MRICS, Graham + Sibbald, Glasgow/West Scotland, 0141 332 1194, craig.henderson@g-s.co.uk - In recent weeks a number of clients have raised the Brexit issue and questioned the potential impact if the UK chooses to exit the EU. Some concerns have been raised if this were to be the outcome, resulting in some hesitancy on the part of buyers.

Gillian Munro MRICS, Graham + Sibbald, Renfrewshire, 0141 889 3251, gmunro@g-s.co.uk - May has been another steady month for Home Report instructions. Demand continues for good quality properties in the popular locations.

Graeme J Lusk BSc MRICS, Graham + Sibbald, Ayrshire, Dumfries & Galloway, 01563 528000, graeme.lusk@g-s.co.uk - Another reasonable month for Home Report instructions. The lack of supply means those properties coming onto the market are selling well.

Iain M Swayne FRICS, DM Hall, Dunfermline and Environs, iain.swayne@dmhall.co.uk - The market is still buoyant with correctly priced properties selling within a reasonable period.

Ian Morton MRICS, Bradburne & Co, St Andrews, 01334 479479, ian@bradburne.co.uk - The amount of sales has been steadier than anticipated after the changes to the LBTT in April. There is a slight lack of confidence from prospective sellers and buyers due to recent elections and the forthcoming European referendum.

Kevin Hay BSc MRICS, Allied Surveyors, Ayr, 01292 265381 - Instructions are up as busier time in market place.

Kevin MacDonald MRICS, Graham + Sibbald, Inverness, 01463 236977, kmacdonald@g-s.co.uk - In another of a series of recent political and economic distractions and unease, the uncertainty over the outcome of the imminent EU referendum is causing a degree of hesitation from some sellers looking to market their property in the near term.

Marion Currie AssocRICS RICS Registered Valuer, CKD Galbraith, Dumfries & Galloway, 01556 505346, marion.currie@ckdgalbraith.co.uk - Buyer hesitancy may affect the Dumfries and Galloway market in the aftermath of the EU referendum until economic uncertainties become clearer, regardless of which way the vote goes.

Martin Douglas MRICS, Graham + Sibbald, Hamilton, 01689422500, martin.douglas@g-s.co.uk - The month of May has seen an increase in properties achieving Home Report value with a number of closing dates being set. The lack of supply to the property market within Lanarkshire's main towns has created increased competition for property.

Richard R Blanski FRICS, Shepherd Surveyors, Kirkcaldy, 01592 205442, r.blanski@shepherd.co.uk - The Fife and Kinross markets have seen lower levels of properties coming for sale this year which has resulted in potential buyers not being able to find anything they wish to buy.

Robbie Buchanan MRICS, Graham + Sibbald, Kirkcaldy, 01592266211, rbuchanan@g-s.co.uk - Continued strong demand with a shortage of houses coming on to the market is reflected in modest price increases and quick sale times.

Thomas Baird MRICS, Select Surveyors Ltd, Glasgow, 0141 632 6589, reception@selectsurveyors.co.uk - May has been a strong month for Home Report instructions and indications are for a busy summer period.

Northern Ireland

Bronagh Boyd MRICS, Digney Boyd, Newry, 028 30833233, bronagh@digneyboyd.co.uk - The Northern Ireland residential market is going to be strongly affected by increased repossession in 2017, which will cause house prices to become stagnant or contract slightly.

Surveyor comments - sales

Julie Gibson RICS Registered Valuer, McClelland Salter, Lisburn, juliegibson@mcclellandsalter.co.uk - The sales market has become flooded with estate agents who are less experienced and charging cheap fees. Professionalism has never been more important in the industry.

Kirby O'Connor AssocRics, GOC Estate Agents Ltd, Belfast, 028090662366, kirby@gocestateagents.com - The market is sensitive and instructions are not as strong as they normally are this time of year.

Samuel Dickey MRICS, Samuel Dickey Estate Agents, Belfast, 02890652211, Sam@samueldickey.com - The EU referendum is making the decision to buy property difficult at present, particularly at the upper end.

