



November 2016: UK Residential Market Survey

No easing in supply constraint for now

- Buyer demand edges upwards for the third consecutive month
- Agreed sales indicator rises modestly
- No increase in new supply for the ninth consecutive month

The November RICS Residential Market Survey shows a small increase in new buyer enquiries for the third consecutive month, with near term expectations pointing to a continued, albeit relatively modest, rise in activity over the months to come.

The headline RICS price balance came in at 30% in November, it's highest reading since April, with more respondents in most areas seeing some increase rather than a decrease. For the second consecutive month, the strongest growth was reported in the West Midlands and North West of England. In London, Wales and the North East of England, slightly more surveyors reported a fall rather than a rise in prices. However, in London (this data tends to better reflect activity in the inner boroughs rather than the outer zones) the downward momentum looks to have eased significantly relative to previous months.

Demand at the aggregate level increased modestly once again during the month with 13% more surveyors reporting a rise in new buyer enquiries rather than a fall. Indeed enquiries increased in most parts of the UK in November.

On the supply side of the market, conditions remained broadly unchanged relative to October with an increase in instructions in some parts offsetting falls elsewhere. This led to a flat supply picture at the headline level with the net balance of new instructions coming in at 0%.

The increase in demand led to a further rise in agreed sales with a net balance of 9% of contributors reporting growth over the month. While this is the highest reading since February, it is still indicative of a very moderate rise in activity. The combination of the tight supply conditions alongside growth in sales activity has led to a further erosion of available stock for sale, and indeed, respondents across most parts of the UK highlight the supply shortage as a very dominant feature of the market at present.

While the near term outlook for transaction levels remains positive, it has moderated slightly with 20% more surveyors now expecting activity to rise, down from 26% the previous month. However, at the twelve month horizon, respondents in all areas remain confident in the outlook with a net balance of 31% (non-seasonally adjusted) of contributors forecasting activity to rise.

The near term outlook for prices remains broadly similar to October with a net balance of 14% of surveyors expecting an increase over the coming three months, and some growth expected across most parts of the UK. The outlook over the year to come is positive in all areas with a net balance of 40% (non-seasonally adjusted) of respondents forecasting growth. Contributors are less confident in the prospects for London prices relative to other areas over the year to come (net balance of 11% expecting growth), with larger properties in the capital expected to show the slowest growth. Tax changes over the past couple of years are widely cited by respondents as an impediment to the level of transaction activity at higher price points.

At the national level, 33% of respondents think that their local markets are over-priced, to some degree, relative to economic fundamentals. However, the largest proportion (63%) think that prices are currently around fair value. The South East contains the largest proportion (58%) of contributors who take the view that prices are above fair value at present.

In the lettings market, tenant demand (non-seasonally adjusted) rose at a more moderate pace, as is usual around this time of year, with 15% more contributors reporting a rise rather than a fall. Meanwhile, new landlord instructions fell slightly at the headline level with 6% more contributors seeing a decline rather than a rise. Tenant demand continues to outpace supply across most areas and rent expectations remain firmly in positive territory, with 17% more respondents forecasting further growth rather than a fall.

The London rental market remains somewhat of an outlier with surveyors continuing to report a decline in tenant demand (a trend that has been visible for most of the last year) and rent expectations in negative territory for the fifth consecutive month.

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

Methodology

About:

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

Regions:

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

Questions asked:

- How have average prices changed over the last 3 months? (down/ same/ up)
 - How have new buyer enquiries changed over the last month? (down/ same/ up)
 - How have new vendor instructions changed over the last month? (down/ same/ up)
 - How have agreed sales changed over the last month? (down/ same/ up)
 - How do you expect prices to change over the next 3 months? (down/ same/ up)
 - How do you expect prices to change over the next 12 months? (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:

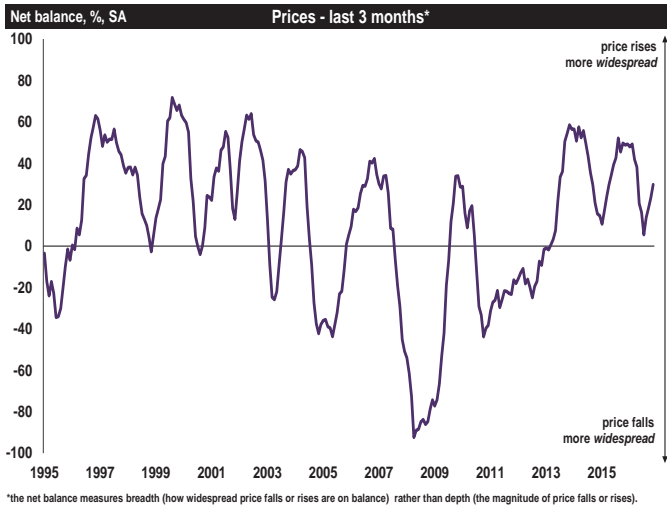
- 347 (representing 651 branches)

Next embargo dates:

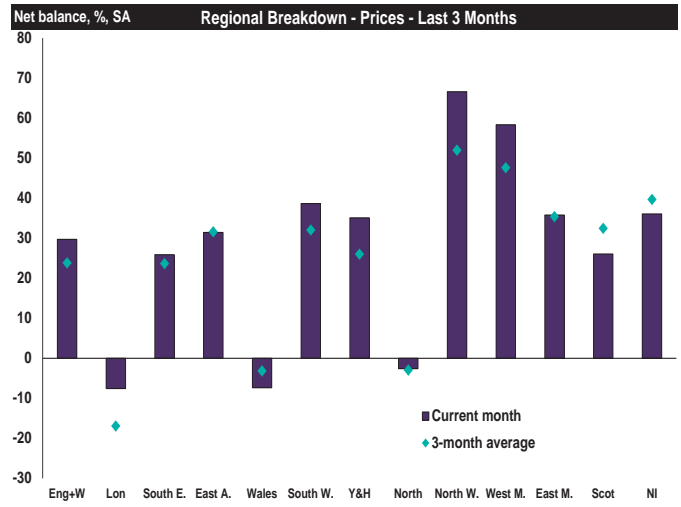
- December Survey: 21 January**
- January Survey: 9 February**
- March Survey: 9 March**