Stephen Fitzpatrick MRICS, Stephen Fitzpatrick & Co Estd.1881, Newry Co.Down, 02830265533, info@stephenfitzpatrick.co.uk - Interest rates being kept low.

Surveyor comments - lettings

North

Douglas B. Farmer MRICS, Hopes Estate Agents., Wigton/Cumbria, 016973-43641, dfarmer@hopesauction.co.uk - As with last month, busier in all ranges than for sales. Demand is very steady.

Keith Pattinson FRICS, Keith Pattinson, Newcastle-Upon-Tyne, keith.pattinson@pattinson.co.uk - Supply of purpose built student housing will reduce demand in traditional student locations. This will create an oversupply of properties to buyers and a hardening/fall in prices.

T H Brannen FRICS, Brannen & Partners, Coastal/Newcastle, 0191 2517878, shaun.brannen@brannen-partners.co.uk - Good demand coupled with low supply is forcing rental prices up.

Neil Foster Bsc(Hons) MRICS, Foster Maddison Property Consultants, Newcastle Upon Tyne, Neil.foster@fostermaddison.co.uk - Stock is diminishing as BTL SDLT rates kick in and mortgage tax changes loom closer - a real 'own goal' by the government!

Paul McSkimmings, BSc(Hons) MRICS, Edward Watson Associates, Newcastle upon Tyne, 0191 2812444, www.edwardwatson-assoc.com - All property types continue to let easily, particularly 2 bedroom flats.

Yorkshire and Humber

Alex McNeil, Bramleys, Huddersfield, 01484 530361, alex.mcneil@bramleys1.co.uk - There continues to be strong demand and a shortage of supply, particularly middle-market, to rent.

Christopher Evans FRICS, Haller Evans, Hull, 01482 323033 - We are still getting good tenant demand. New lettings and re-lettings are quickly concluded for most classes of property.

Ian Adams MRICS, Metropolis, Kingston-upon-Hull, ianadams31@yahoo.co.uk - Strong demand in the lower-end sector is still being maintained.

Pete Shield FRICS, Shield Estates UK Limited, Sheffield, 0114 2571000, peter.shield@shieldgroup.uk.com - Still a good demand for well-presented properties but there is plenty of competition so over-priced or poorly appointed properties tend to take time to let.

North West

Brian Holt, Brian Holt Estate Agents, Kenilworth, 01926 678266 - Activity is steady. But the demand at this time of year is modest due to it being close to the end of the academic year.

John Halman FRICS, Gascoigne Halman, Wilmslow, jhalman@gascoignehalman.co.uk - Low stock, no new investors, rents going up.

East Midlands

Chris Beeby DipREA FNAEA MARLA AssocRICS, Bletsoes, Thrapston, 01832 732188, chris.beeby@bletsoes.co.uk - Continual lack of supply.

Christopher Shallice FRICS FAAV, Hix & Son, Holbeach, 01406 422 777 - Good demand for quality properties in all sectors of the market.

D P Hammond BSc FRICS, David Hammond Chartered Surveyors & Estate Agents, Nottinghamshire, residential@dvdhammond.co.uk - Lack of stock.

John Chappell MRICS, Property Office, Skegness, 01754 763520 - Noticeable drop in enquiries from non-UK applicants, maybe some uncertainty until after the referendum.

Martin Pendered FRICS, Martin Pendered & Co Ltd, Wellingborough, 01933 228822, mpendered@martinpendered.co.uk - Demand remains strong. Low availability means all good quality property is quickly let and rents are rising steadily as a result. Some landlords are taking advantage of better prices to sell, offsetting the extra supply in March.

Nicholas Richardson FRICS, Nicholas Richardsons, Beeston, Nottingham, 0115 96 77 589, richardson@nicric.co.uk - Landlords with local student lets are struggling now that we have so many new-build student blocks. We have problems of tenants taking in pals to share, thus creating unlicensed HMO's! Hence 3 landlords selling inner city lettings.

Peter Buckingham, Andrew Granger & Co, Market Harborough, 01858 431315, peter.buckingham@andrewgranger.co.uk - Despite government intervention, investors still see residential property as a sound place to invest for the future. Currently, demand continues to outstrip supply.

Rebecca Bulmer AssocRICS, Bulmer Estates Ltd, Nottingham, 0115 969 6111, rebecca@bulmerestates.co.uk - Strong tenant demand for reasonably priced two bedroom houses, with multiple applications received.

Robert Bell FRICS, Robert Bell & Company, Horncastle, 01507 522222, alastairboulton@robertbell.org - Increasing regulation and taxes will impact upon the number of homes to let and their cost to rent. Conversely more people will buy instead of renting.

West Midlands

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 01905734735, dcass@andrewgrant.co.uk - A fairly balanced supply/demand ratio.

Andrew Pearce MRICS, Millennium Properties, Wolverhampton, 01902 836036 - Legislative steps towards landlords/agents have seen some investors leave the market as tenants still have too much power when breaking covenants and being convicted.

Colin Townsend MRICS, John Goodwin, Malvern, 01684 892809, colin@johngoodwin.co.uk - Still strong demand from tenants and rents look set to continue rising.

Dean Taylor MRICS, Fishers, Harborne, 0121 4281000, dt@fishers.co.uk - We appear to be in the same position as previous months, with no supply but good tenant demand.

J J Dell MRICS FAAV, J J Dell & Co, Oswestry, 01691 653437, property@jjdell.co.uk - Shortage of supply with a high demand.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, 01562 821600 - Still a strong demand for all types of rented property and more instructions needed to satisfy demand. There appears to be no let-up in demand.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, 01562 821600 - Another busy month with a lack of new instructions. When properties which are currently let come available for re-letting, demand is strong.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, 01562 821600 - Still a very strong market with multiple applications for most properties. Shortage of family properties to let, although flats in plentiful supply.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, 01562 821600 - A constant and steady demand for all types of rented property and tenant applications far exceed the volume of property available to let.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Continuing consistent market.

Mike Arthan FRICS, Barbers, Shropshire, m.arthan@barbers-online.co.uk - More stock required, especially houses. Good tenant demand, although tenants are more selective.

Nicholas Lamb MRICS, Sigma Capital PLC, Birmingham, nlamb@sigmacapital.co.uk - Currently experiencing high demand for 4 bedroom properties relative to supply, particularly in the Black Country.

Surveyor comments - lettings

Richard Banks MRICS, G Herbert Banks, Worcester, 01299896968, rb@gherbertbanks.co.uk - Supply and demand remain well balanced.

Richard Franklin BSc (Hons) MRICS, Franklin Gallimore, Tenbury Wells, 01584 810436 - Reasonable stock available but demand is low. There is a trend of tenants moving on from properties which are not in "top order".

Ryan Williams FRICS, McCartneys LLP, Hay-On-Wye, 01497 820 778, ryan@mccartneys.co.uk - Good supply and demand.

Stephen Barber, Countrywide Residential Lettings, Stafford, 01785 212112 - Good few months but over the last few weeks we have seen a drop off in market appraisals.

Stephen Smith MRICS, Fraser Wood, Walsall, 01922 629000 - Whilst demand from tenants has increased, the number of new instructions has dropped significantly. Also, at least 30% of landlords are selling their property rather than renewing or re-letting.

East Anglia

Chris Philpot FRICS, Lacy Scott and Knight, Stowmarket, Suffolk, cphilpot@lsk.co.uk - A stable market, with a reasonable balance of supply and demand.

James Steggles FRICS, Steggles Larner, Norwich, 01603 724724, james@steggleslarner.co.uk - A shortage of property is fuelling rent increases.

Nigel Steele FRICS, Jackson-Stops & Staff, Norfolk, 01603 612333, nigel.steele@jackson-stops.co.uk - Good demand for well-presented properties.

South East

Alistair Fell, Strutt and Parker, Canterbury, alistair.fell@struttandparker.com - Demand for inner city property has slowed whilst rural property has continued to be popular.

Anthony Jamieson MRICS, Clarke Gammon Wellers, Guildford, 01483 880 905 - Fewer properties available - SDLT reform may be a factor.

David Parish FRICS, Gates Parish & Co., Upminster, 01708 250033 - A good level of demand continues but fewer new instructions are being received.