Sales market charts

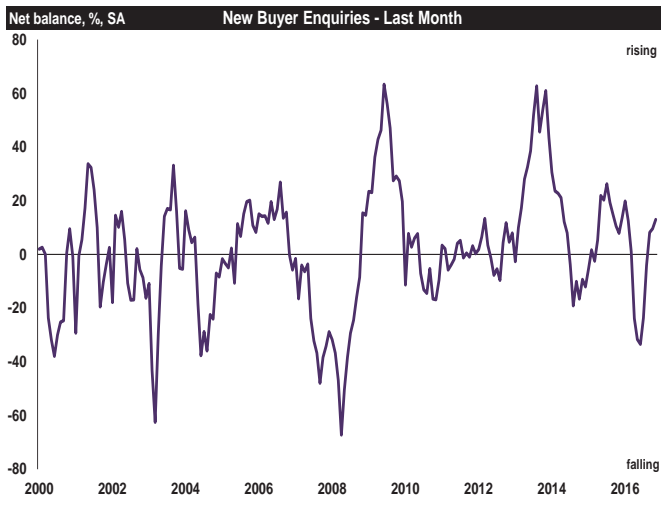
National Prices - Past three months



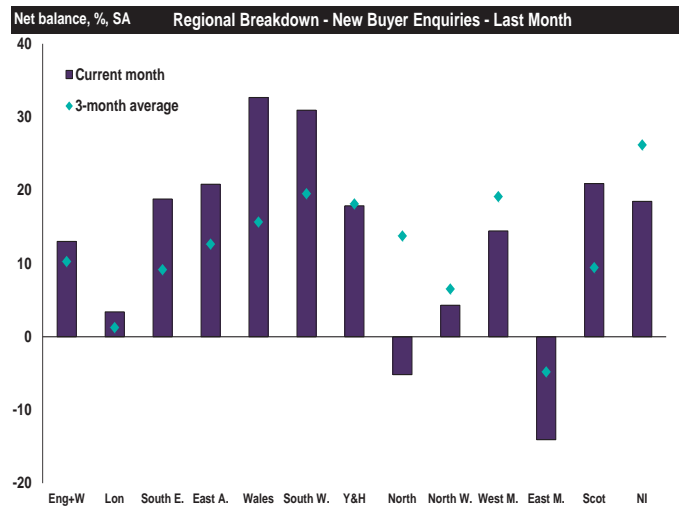
Regional Prices - Past three months



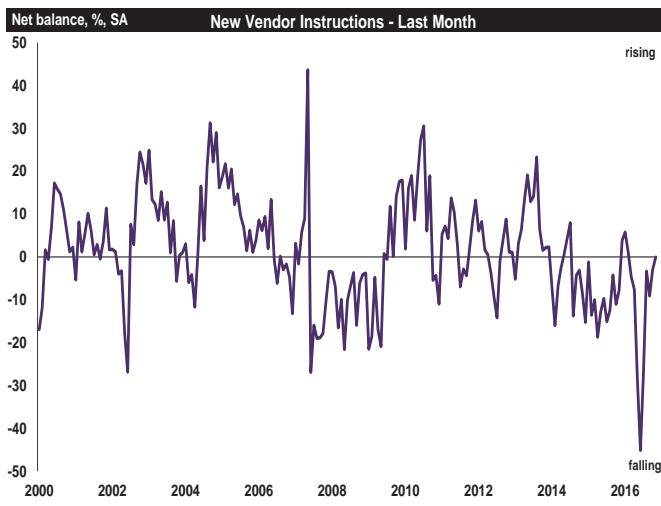
National Enquiries - Past month



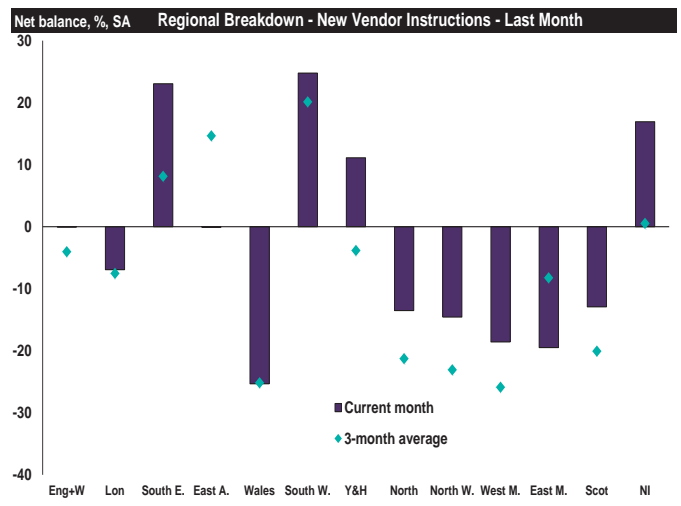
Regional Enquiries - Past month



National New Vendor Instructions - Past month

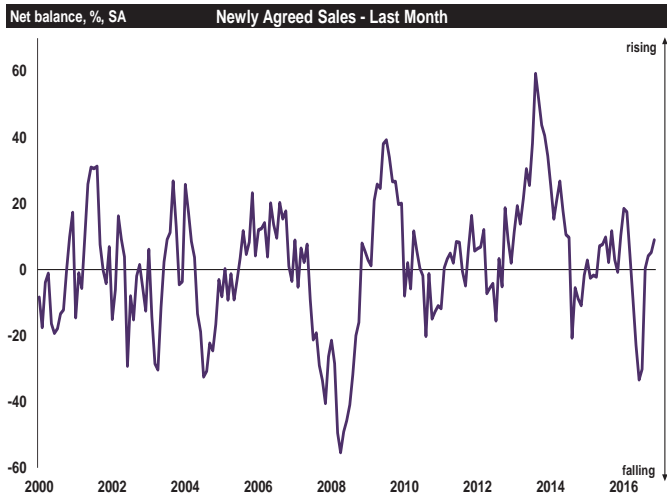


Regional New Vendor Instructions - Past month

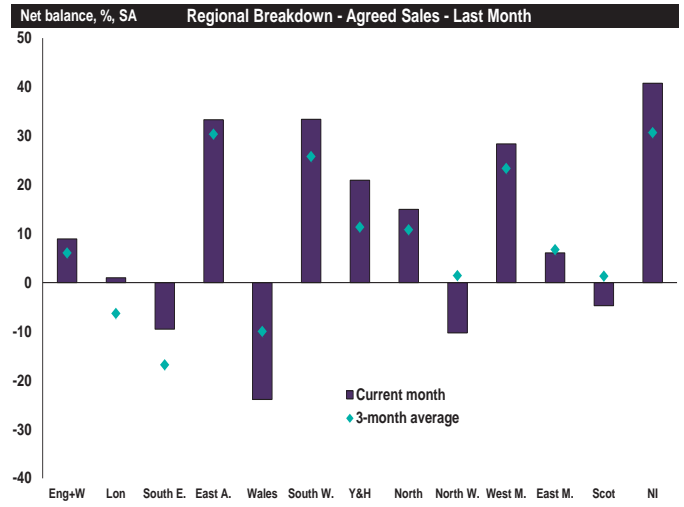


Sales market charts

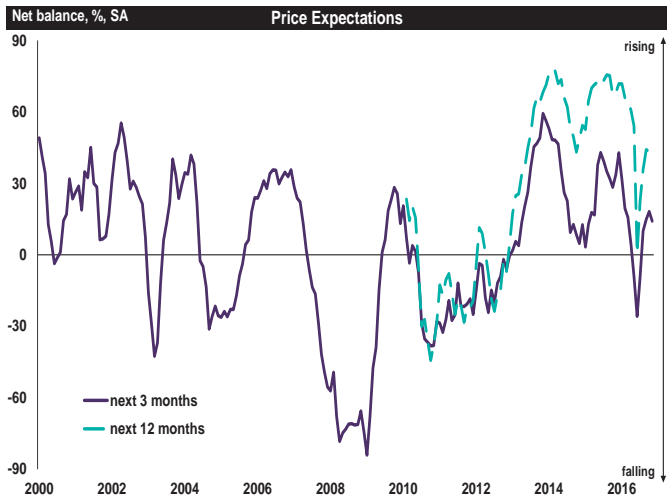
National Newly Agreed Sales - Past month



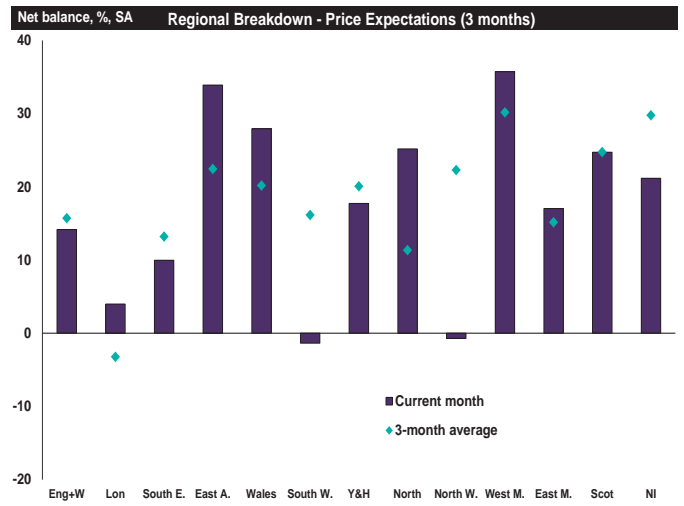
Regional Newly Agreed Sales - Past month



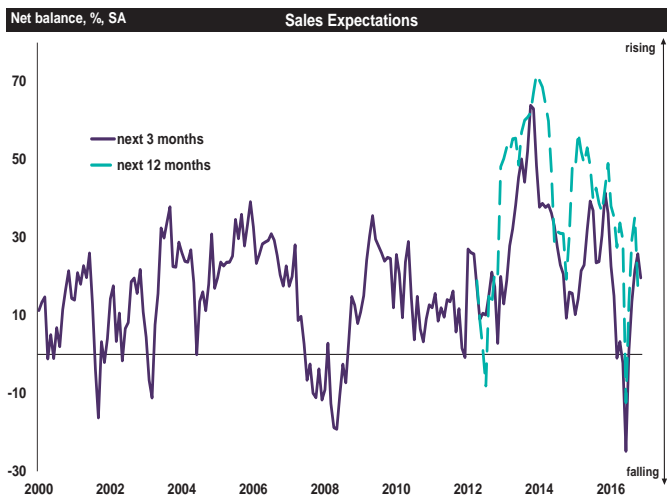
National Price Expectations - Three and twelve month expectations



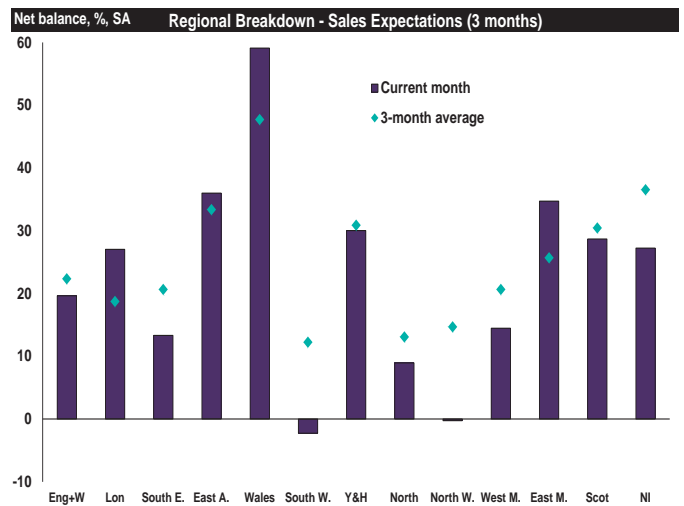
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

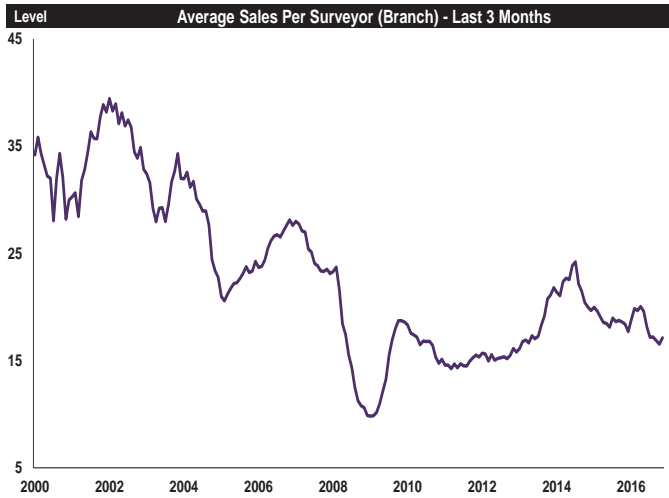


Regional Sales Expectations - Next three months

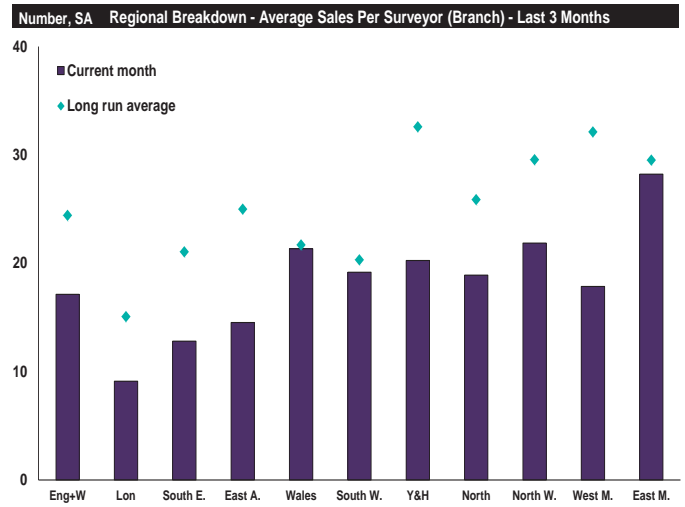


Sales market charts

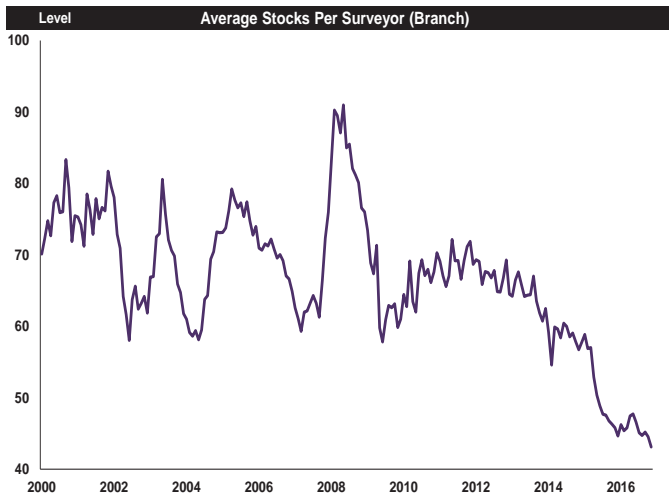
National Average Sales Per Surveyor - Past three months



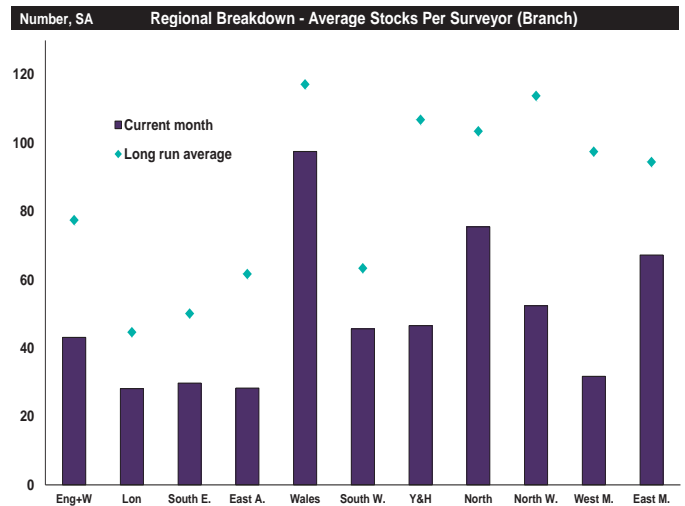
Regional Average Sales Per Surveyor - Past three months