James Farrance MNAEA FARLA, Braxton, Maidenhead, 01628 674234, jfarrance@braxtons.co.uk - Strong levels of demand from tenants with a lack of quality stock driving rent values up.

Jeremy Fisher, MARLA, The Frost Partnership, Langley, 07776 297202, www.frostweb.co.uk - Langley has picked up in the last few weeks with increased levels of tenants and landlords. We are letting what comes on the market.

Jeremy Q Fisher, MARLA, The Frost Partnership, Beaconsfield, 07776 297202, www.frostweb.co.uk - Beaconsfield is seeing an increase in the quality of tenants but still the number of new properties coming to the market is an issue.

Jeremy Q Fisher, MARLA, The Frost Partnership, Burnham, 07776 297202, www.frostweb.co.uk - The market in Burnham has become slightly tighter but still letting what comes on the market

Jeremy Q Fisher, MARLA, The Frost Partnership, Feltham, 07776 297202, www.frostweb.co.uk - Feltham is still busy with tenants and new landlords but quality of tenants is still a concern.

Jeremy Q Fisher, MARLA, The Frost Partnership, Gerrards Cross, www.frostweb.co.uk - Gerrards Cross is busy with both new tenants and landlords and seeing the quality of tenants improve.

Jeremy Q Fisher, MARLA, The Frost Partnership, Staines, 07776 297202, www.frostweb.co.uk - Slough is very busy with new tenants and seeing better levels of new landlords coming to the market. Still getting BTL investors coming in to the market place.

Jeremy Q Fisher, MARLA, The Frost Partnership, Windsor, www.frostweb.co.uk - Windsor has seen an increase in tenant activity and the number of landlords coming to the market. The quality of tenants has increased along with the number of properties being let.

John Frost MRICS, The Frost Partnership, Amersham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Low instructions, fee cutting and high over valuing are affecting the market.

John Frost MRICS, The Frost Partnership, Burnham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Reasonable tenant demand, instructions are lower.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909, beaconsfield@frostsurveyors.co.uk - Still active. sub £1500 pcm, shortage of good quality tenants.

Martin Allen, MRICS, Elgars, Wingham, Canterbury, 01227 720557, www.elgars.uk.com - Demand continuing to outstrip supply so rents are continuing to rise. Having a choice of tenant is beginning to be less common, mainly due to higher landlord expectations.

Rowland Mecklenburgh FRICS, LP and M, Waford, 01923 255888, rowland@lpandm.co.uk - Shortage of property.

S B B Askaroff BSc (Hons) MRICS, Estatewise, Eastbourne, 01323 412010 - Market remains competitive. Still a lot of poor credit applicants.

Sylvia Stone MRICS, White and Sons, Dorking, sylvia.stone@whiteandsons.co.uk - European election is creating uncertainty and therefore people are not committing.

Tom White MRICS, Audley End Estate, Saffron Walden, tom.white@audleyendestate.co.uk - Keen interest for good 2-3 bed properties which will let quickly to good tenants.

Tom Whitworth AssocRICS, Connells, Brighton & Hove, tom.whitworth@connells.co.uk - There appears to be a fair level of stock on the market although strong tenant demand is still leading to rising prices.

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John Corben FRICS FCI Arb, Corbens, Swanage, 01929 422284, john@corbens.co.uk - The shortage of properties to rent continues with a rising number of waiting tenants.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - Slowdown in activity - the EU referendum may be causing a short term slowdown.

Matthew Harvey MRICS, Tayler and Fletcher, Bourton-On-The-Water, 01451820913, matthew.harvey@taylerandfletcher.co.uk - Continued strong demand across the board, although more challenging conditions at the higher end of the market

Paul Oughton MARLA NAEA, Moore Allen & Innocent LLP, Cirencester, 01285 648 100, paul.oughton@mooreallen.co.uk - Slightly more properties available but still plenty of demand.

Simon Cooper FRICS, Stags, Exeter, 01392 255202, s.cooper@stags.co.uk - Rental market in Exeter is very strong, weaker in the rural market. The top end rental market has come back with a vengeance.

William Graham, Graham & Co., Newport/South Wales, 01633254825, surveys@williamgrahamandco.co.uk - The letting market is beginning to become over-supplied.