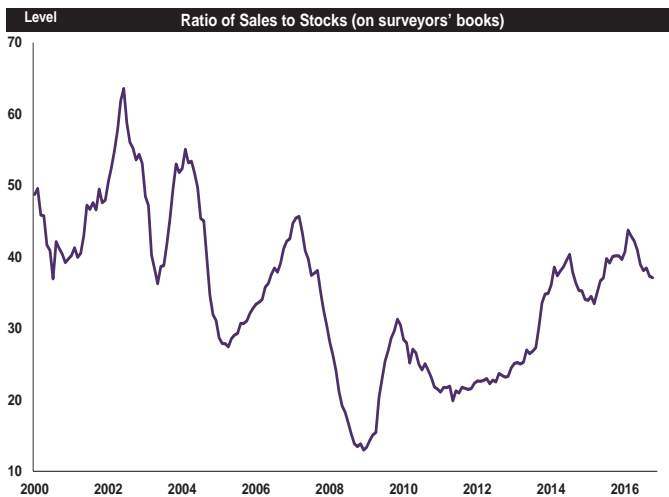
National Average Stocks Per Surveyor



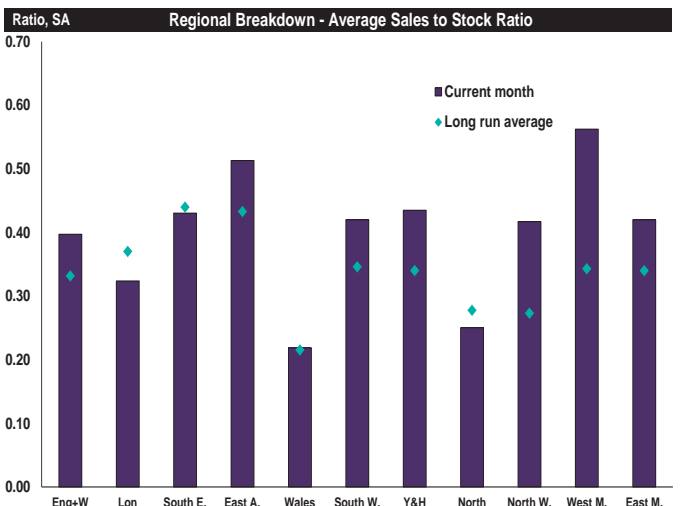
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

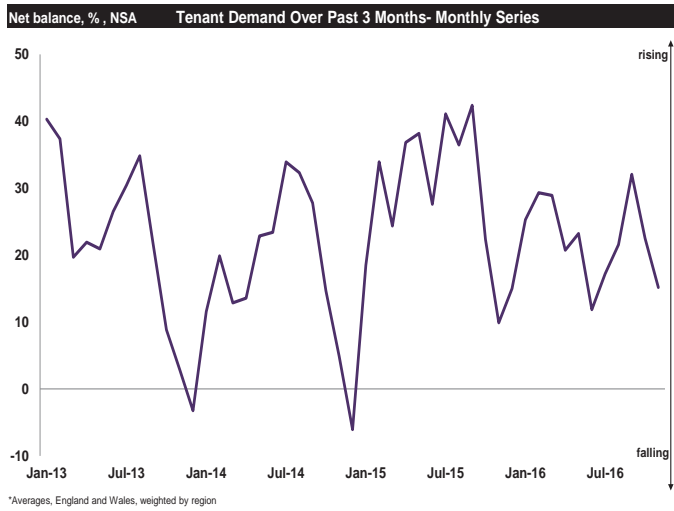


Regional Sales to Stock Ratio

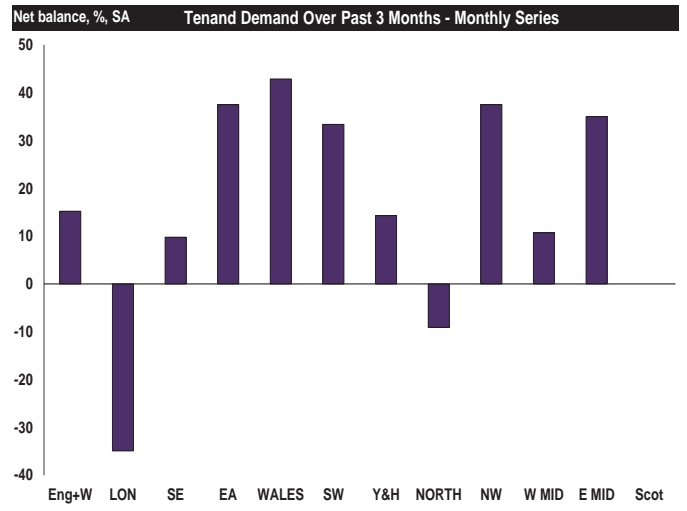


Lettings market charts

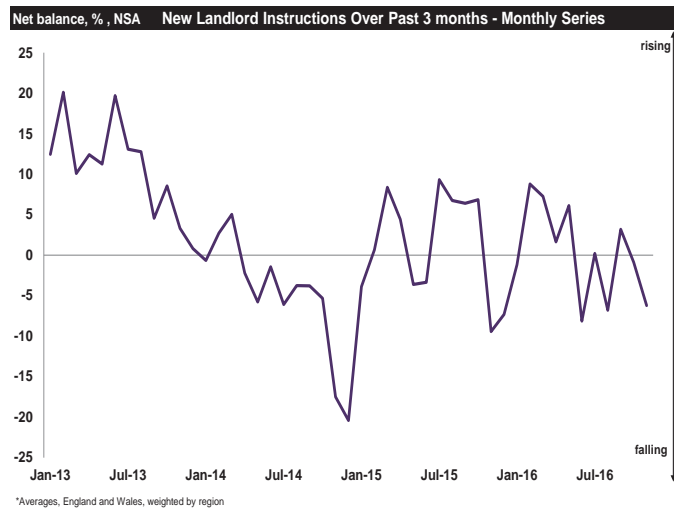
National Tenant Demand - Past three months



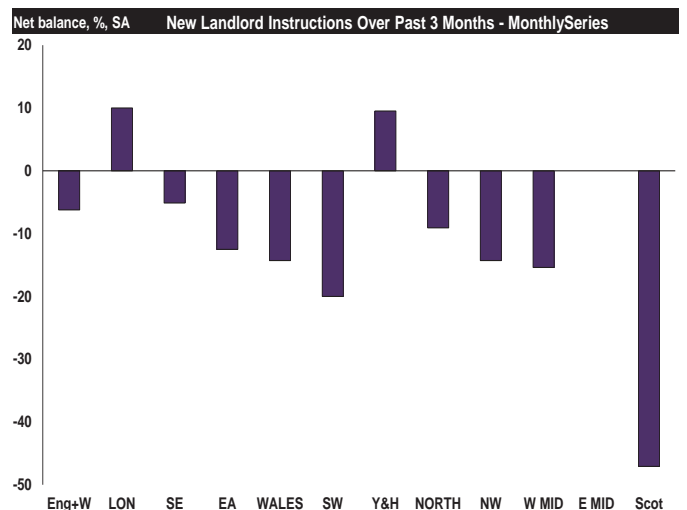
Regional Tenant Demand - Past three months



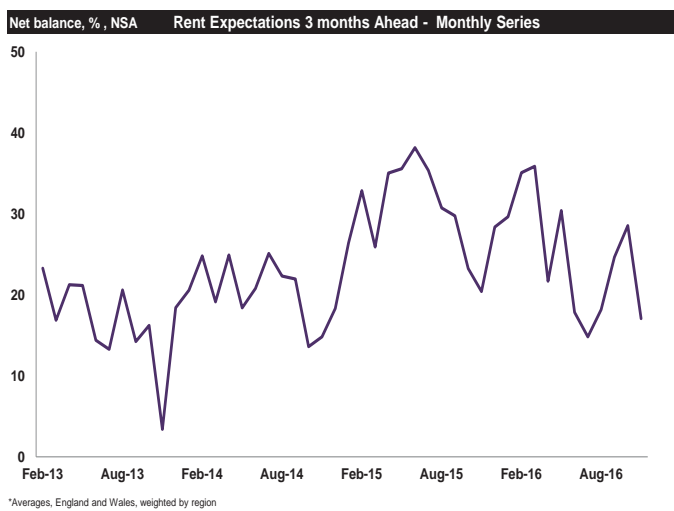
National New Landlord Instructions - Past three months



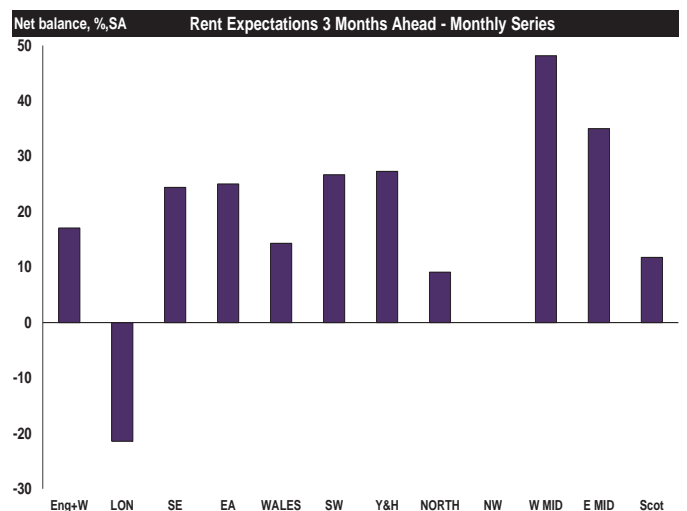
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

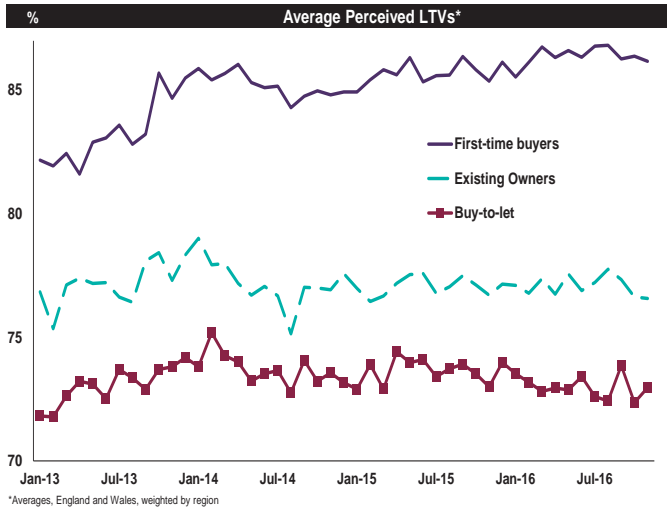


Regional Rent Expectations - Next three months

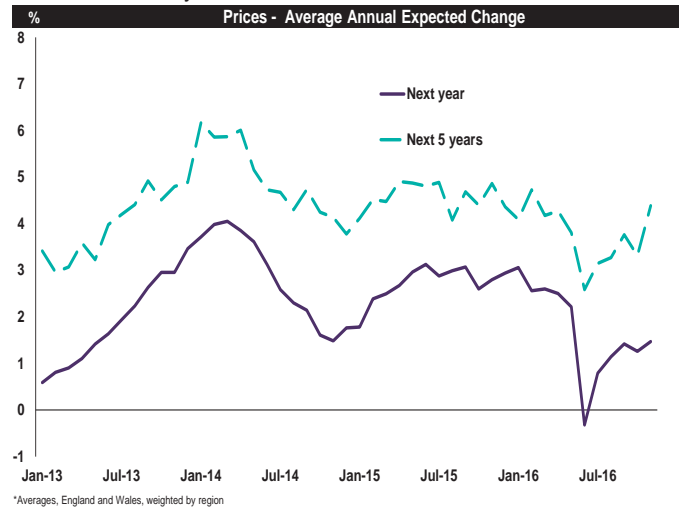


LTVs, expectations & other data

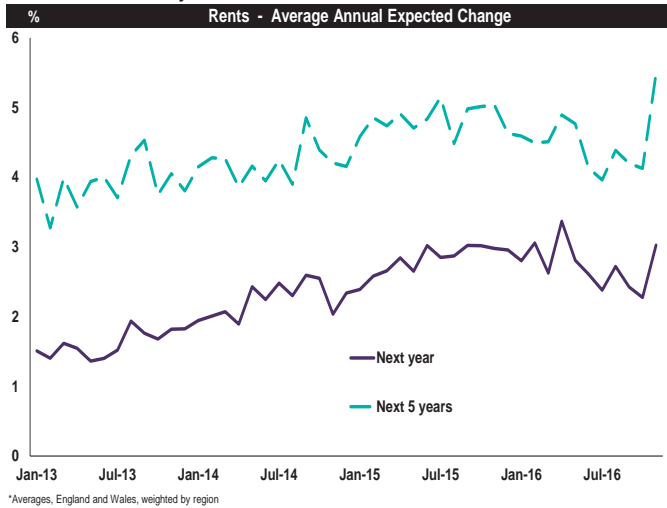
Average Perceived Loan to Value by Buyer Category



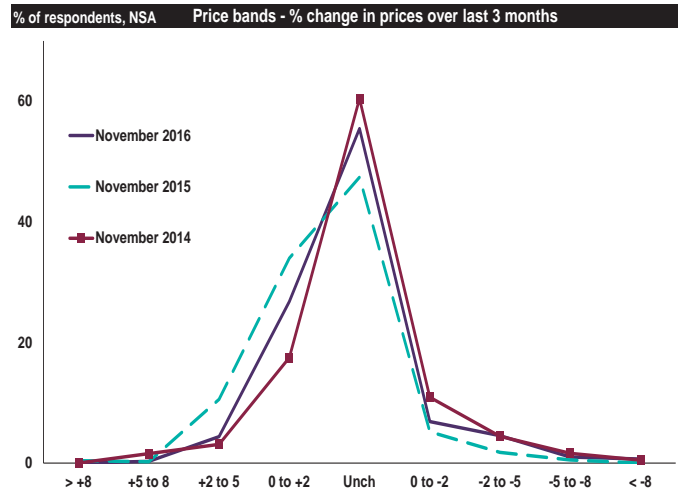
National Average Annual Expected Price Change (point estimate) - Next one and five years



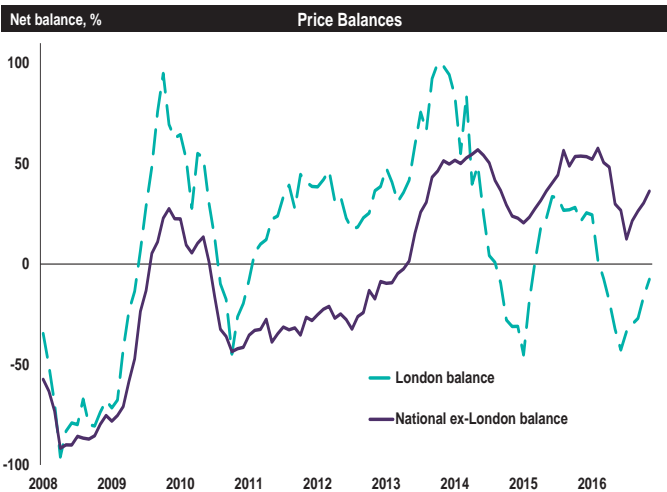
National Average Annual Expected Change in Rents (point estimate) - Next one and five years



Price Bands - Past three months



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



Surveyor comments - sales

North

Chris Arundel MRICS, GSC Grays, Darlington, jca@gscgrays.co.uk - Demand for new instructions has been strong.

D Edmondson MRICS, DJA, Carlisle, info@dvesurveyors.co.uk - Timing of public holidays and adverse weather conditions in Cumbria.

Michael Hodgson, Sunderland, 0191 5657000, michael@michaelhodgson.co.uk - Slowing market due to the time of year.

Mr T H Brannen FRICS, Brannen & Partners, Coastal/Newcastle, 0191 2517878, shaun.brannen@brannen-partners.co.uk - Where to begin? One would have hoped for more assistance from our government to the housing sector in the Autumn Statement but.....

Neil S Foster Bsc(Hons) MRICS, Foster Maddison Property Consultants, Newcastle upon Tyne, neil.foster@fostermaddison.co.uk - The tail end of the season has been surprisingly active, repeating the pattern of 2015, and we are lining up instructions for the post-Christmas pick up already.

Simon Bainbridge MRICS, Savills, Darlington, 01325 370500, sbainbridge@savills.com - After a relatively quiet autumn period, a very busy month with good activity at all price ranges and high transaction levels.

Yorkshire and Humber

Alex McNeil MRICS, Bramleys, Huddersfield, 01484 530361, alex.mcneil@bramleys.co.uk - A marked seasonal downturn with a declining number of completions but expectations and market sentiment for 2017 is positive. There is an underlying demand with the market being restrained due to low supply of new housing.

Alison Demaine-Grieve MRICS, Linley and Simpson, North and West Yorkshire, 01765690219, alisondg@linleyandsimpson.co.uk - Change in help-to-buy rules and additional scheme has helped with sale of lower value new homes.

Chris Clubley FRICS CAAV, Chris Clubley & Co., Market Weighton, 01430 874000 - The market has remained strong in this area even with the economic uncertainty following "Brexit". In the short term this looks like it will continue.

Ian Adams MRICS, Metropolis Surveyors, Kingston upon Hull, ianadams31@yahoo.co.uk - Since Brexit, demand seems to have increased with fewer houses on the market. Marginal house price growth may be expected.

J David Phillip FRICS, Dacre Son & Hartley, Otley, West Yorkshire, 01943 463321, jdp@dacres.co.uk - We definitely experienced a slowdown in instructions and sales prior to Brexit but these indicators appear to have increased since relative to the same period last year.

James Brown MRICS, Norman F Brown, Richmond, 01748 822473, belindandjames@hotmail.co.uk - We shall see what the New Year market brings.

James Peacock MRICS, Lovelle Bacons LLP, Grimsby, 01472 251918, j.peacock@lovelle-property.co.uk - Shortage of available properties on local open market with greater demand from FTBs and investors, particularly as money is cheap to borrow. We are witnessing more offers close to, if not at, full asking price.

John E Haigh MRICS, Lister Haigh Limited, Knaresborough, 01423 860322, knaresborough@listerhaigh.co.uk - The market has slowed down early. The supply shortage continues though.

Kenneth Bird MRICS, Renton & Parr, Wetherby, 01937 582731, ken@rentonandparr.co.uk - Market remains active for properties under £500,000 in value but top end has struggled most of the year.

M J Hunter MRICS, Grice and Hunter, Doncaster, 01302 360141, griceandhunter@btconnect.com - In recent years the Christmas downturn has occurred earlier and earlier and this year is no exception.

Michael Darwin MRICS, M W Darwin & Sons, Northallerton, 01609 773567, enquiries@darwin-homes.co.uk - Demand for property remains steady, having recovered from the Brexit effect.

Pete Shield FRICS, Shield Estates UK Limited, Sheffield, 0114 2571000, info@shieldgroup.uk.com - Although the market has shown a general slowing down it is still reasonably buoyant with sales being achieved providing asking prices are realistic and properties are well presented. Buyers are selective and discriminate against poorer properties.

Peter Green FRICS, Brearley-Greens, Halifax, West Yorkshire, 01422 330088, enq@brearley-greens.co.uk - The autumn period, as usual, has seen good sales of quality properties in good locations. The Christmas/winter period will see the market contract and without any adverse occurrences in the financial sector. The market should begin to open up around late February and March.

Richard J Graves FRICS, D. Dunk, Lewis & Graves, Bridlington, richardgraves@btconnect.com - Market has slowed early this year with a number of chains breaking due to frustration.

North West

Chris Cockwill MRICS, Cockwill & Co, Southport, 01704 827075, chris.cockwill@cockwill.co.uk - Enquiries across the board are all down, would like to think it is just the time of year but it is also down on this time last year. Prices are being significantly adjusted to attract interest.

Derek Coates MRICS, Venmore, Liverpool, 0151 236 0301, d.coates@venmores.co.uk - The market remains active although the seasonal slowdown is beginning to be felt. Main concern is lack of new instructions.

John Halman FRICS, Gascoigne Halman, Wilmslow, jhalman@gascoignehalman.co.uk - Demand for housing remains strong but I fear for transaction levels moving forward.

John Williams FRICS MEWI, Brennan Ayre O'Neill LLP, Wirral, 01513439060, john@b-a-o.com - Market activity has held up well, exceeding expectations in November.

East Midlands

A R Gascoigne FRICS, Gascoignes Chartered Surveyors, Southwell Nottinghamshire, 01636813245, rachelgascoigne@gascoignes.co.uk - The market has gone quiet for the Christmas period very early this year.

Chris Beeby DIPREA FNAEA MARLA AssocRICS, Bletsoes, Thrapston, 01832 732188, chris.beeby@bletsoes.co.uk - Stock levels at record low. Selling as they come in.

Christopher Shallice FRICS FAAV, Hix & Son, Holbeach, 01406 422 777 - Mortgage availability variable. Slightly stronger confidence. Some silly offers being made by time wasters.

David Hammond BSc FRICS, David Hammond Chartered Surveyors, Nottinghamshire, 01773 533666, residential@dvdhammond.co.uk - The market remains brisk. Sales are continuing to hold up. Lack of new instructions.

Surveyor comments - sales

James Abbott MRICS, Savills, Stamford, 01780 484696, jabbott@savills.com - The mild weather has resulted in increasing sales activity, particularly in the mid-market due in part to scarcity. The top end is tough. Buyer interest is light with little motivation. There seems no defining reason, other than uncertainty.

Mark Newton FRICS, Newton Fallowell, Grantham, 01476591900, mark.newton@newtonfallowell.co.uk - November was extremely resilient with instructions sales and exchanges up on 2015.

Martin Pendered FRICS, Martin Pendered & Co Ltd, Wellingborough, 01933 228822, mpendered@martinpendered.co.uk - November has been surprisingly busy. Good level of instructions and sales with a number of instructions promised for sale in the New Year. Possibly a more optimistic prognosis for 2017?

Paul Perriam BSc(Hons) MRICS, William H Brown/Bagshaws Residential, Nottingham, 01332 542299, paul.perriam@sequencehome.co.uk - Instructions in short supply but sales numbers still at healthy levels with multiple buyers in some cases due to shortage of supply.