Surveyor comments - lettings

Wales

David James FRICS, James Dean, Brecon, 01874 624757, david@jamesdean4property.co.uk - Rental demand remains strong.

David Owen Evans FRICS, Clare Evans & Co, Rhayader, 01597 810457, clare.evans@clareevansandco.co.uk - The demand for good quality lettings properties remains unsatiated and rents are increasing for the best properties.

Roland Jones FRICS, Kent Jones, Wrexham, 01978 266789, roland.jones@kentjones.co.uk - Negative impact on buy-to-let and rental market of Rent Smart Wales.

London

Angela Kelly, Hurford Salvi Carr, London, angela.kelly@h-s-c.co.uk - The lettings market is saturated with stock and is being affected by a lack of corporate demand due to global economic jitters, restructuring in banks and Brexit concerns.

Benjamin Mire Bsc (Est Man) FRICS, Trust Property Management, Colindale, London, 02083586565, bmire@trustplc.com - The market remains very buoyant. Government policy saw a boost in March which has now stabilised. There is a shortage of supply.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000, mail@dauntons.co.uk - Rents are static due to an increase in stock.

Jeremy Leaf, FRICS, Jeremy Leaf and Co., Finchley - In the past month, we noted a surprisingly low number of prospective tenants for this time of year. We expect listings to improve from their present rather low level as landlords make available properties acquired in the recent buy-to-let rush

Jeremy Traynor AssocRICS, Traynor and Co Ltd, Crouch End, London, 020 8341 5554, jjtraynor@mac.com - There has been an oversupply in the last two to three months due to the increase in SDLT for second homes, and a consequent rush to beat the 1/4/16 deadline. This is likely to clear and be replaced with a corresponding reduction in the coming months.

John J. King, FRICS, Andrew Scott Robertson, Merton, 0208971 4990 direct, www.as-r.co.uk - Conversley to sales, an active period is upon us with more potential purchasers turning to rent while the sales market continues to weaken

John J. King, FRICS, Andrew Scott Robertson, Wimbledon, 0208971 4990 direct, www.as-r.co.uk - With letting enquires and deals on the increase, the level of instructions improving. It looks like this trend will continue for a while longer than expected.

Paul L Whitley, R Whitley & Co, West Drayton, 01895 442711, www.rwhitley.co.uk - New instructions this month have slowed down, however, demand is still good for most types of property.

Simon Aldous MRICS, Savills, London, 02070163861, saldous@savills.com - The high end the market is quite slow, common at this time of the year, and landlords are accepting small rent reductions, the mainstream remains strong.

Will Barnes Yallowley AssocRICS, LHH Residential, Kensington, 02073762286, Will@lhhresidential.co.uk - EU vote uncertainty.

Scotland

Ian Morton MRICS, Bradburne & Co, St Andrews, 01334 479479, ian@bradburne.co.uk - Demand from tenants continues to rise as rental appears to be a better option during uncertain economic times and lack of new house building.

Martin Douglas MRICS, Graham + Sibbald, Hamilton, 01689422500, martin.douglas@g-s.co.uk - The rental market remains buoyant for good quality property within the main Lanarkshire towns.

Neil Woodhead FRICS, Castle Estates, Inverclyde, 01475784781, neil@castle-estates.co - Experiencing a general slowdown in activity but quality properties in any area are letting well.

Northern Ireland

Bronagh Boyd MRICS, Digney Boyd, Newry, 028 30833233, bronagh@digneyboyd.co.uk - Increased repossession will lead to an increase in rental values.

Julie Gibson RICS Registered Valuer, McClelland Salter, Lisburn, juliegibson@mcclellandsalter.co.uk - Demand for rentals in the higher price bracket has increased with tenants paying more for a quality property.

Kirby O'Connor AssocRics, GOC Estate Agents Ltd, Belfast, 028090662366, kirby@gocestateagents.com - The rental market is very strong in the student and professional markets. We are seeing a lift in rental values and demand is outstripping supply.

Samuel Dickey MRICS, Samuel Dickey Estate Agents, Belfast, 02890652211, Sam@samueldickey.com - Rental demand remains strong.

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