Peter Buckingham, Andrew Granger & Co, Market Harborough, 01858 431315, peter.buckingham@andrewgranger.co.uk - Political uncertainty has caused the market to slow considerably in the run-up to Christmas. However, we have had a surprisingly good month in terms of sales and exchanges.

Quentin Jackson-Stops FRICS, Jackson-Stops & Staff, Northampton, 01604 632991, quentin.jackson-stops@jackson-stops.co.uk - Volume of sales remains the problem with less sellers and less ready and able buyers. Properties under £500,000 selling fairly readily but the upper levels of the market get more difficult.

Steve Gadsby BSc FRICS, Gadsby Nichols, Derby, 01332 296396, stevegadsby@gadsbynichols.co.uk - Quiet market conditions mainly due to seasonal effect but realistically priced properties still attracting interest.

West Midlands

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 079769827423, dcoss@andrew-grant.co.uk - A shortage of new instructions making for fast sales being agreed but then slow to complete owing to a lengthier lending process.

Colin Townsend MRICS, John Goodwin, Malvern, 01684 892809, colin@johngoodwin.co.uk - Still sustained demand for an ever shrinking supply of homes coming to market. Stocks as low as they have been for many years. 2016 has been an extremely productive year but the shortage of supply going into 2017 suggests prices will rise again.

Ian Bullock MRICS, Carpenter Surveyors Ltd, Birmingham, ian.bullock@carpenter-surveyors.com - Notable supply shortage has resulted in rising prices in recent months despite wider economic uncertainties.

J J Dell MRICS FIAA, J J Dell & Co, Oswestry, property@jddell.co.uk - Instructions are low due to time of year.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, 01562 821600 - A steady demand for all types of property despite reduced stock. More properties needed at the start of 2017.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, 01562 821600 - Property is still selling well but is not coming on the market to replace those being sold. Stock levels lower than they have been for a long time.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, 01562 821600 - There is still considerable property selling, resulting in reservations and dwindling stock. The start of next year is likely to be quiet due to reduced number of properties available.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, 01562 821600 - A desperate shortage of new instructions will result in a quiet start to 2017. Demand remains high.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Consistent demand well into back end of autumn. Stock levels still too low. Government need to review stamp duty levels soon as poorer movement at the top end is restricting the flow of activity at lower end.

Lionel Howard Smith, E.Surv, Stafford, howard.smith@esurv.co.uk - Limited supply and steady demand meaning prices are slowly moving upwards, but confidence is wavering due to uncertainties.

Mike Arthan FRICS, Barbers, Shropshire, m.athan@barbers-online.co.uk - Usual seasonal reduction in activity. General shortage of stock available for sale.

Richard Franklin BSc(Hons) MRICS, Franklin Gallimore, Tenbury Wells, 01584 810436 - Stock levels in the area are the lowest for six/seven years. Confidence of working families is low given Brexit uncertainties - not appreciated by all vendors.

Ross D'Aniello AssocRICS, Nock Deighton, Ludlow, 01584875555, r.daniello@nockdeighton.co.uk - Global and regional events have dampened the market along with the traditional Christmas slowdown. Current low levels of stock and activity will hopefully yield to a more positive market in the New Year.

Ryan Williams FRICS, McCartneys LLP, Hay-On-Wye, 01497 820 778, ryan@mccartneys.co.uk - More buyers about. A general seasonal slowdown in supply means that lots of deals are being done at close to the asking price. Until someone tackles the planning system house building levels will not increase.

East Anglia

Andrew Wagstaff MRICS, Bedfords, Burnham Market-North Norfolk, 01328 730500, andrewwagstaff@bedfords.co.uk - Big demand for properties priced up to £450,000. Reduction in demand increases in line with prices above that level.

Chris Philpot FRICS, Lacy Scott and Knight, Stowmarket, Suffolk, cphilpot@lsk.co.uk - A surprisingly active November, with some good prices achieved.

Ian Cook MRICS Registered Valuer, Hupton Cook Limited, Norwich, ian.cook@huptoncook.co.uk - Economic uncertainty limiting number of properties coming to market and demand from buyers moving into this region is supporting values.

Jan Hytch FRICS, Arnolds, Norwich, 01603 620551 - Slight uncertainty with the pound due to USA election.

Jeffrey Hazel FRICS, Geoffrey Collins & Co., Kings Lynn, 01553 774135 - Steady demand for property but much less coming onto the market as is usual at this time.

Nigel Steele FRICS, Jackson-Stops & Staff, Norfolk, 01603 612333, nigel.steele@jackson-stops.co.uk - We are seeing a typical slowdown in the market for the time of year. There are still buyers for good sensibly priced properties.

South East

Anthony Jamieson MRICS, Clarke Gammon Wellers, Guildford, 01483 880905 - Shortage of stock. Only competitively priced properties will sell. Market over £1.5m is very difficult.

Surveyor comments - sales

Chris Gooch, Carter Jonas, Winchester, chris.gooch@carterjonas.co.uk - A tough autumn market looks set to continue over the winter months and sensible pricing will be key.

David Llewellyn, Priory Heritage Ltd, Cambridge, 01234 376866, davidllewellyn@prioryheritage.co.uk - Awaiting government initiative to build more housing with interest to see if anything materialises?

David Nesbit FRICS, D.M.Nesbit & Company, Portsmouth, 02392 864321, davidnesbit@nesbits.co.uk - A busier period than expected with sales growth in a 'thin' market. Auction prices continue to reflect interest from investors despite the political pressures. A lack of action on stamp duty reform was disappointing.

David Parish FRICS, Gates Parish & Co., Upminster, 01708 250033 - There is a shortage of new instructions. Some sellers are taking their properties off the market for the Christmas season with a view to replacing them in the New Year.

Donald Leslie MRICS, Donald Leslie & Co Ltd, Amersham, 01494722006, donald@donaldleslie.co.uk - More properties on the market and less buyers with lengthening transaction periods. It has changed to a buyers' market and there is evidence of discounting. Overpriced properties are not attracting interest.

Edward Mcewen FRICS, McEwen & Timberlake, South Bucks, ed@mcewenandtimberlake.co.uk - Shortage of instructions, usual Christmas slump expected.

Edward Rook MRICS, Knight Frank, Sevenoaks, edward.rook@knightfrank.com - Stamp duty still weighing heavily on values.

Ian Perry FRICS, Perry Bishop and Chambers, Faringdon/Lechlade/Highworth/Wantage/Fairford, 01285 655355, ianperry@perrybishop.co.uk - A shortage of listings has slowed the market earlier than usual.

John Chase FRICS, Joscelyne Chase, Braintree, 01376554507, john@joscelynechase.co.uk - Sales activity has slowed early this year. Usually we have a burst for completions prior to Christmas but no signs of this happening this year.

John Frost MRICS, The Frost Partnership, Amersham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Good new instructions, more buyers registering. However very few sales being agreed because of a lack in confidence from buyers due to the raft of tax changes being placed on the market place.

John Frost MRICS, The Frost Partnership, Ashford, 01494 680909, beaconsfield@frostsurveyors.co.uk - Lack of confidence in the market place on buyers part due to political changes and taxes over the last 12 months.

John Frost MRICS, The Frost Partnership, Beaconsfield, 01494 680909, beaconsfield@frostsurveyors.co.uk - Stamp duty has affected the number of high value market transactions as purchasers are not willing to pay the increased tax. Recent political changes to the market have impacted confidence.

John Frost MRICS, The Frost Partnership, Burnham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Quiet since October onwards, attributed to political uncertainties which have unsettled the market/economy.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909, beaconsfield@frostsurveyors.co.uk - Brexit uncertainty. Stamp duty rates over £1 million. Stamp duty and tax penalties on buy to let. Under-resourced planning department (local authority). HS2 construction.

John Frost MRICS, The Frost Partnership, Langley, 01494 680909, beaconsfield@frostsurveyors.co.uk - Uncertainty in the market, alongside stamp duty increases and the buy to let tax change have severely reduced transactions.

John Frost MRICS, The Frost Partnership, Slough, 01494 680909, beaconsfield@frostsurveyors.co.uk - Market is suffering from uncertainty and government intervention which has disrupted the natural level of sales of homes and the provision of affordable private rental properties.

John Frost MRICS, The Frost Partnership, Windsor, 01494 680909, beaconsfield@frostsurveyors.co.uk - Political uncertainty and punitive tax changes have led to fewer transactions and less private homes coming to the market for rental.

John Road MRICS, The Frost Partnership, Staines, 01494 680909, beaconsfield@frostsurveyors.co.uk - Market has slowed much quicker than last year with a lack of transactions due to general uncertainty and punitive changes to the tax system rather than just the usual seasonal slowdown.

Martin Allen MRICS, Elgars, Wingham/Canterbury, 01227 720557, m.allen@elgars.uk.com - Christmas slowdown seems to have come early, I suspect due to lack of enthusiasm from buyers due to the shortage of available stock.

Martin Lee MRICS, Countrywide Surveyors, South East Essex, martin.lee@cwsurveyors.co.uk - Brexit, Trump.

Philip Hiatt MRICS, Your Move Philip Hiatt, East Grinstead, 01342 321142, eastgrinstead@your-move.co.uk - Seasonal factors affecting the market but generally still deals to be done especially for buy to let flats, surprisingly, and at the cheaper end of the market. The top end was waiting for the Autumn Statement and possible changes to SDLT.

Philip Newman MRICS, Nationwide Building Society, South Hampshire, 07887830021, philip.newman@nationwide.co.uk - The sales market continues to be strong with no signs of a let up in demand, although the numbers of new properties coming onto the market is starting to slow down in the run up to Christmas.

Rob Wightman MRICS, Knight Frank, Hungerford, rob.wightman@knightfrank.com - Limited supply but steady demand and increased sales for November.

South West

Christopher Bailey MRICS, Knight Frank LLP, Exeter, christopher.bailey@knightfrank.com - The market has been steadily picking up since the end of the summer with growing buyer confidence. The market below £1m is still the strongest. The negative effects of SDLT are still present.

David Lewis BSc(Hons), Stags, West Devon/East Cornwall, 01752 223933, d.lewis@stags.co.uk - Weak supply is still supporting prices with little sign of a change on the horizon.

David McKillop FRICS, McKillop and Gregory, Salisbury, dm@mckillopandgregory.co.uk - A very strange month with the number of sales agreed being the highest of 2016, but the instructions being the lowest. Stock is therefore very low. A much better month than anticipated.

G C Thorne FRICS FCIOB, Thornes Inc Fisks., East Dorset, 01202-684004, graham@thornes.org.uk - The market has been active during November but appears to be less active going into the Christmas season.

Ian Perry FRICS, Perry Bishop and Chambers, Cheltenham/Cirencester/Nailsworth/Stroud/Tetbury, 01285 655355, ianperry@perrybishop.co.uk - A shortage of listings is slowing the market, earlier than usual.

Surveyor comments - sales

James Wilson MRICS, Jackson-Stops and Staff, Shaftesbury, 01747 850858, james.wilson@jackson-stops.co.uk - While new instructions are predictably down, November has seen more deals agreed than October.

Jeff Cole MRICS, Cole Rayment & White, Wadebridge, 01208813595, jeff.cole@crw.co.uk - The end of November has been remarkably busy and we have the usual pre-Christmas rush for existing sales wanting to complete before the New Year. Instruction levels are still low as we would expect in the lead up to Christmas.

Jeremy Priestley FRICS, Berkeleys, Poole, jeremy.priestley@yougroup.co.uk - November traditionally a quiet month. Persistent resistance to SDLT above £1.5m. Developers are still active.

Julian Bunkall FRICS, Jackson-Stops & Staff, Dorchester, 01305 262 123 - November is always the month when the market starts to quieten for Christmas. Still encouraging activity with buyers but stock remains low.

Lloyd Smale FRICS RICS Registered Valuer, Pearce - Chartered Surveyors and Estate Agent, Exeter, 01392 686347, lms@drewpearce.co.uk - Supply side shortage continues to be a feature of the market and made worse by cautious potential buyers not first bringing their own property to the market.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - It has been very busy although achieving a deal is tough. Vendors seem to think prices have risen over and beyond reality. Christmas slowdown may not be far away!

Mark Lewis FRICS, Sturminster Newton, mlewis@symondsandsampson.co.uk - Our biggest problem in West Dorset is getting local searches. There have been so many cut backs at the local authority and the searches are taking up to 16 weeks.

Matthew Waddams MRICS, Matthew Waddams, Minehead, 01643 709929, matthewwaddams@hotmail.com - There has been an improvement in house sales above £500,000 over the last 3 months. The building of the new power station at Hinkley Point will improve demand for property and lettings.

OF Miles FRICS, Oliver Miles, Swanage, 01929 426655, oliver@olivermiles.co.uk - A quiet month on all fronts, but hopeful New Year will see the resurgence of a stronger market with demand outstripping supply.

Robert Cooney FRICS, Robert Cooney Chartered Surveyors & Estate Agents, Taunton, 01823 230230, robert.cooney@robertcooney.co.uk - Mortgage approval levels down by 50% on average and instructions down 25%. Sales still hold up but mostly sub £300k.

Roger Punch FRICS, Marchand Petit, South Hams/Devon, 01752 873311, roger.punch@marchandpetit.co.uk - Prime locations, especially in the best coastal areas, have experienced strong demand and excellent sales, giving us confidence for the period ahead.

Simon Cooper FRICS, Stags, Exeter, 01392 255202, s.cooper@stags.co.uk - November turned out to be the best month of the year for sales exchanged and the second best for new sales in the month. Massive demand and little to offer people!

Stephen Morris MRICS, Davies & Way, Bristol/Bath, 01225 400400, stephenmorris@daviesandway.com - Market remains resilient except in the higher price ranges (£1m+) where buyers are more cautious.

Wales

Anthony Filice FRICS, Kelvin Francis Ltd., Cardiff, 02920766538, tony@kelvinfrancis.com - Seasonal slowing down of instructions, viewings and offers, as to be expected in the run up to Christmas. Strong level of applicants registered in popular ranges £300/350,000 for traditional 3 bed semis. Many vendors waiting until New Year to market.

David James FRICS, James Dean, Brecon, 01874 624757, david@jamesdean.co.uk - Second half of the year has been quieter than the first.

Paul Lucas FRICS, R.K.Lucas & Son, Haverfordwest, 01437762538, paul@rklucas.co.uk - Property sales have begun to decline as the Christmas period is approaching. There are concerns about Brexit plans having a detrimental effect on the market.

Roland Jones FRICS, Kent Jones & Co, Wrexham, 01978 266789, roland.jones@kentjones.co.uk - Stamp duty penalties still effecting buy-to-let market.

London

Alun Jones MRICS, Marler & Marler, Knightsbridge, 020 7235 9641 - The PCL market remains very sluggish due to punitive rates of SDLT etc., and global uncertainty.

Brendon Thomas MRICS, Oakland Surveyors, Tower Hamlets/Hackney/Newham/Southwark/City, 01708706570, b.thomas@oaklandsurveyors.co.uk - Decent demand up to 500-600k especially for 1beds. Continuing redevelopment and perceived value compared to PCL will underpin this area.

Christopher Ames MRICS, Ames Belgravia Ltd, Belgravia /London SW1, 020 7730 1155, ca@amesbelgravia.co.uk - The top-end (£1.5m+) is still recovering from/adjusting to the December 2014 SDLT increase and the extra 3% from April 2016. Uncertainty continues with the High Court Challenge to Brexit which may delay the March 2017 commencement of Article 50.

Christopher Green FRICS, Curzon Land, London, cgreen@curzonland.com - The stamp duty changes have really hit the market badly. These need to be reversed.

G M Eade, Countrywide Surveyors, London, geoffery.eade@cwsurveyors.co.uk - Mass uncontrolled immigration versus shortage of supply.

J.J.King FRICS, Andrew Scott Robertson, Merton, 020 8971 4990, jking@as-r.co.uk - Still busy at the lower end of the market (up to £1.5m) for houses but struggling with flats up to this price range; a factor caused by the buy-to-let market having cooled.

J.J.King FRICS, Andrew Scott Robertson, Wimbledon, 020 8971 4990, jking@as-r.co.uk - This month has seen a slowdown of instructions while vendors review their plans for 2017. Steady flow of new buyers on the block ready to buy when something exceptional appears but not otherwise for the moment.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000, mail@dauntons.co.uk - The market is starting its seasonal slowdown early which may reflect the uncertainty of the market and the effects of the Brexit vote. Instructions have increased but buyer numbers have not followed suit.

James Perris MRICS, De Villiers, London, 0207 887 6009, james.perris@devilliers-surveyors.co.uk - The market, whilst remaining difficult at the upper tiers due to transaction costs, is seeing a reasonable level of activity.

Surveyor comments - sales

Jeffrey Doble MRICS, Thamesview (Including Dexters Estate Agents), Teddington, 020 8614 1230 - Activity levels are significantly up over the past 10 weeks which have seen sales levels return to normal.

Jeremy Leaf FRICS, Jeremy Leaf & Co, Finchley, jeremy@jeremyleaf.co.uk - Sales in November proved quite resilient as the volume as well as value of transactions agreed rebounded and listings increased, but buyer enquiries and viewings fell. Many buyers seem determined to do business – but only with realistic sellers!

Keith Barnfield FRICS, Barnfields, Enfield, 020 8363 3394 - A quiet month, principally because fewer properties are being put on the market.

Robert Green MRICS, John D Wood & Co., Chelsea, 020 7352 1484 - The market in Prime Central London (PCL) continues to see more activity as prices have reduced to meet buyer expectations and weak currency starts to impact. We have seen a return to competitive bidding on well-priced stock.

Simon Aldous MRICS, Savills, London, 02070163861, saldous@savills.com - Over the last month, our central London offices have had strong results, the best sales month since March. Outside of central London, very few investors in the market with buyers owner occupiers.

Scotland

Adrian Stott FRICS, J and E Shepherd, Lothians, 01316533456, a.stott@shepherd.co.uk - Continuing lack of supply, possibly fuelled by uncertainty around Brexit and indyref 2, leading to closing dates and offers in excess of home report valued being achieved.

Alastair Houlden MRICS, Rettie and Co, Edinburgh, 0131 624 9032, alastair@rettie.co.uk - Volume of transactions starting to fall which is in line with traditional seasonal patterns.

Alex Inglis MRICS, CKD Galbraith, Scottish Borders, 01573 224 244, alex.inglis@ckdgalbraith.co.uk - Houses are continuing to sell, with demand now outstripping supply, although general levels of activity have fallen as we move towards Christmas. Prices remain fairly steady.

Andrew Hitchen BSc MRICS, Shepherd Surveyors, Stirling, andrew.hitchen@shepherd.co.uk - Similar picture to months past - new vendor instructions remain low, lack of stock driving prices.

Charlie Barrett MRICS, Graham + Sibbald, Aberdeen, charlie.barrett@g-s.co.uk - Increased supply and reduced demand has resulted in a large number of properties experiencing a prolonged sales period, reducing prices. Additionally builders are providing attractive incentives, further reducing demand for second hand property.

Chris Hall MRICS, Rettie and Co, Edinburgh, chris.hall@rettie.co.uk - Market still stratified relating to price and location. Sub 500k in good districts of Edinburgh and Glasgow still performing strongly. Above 500k demand is reduced, particularly in rural areas. Cost of moving in 500k plus price range still a deterrent.

Craig Henderson MRICS, Graham + Sibbald, Glasgow/West Scotland, 0141 332 1194, craig.henderson@g-s.co.uk - Demand levels remain strong in most areas, but most agents reporting a lower volume of new vendors, resulting in prices moving up. This is unlikely to change as we move towards the festive period.

Gordon Macdonald FRICS, Allied Surveyors Scotland, Aberdeen, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Winter closedown as expected but signs that the early spring may produce some impetus. Sellers beginning to take more reasonable approach to prices. Oil prices stable, so some confidence may return.

Graham Tonner MRICS, Graham + Sibbald, Dundee, 01382200064, gtonner@g-s.co.uk - The seasonal downturn is upon us although sale prices achieved remain good and I wouldn't discourage sellers to wait until next year as demand is generally good. Lack of properties being brought to the market has been the problem for much of 2016.

Iain M Swayne FRICS, DM Hall, Dunfermline, iain.swayne@dmhall.co.uk - Seasonal downturn on new instructions but properties still selling reasonably quickly below £200k due to good demand. Market expected to increase again in early January.

Ian Croall, Graham + Sibbald, Falkirk, icroall@g-s.co.uk - Brexit has had a depressing effect on the market.

Ian Morton MRICS RICS Registered Valuer, Bradburne & Co, St Andrews, info@bradburne.co.uk - The traditional slowdown in the market leading up to Christmas is underway. There are fewer preparing sales for the New Year compared to last year as prospective sellers continue to wait rather than enter the market.

Kevin Hay BSc MRICS, Allied Surveyors, Ayr, 01292 265381 - We are now entering a quieter time in the run up to Christmas with a decrease in the number of instructions received.

Kevin MacDonald MRICS, Graham + Sibbald, Inverness, 01463 236977, kmacdonald@g-s.co.uk - In what is now becoming a traditionally quieter period for sellers, November has continued to produce an encouraging number of sales despite national and international political unease introducing an unwelcome element of uncertainty.

Kevin Murchie BLE MRICS, Graham + Sibbald, Edinburgh, kmurchie@g-s.co.uk - As we approach the seasonal downturn the lack of supply in key areas is leading to closing dates and inflated prices.

Marion Currie AssocRICS, CKD Galbraith, Castle Douglas, 01556 505346, marion.currie@ckdgalbraith.co.uk - We have continued to experience strong interest and offers during November, however new instructions are tailing off for winter.

Martin Douglas MRICS, Graham + Sibbald, Hamilton, 01698422500, martin.douglas@g-s.co.uk - The month of November started positively with a number of home reports being instructed. The tail end of the month has seen a slowdown in the market as home owners now tend to put off selling their homes until after the festive period.

Peter McEachran FRICS, Graham + Sibbald, Renfrewshire, 0141 889 3251, peter.mceachran@g-s.co.uk - Well maintained properties accurately priced remain in good demand and sell quickly. Properties which are overpriced tend to stick and may take some time to sell. Seasonal factors causing a slowdown in the market.

Richard A Clowes MRICS, DM Hall LLP, Scottish Borders, 01896 752009, richard.clowes@dmhall.co.uk - The market continues to show reasonable signs of activity for the time of year. Some agents seem to be encouraging sellers to go ahead with marketing at present rather than waiting until 2017.

Robbie Buchanan MRICS, Graham + Sibbald, Kirkcaldy, 01592266211, rbuchanan@g-s.co.uk - Ongoing demand compared to supply of houses but this has slowed down as we approach the end of the year. It appears buyers and sellers are content to sit tight at the moment and not take any action unless there is a good reason.

Ryan J Stewart MRICS VRS, Hardies Property and Construction Consultants, Aberdeen, ryan.stewart@hardies.co.uk - The Aberdeen market has been greatly impacted by the falling price of oil. Supply is at a very high level with lower demand leading to reduced prices.

Surveyor comments - sales

Thomas Baird MRICS, Select Surveyors Ltd, Glasgow, 0141 632 6589, reception@selectsurveyors.co.uk - Increased demand due to low levels of new housing stock has seen increasing prices paid. Lack of stock along with festive period approaching may result in a slowdown of survey instructions earlier than last year.

Tom Murray AssocRICS, Galloway and Ayrshire Properties, Girvan, 01465 713498, tom.murray@gapinthemarket.com - Here in South Ayrshire November has proved to be a very busy month in terms of new instructions and sales. There continues to be good demand and an excellent stock of houses for sale.

Northern Ireland

Eoin Lawless FRICS, Eoin Lawless Estate Agents, Warrenpoint, info@lawlessestateagent.co.uk - There has been an increase in activity in November with many properties agreed, confidence is high.

Julie Gibson AssocRICS, MccLelland Salter, Lisburn, juliegibson@mccllelandsalter.co.uk - There has been a rise in buyer enquiry and sales over the last month before the Christmas slow down, however stock is depleted.

Kirby O'Connor AssocRICS, GOC Estate Agents Ltd, Belfast, 02890662366, kirby@gocestateagents.com - Things have seemed to have picked up in the past month, we have noticed stronger activity in the sales market.

Samuel Dickey MRICS, Simon Brien Residential, Belfast, 02890428989, sdickey@simonbrien.com - The sales market is still strong particularly for new developments, however I would anticipate activity to slow down as we approach Christmas

Stephen Fitzpatrick MRICS, Stephen Fitzpatrick & Co Estd.1881, Newry, 02830265533, info@stephenfitzpatrick.co.uk - Weak sterling has steadied the market.

Surveyor comments - lettings

North

Chris Arundel MRICS, GSC Grays, Darlington, jca@gscgrays.co.uk - Market demand strong but fewer properties coming forward.

Michael Hodgson, Sunderland, 0191 5657000, michael@michaelhodgson.co.uk - Slowing market due to the time of year.

Mr T H Brannen FRICS, Brannen & Partners, Coastal/Newcastle, 0191 2517878, shaun.brannen@brannen-partners.co.uk - I have grave concerns for the PRS and especially what will happen with rental figures in the forthcoming months due to the Chancellor's interference with abolishing tenant fees. I hope to be proved wrong, but.....

Neil S Foster Bsc(Hons) MRICS, Foster Maddison Property Consultants, Newcastle upon Tyne, neil.foster@fostermaddison.co.uk - Concerted effort by government to undermine market equilibrium is beginning to impact. There is a monumental car crash waiting to happen here.

Yorkshire and Humber

Alex McNeil MRICS, Bramleys, Huddersfield, 01484 530361, alex.mcneil@bramleys.co.uk - There continues to be a strong tenant demand in most sectors with a declining period of voids.

Chris Clubley FRICS CAAV, Chris Clubley & Co., Market Weighton, 01430 874000 - Currently there is a downturn in tenants looking to move. This should not be a long term issue, there appears to be a glut of properties coming to the market.

Ian Adams MRICS, Metropolis Surveyors, Kingston upon Hull, ianadams31@yahoo.co.uk - Brexit may affect the strong demand felt in this area from Eastern European migrants, however it is too early to tell.

James Peacock MRICS, Lovelle Bacons LLP, Grimsby, 01472 251918, j.peacock@lovelle-property.co.uk - Continued demand but low available stock.

Michael Darwin MRICS, M W Darwin & Sons, Northallerton, 01609 773567, enquiries@darwin-homes.co.uk - Demand remains.

Pete Shield FRICS, Shield Estates UK Limited, Sheffield, 0114 2571000, info@shieldgroup.uk.com - Still a good demand from a wide variety of potential tenants for all types of properties.

Peter Green FRICS, Brearley-Greens, Halifax, West Yorkshire, 01422 330088, enq@brearley-greens.co.uk - The letting sector has seen most properties readily letting, although there has been a shortage of new property coming on the market.

North West

John Halman FRICS, Gascoigne Halman, Wilmslow, jhalman@gascoignehalman.co.uk - The lettings market remains buoyant however stock remains low. Rents have certainly stabilised in the last 12 months and in some areas have even decreased. The upcoming change in legislation regarding tenant application fees will certainly have an effect on the market.

East Midlands

Chris Beeby DIPREA FNAEA MARLA AssocRICS, Bletsoes, Thrapston, 01832 732188, chris.beeby@bletsoes.co.uk - Rental properties rarely available longer than 48 hours.

Christopher Shallice FRICS FAAV, Hix & Son, Holbeach, 01406 422 777 - Good demand generally. Some poor quality applications.

David Hammond BSc FRICS, David Hammond Chartered Surveyors, Nottinghamshire, 01773 533666, residential@dvdhammond.co.uk - Tenant demand is buoyant. Lack of good quality properties.

John Chappell MRICS, Property Office, Skegness, 01754 763520 - Several existing housing benefit tenants have had payments reduced due to benefit caps. We expect more landlords to decline housing benefit tenants.

Mark Newton FRICS, Newton Fallowell, Grantham, 01476591900, mark.newton@newtonfallowell.co.uk - Breath being held over tenant fees.

Martin Pendered FRICS, Martin Pendered & Co Ltd, Wellingborough, 01933 228822, mpendered@martinpendered.co.uk - Demand still exceeds supply. Landlords not yet concerned by the Autumn Statement but the devil will be in the detail. What are they trying to achieve by driving down the supply?

Nicholas Richardson FRICS, Nicholas Richardsons, Beeston, Nottingham, 01159677589, www.nicric.co.uk - Still good demand, but expect it to slow with Christmas upon us. Houses are letting fast. The ban on letting fees will increase rents.

Peter Buckingham, Andrew Granger & Co, Market Harborough, 01858 431315, peter.buckingham@andrewgranger.co.uk - Disappointed with proposed ban on tenants fees.

Rebecca Bulmer AssocRICS, Bulmer Estates Ltd, Nottingham, 0115 969 6111, rebecca@bulmerestates.co.uk - We are starting to see a slowdown in tenant demand as Christmas approaches.

West Midlands

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 079769827423, dcass@andrewgrant.co.uk - A robust market.

Colin Townsend MRICS, John Goodwin, Malvern, 01684 892809, colin@johngoodwin.co.uk - As the year has progressed tenant demand has increased but the supply of new stock has not kept pace. This shortfall will put pressure on rents to rise.

J J Dell MRICS FAAV, J J Dell & Co, Oswestry, property@jldell.co.uk - A shortage of instructions due to tenants staying put.

Jennifer Price FRICS, Harrison Price Homes, Birmingham, jennifer@harrisonpricehomes.co.uk - A very quiet month for tenants, hopefully the market will pick up after Christmas.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, 01562 821600 - Still a very strong demand for all types of property throughout the area. More houses in particular needed to satisfy demand.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, 01562 821600 - Still great demand for all types of rented property and many more instructions needed to satisfy demand.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, 01562 821600 - Still a very strong market with multiple applications for many houses. Availability of flats meeting demand, although rents creeping up.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, 01562 821600 - Still a steady and constant demand for all types of rented property, with more houses needed to satisfy demand.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Good tenant demand but tenant fees need to be capped by government not banned.

Lionel Howard Smith, E.Surv, Stafford, howard.smith@esurv.co.uk - Unaffordability of housing and inability to save up suitable deposit means more demand for lettings, putting upward pressure on rental values.

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

Nicholas J Lamb MRICS, Naismiths, Birmingham, 0121 262 3450, nicholas.lamb@naismiths.com - Demand and supply appear to be in equilibrium currently. However, there is a lack of quality, properly managed family stock.

Surveyor comments - lettings

Richard Franklin BSc(Hons) MRICS, Franklin Gallimore, Tenbury Wells, 01584 810436 - Demand low for this time of year - overpriced, poor quality stock is sticking - well-appointed modern houses in demand - with waiting lists for certain areas.

Ryan Williams FRICS, Mccartneys LLP, Hay-On-Wye, 01497 820 778, ryan@mccartneys.co.uk - Steady demand and supply. Taxation changes making investors more hesitant.

Stephen Barber, Countrywide Residential Lettings, Stafford, 01785 212112 - Had a good September and October although after a strong start to November it has gone much slower.

East Anglia

Chris Philpot FRICS, Lacy Scott and Knight, Stowmarket, Suffolk, cphilpot@lsk.co.uk - The Autumn Statement announcement about being unable to charge lettings fees will take time to be understood, but inevitably the costs have to be paid and rents are likely to rise to offset the start-up fees.

James Steggles FRICS FAAV, Steggles Lerner Property Management, Kings Lynn, 01603 724724, james@steggleslerner.co.uk - Rents have probably peaked until wages and salaries start to increase.

Jan Hytch FRICS, Arnolds, Norwich, 01603 620551 - Lack of new stock and new landlords coming to the market.

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

Nigel Steele FRICS, Jackson-Stops & Staff, Norfolk, 01603 612333, nigel.steele@jackson-stops.co.uk - Strong demand in the lower end.

South East

Anthony Jamieson MRICS, Clarke Gammon Wellers, Guildford, 01483 880905 - Lack of new lettings. Rents holding firm.

David Llewellyn, Priory Heritage Ltd, Cambridge, 01234 376866, davidllewellyn@prioryheritage.co.uk - Continuing pressure on private landlords and reducing margins may skew sector in the future.

David Parish FRICS, Gates Parish & Co., Upminster, 01708 250033 - Steady demand but rents appear to have peaked.

James Farrance MNAEA FARLA, Braxton, Maidenhead, 01628 674234, jfarrance@braxtons.co.uk - Tenant demand remained strong throughout November. Oversupply in the market for two bedroom apartments.

John Frost MRICS, The Frost Partnership, Amersham, 01494 680909, beaconsfield@frostsurveyors.co.uk - Lack of new instructions and falling numbers of tenants.

Martin Allen MRICS, Elgars, Wingham/Canterbury, 01227 720557, m.allen@elgars.uk.com - The market is unaffected by the approach of the holidays but is becoming more price sensitive with properties with overstated rents being left on the shelf.

Martin Lee MRICS, Countrywide Surveyors, South East Essex, martin.lee@cwsurveyors.co.uk - Brexit, Trump.

Philip Newman MRICS, Nationwide Building Society, South Hampshire, 07887830021, philip.newman@nationwide.co.uk - There are no signs of a let up in demand for rental properties and it is evident that investors are creeping back into the buy to let market.

Rowland Mecklenburgh FRICS, LP and M, Watford, 01923 255888, rowland@lpaandm.co.uk - Continuing shortage of property.

S B B Askaroff BSC(Hons) MRICS, Estatewise, Eastbourne, 01323 412010 - Shortage of properties to let, but abundance of poor quality low credit applicants.

Stuart Gray MRICS FAAV, Strutt & Parker LLP, St Albans, 01727 840285, stuart.gray@struttandparker.com - Generally good tenant demand and indexation of rents, but some properties sticking.

Tom White MRICS, Audley End Estate, Saffron Walden, tom.white@audleyendestate.co.uk - Good quality property continues to let well.

William Hartnell FRICS, Simon Matthew And Co., Ingatestone Essex/Loughton Essex, 01277355255, simon_matthew@btconnect.com - We feel rents in the lettings market may increase with less buy to let properties available.

South West

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - Demand is still strong and rents are holding up well.

Mark Lewis FRICS, Sturminster Newton, mlewis@symondsandsampson.co.uk - Fewer instructions because of the second home Stamp Duty.

Paul Oughton MARLA, Moore Allen & Innocent LLP, Cirencester/Cotswolds, 01285648100, www.mooreallen.co.uk - A drought of new landlords but still plenty of applicant demand.

Simon Cooper FRICS, Stags, Exeter, 01392 255202, s.cooper@stags.co.uk - Continuing strong tenant demand and a shortage of properties to offer them. Rents not going up strongly due to limited wage increases.

Wales

Anthony Filice FRICS, Kelvin Francis Ltd., Cardiff, 02920766538, tony@kelvinfrancis.com - Established Landlords still adding to their portfolios. Tenant demand strong, leading to quick lettings. No signs of the rental market slowing.

Paul Lucas FRICS, R.K.Lucas & Son, Haverfordwest, 01437762538, paul@rklucas.co.uk - The renting sector is currently chaotic in Wales with the introduction of statutory regulations under the RentSmart Wales system. Some landlords are withdrawing their properties from the rental sector which will inevitably lead to a future shortage.

Roland Jones FRICS, Kent Jones & Co, Wrexham, 01978 266789, roland.jones@kentjones.co.uk - Tenants seem to be staying longer.

London

Alun Jones MRICS, Marler & Marler, Knightsbridge, 020 7235 9641 - Increasing stock levels are creating a tenants market with consequent downward negotiations on rental levels.

Angela Kelly, Hurford Salvi Carr, London, 02074901122, angela.kelly@h-s-c.co.uk - The central London lettings market continues to be affected by oversupply, not just at the top end of the market but now at all levels due to a lack of labour mobility due to recruitment holds in City firms. Renewals are up as tenants bide their time.

Benjamin Jc Mire BSc(Est Man) FRICS, Trust Property Management, Colindale, London Nw9, 02083586565, bmire@trustplc.com - The market remains very buoyant in our locality, due in the main to shortage of supply failing to match demand despite the huge volume of additional units under construction.

Christopher Green FRICS, Curzon Land, London, cgreen@curzonland.com - Quality stock leases readily, poor quality doesn't.

G M Eade, Countrywide Surveyors, London, geoffery.eade@cwsurveyors.co.uk - Mass uncontrolled immigration versus shortage of supply.

Surveyor comments - lettings

J.J.King FRICS, Andrew Scott Robertson, Merton, 020 8971 4990, jking@as-r.co.uk - Stock levels improving but applicant levels have slowed. Agents letting fees remain topical with clients and applicants.

J.J.King FRICS, Andrew Scott Robertson, Wimbledon, 020 8971 4990, jking@as-r.co.uk - Good quality stock levels but fewer applicants inspecting more properties. Rental adjustments on its way.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000, mail@dauntons.co.uk - Tenant demand is still lower than previous years, this is now starting to effect rents on re-let and some reduction in rents.

Jeffrey Doble MRICS, Thamesview (Including Dexters Estate Agents), Teddington, 020 8614 1230 - The strong demand and activity of the summer months has continued through the autumn.

Jeremy Leaf FRICS, Jeremy Leaf & Co, Finchley, jeremy@jeremyleaf.co.uk - Lettings activity was quieter than expected in November as the relatively few prospective tenants recognised their improved bargaining power in ample property choice by negotiating rents down and/or renewing agreements at same or even lower rents.

Jonathan Price AssocRICS, Southside Property Management Services Ltd, Bromley, 0330 999 1612, jonathan@southside-property.co.uk - No significant changes, more renewals of existing rather than new lets.

Mark Wilson MRICS, Globe Apartments, London, 020 7034 3435, mark@globeapt.com - If you are a buy to let landlord, Santa Claus is not coming to this town this year. There is some activity with tenants continuing to talk down the market with their lower offers. Landlords can trade if they recognize that it is tough out there.

Simon Aldous MRICS, Savills, London, 02070163861, saldous@savills.com - There remains a lot of stock on the lettings market which is keeping increases in rents in check and in some areas forcing rents down.

Will Barnes Yallowley AssocRICS, LHH Residential LLP, Kensington London, 02073762286, will@lhresidential.co.uk - 1 and 2 bed units renting well but bigger units struggling to find the rents of former months. Landlords of larger units may need to trim their sail accordingly.

Scotland

Gordon Macdonald FRICS, Allied Surveyors Scotland, Aberdeen, 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Still a huge oversupply of all property types.

Ian Morton MRICS RICS Registered Valuer, Bradburne & Co, St Andrews, info@bradburne.co.uk - There is a steady demand from tenants but an oversupply of suitable properties due to unsold properties entering the rental market.

Neil Woodhead FRICS, Castle Estates, Inverclyde, 01475784781, neil@castle-estates.co - Scaling down of local industry and retail having most impact on local market but good properties still letting well.

Ryan J Stewart MRICS VRS, Hardies Property and Construction Consultants, Aberdeen, ryan.stewart@hardies.co.uk - The Aberdeen market has been greatly impacted by the falling price of oil. Supply is at a very high level with lower demand, reducing prices. Corporate rental budgets have been cut significantly.

Northern Ireland

Heather Rountree AssocRICS, MacFarlane & Smyth, Belfast, heather.rountree@macfarlanesmyth.com - There are certainly calendar effects on the market, seasonal holidays reducing the market interest.

Julie Gibson AssocRICS, MccLelland Salter, Lisburn, juliegibson@mcclellandhalter.co.uk - Good quality lettings are in demand. It is more difficult to find quality tenants for older rental properties.

Kirby O'Connor AssocRICS, GOC Estate Agents Ltd, Belfast, 02890662366, kirby@gocestateagents.com - Rental market has finally quietened down but still strong demand for 2 bedrooms and city centre.

Samuel Dickey MRICS, Simon Brien Residential, Belfast, 02890428989, sdickey@simonbrien.com - The rental market remains strong with demand still there.

Siobhan Phillips, Best Property Services, Newry, 02830266811, info@bestpropertyservices.com - There has been an increase in enquiries for 3-4 bed semi-detached and detached houses in the Newry area within the last 12 months.

Stephen Fitzpatrick MRICS, Stephen Fitzpatrick & Co Estd.1881, Newry, 02830265533, info@stephenfitzpatrick.co.uk - Fairly constant demand.

Surveyor contact details

North

Chris Arundel MRICS, GSC
Grays, Darlington, jca@
gscgrays.co.uk

Chris Dodds, Gleeson Homes,
County Durham, 0191 492 8460,
cdodds@mjgleeson.com

D Edmondson MRICS, DJA,
Carlisle, info@dvesurveyors.
co.uk

Dan Maddison MRICS, Foster
Maddison Property Consultants,
Hexham, dan.maddison@
fostermaddison.co.uk

James Wort, Strutt and Parker,
Harrogate, james.wort@
struttandparker.com

Keith Johnson FRICS, JW
Wood, Durham, 01913869921,
g.graham@jww.co.uk

Michael Hodgson, Sunderland,
0191 5657000, michael@
michaelhodgson.co.uk

Mr T H Brannen FRICS, Brannen
& Partners, Coastal/Newcastle,
0191 2517878, shaun.brannen@
brannen-partners.co.uk

Neil S Foster Bsc(Hons) MRICS,
Foster Maddison Property
Consultants, Newcastle
upon Tyne, neil.foster@
fostermaddison.co.uk

Richard Harkness MRICS,
Hackney & Leigh, Kirkby
Lonsdale, 015242 72111,
richardharkness@hackney-leigh.
co.uk

Richard Henderson MRICS
FAAV, Addisons Chartered
Surveyors, Crook, 01388
766676, richard.henderson@
addisons-surveyors.co.uk

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

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

Sue Nelson, Edwin Thompson,
Keswick, 017687 72988,
s.nelson@edwin-thompson.
co.uk

Yorkshire and Humber

Alison Demaine-Grieve MRICS,
Linley and Simpson, North and
West Yorkshire, 01765690219,
alisondg@linleyandsimpson.
co.uk

Chris Clubley FRICS CAAV,
Chris Clubley & Co., Market
Weighton, 01430 874000

David Blagden FRICS, E.Surv
Chartered Surveyors, Harrogate,
01423531696, david.blagden@
esurv.co.uk

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

Ian Adams MRICS, Metropolis
Surveyors, Kingston upon Hull,
ianadams31@yahoo.co.uk

J David Phillip FRICS, Dacre
Son & Hartley, Otley, West
Yorkshire, 01943 463321, jdp@
dacres.co.uk

James Brown MRICS, Norman
F Brown, Richmond, 01748
822473, belindandjames@
hotmail.co.uk

James Peacock MRICS, Lovelle
Bacons LLP, Grimsby, 01472
251918, j.peacock@lovelle-
property.co.uk

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

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

M J Hunter MRICS, Grice
and Hunter, Doncaster, 01302
360141, griceandhunter@
btconnect.com

Martin Dennis, Jackson,
Green & Preston, Grimsby,
01472 311113, martin.dennis@
jacksongreenpreston.co.uk

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

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

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

Peter Green FRICS, Brearley-
Greens, Halifax, West Yorkshire,
01422 330088, enq@brearley-
greens.co.uk

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

Peter M Mawer FRICS,
Cranswicks, Bridlington,
bridlington@cranswicks.com

Philip S Mills MRICS, Norman F
Brown, Bedale, 01677 422282,
bedale@normanfbrown.co.uk

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

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

William Marshall, Adair Paxton,
Leeds, 0113 205 4190

North West

Andrew Blackley MRICS, JPA
Sirveyors, Lytham St Annes,
01253 302928, andrew@
bentleyhiggs.com

Andrew Croft AssocRICS,
Cingleys, Preston, croft.
andrew1@gmail.com

Chris Cockwill MRICS, Cockwill
& Co, Southport, 01704 827075,
chris.cockwill@cockwill.co.uk

David Bentham AssocRICS,
Homestead Consultancy
Services Limited, Lancashire,
01253 640040, david.bentham@
homesteadcsl.co.uk

Derek Coates MRICS, Venmore,
Liverpool, 0151 236 0301,
d.coates@venmores.co.uk

Ed Goodwin, Wright Marshall,
Northwich, 01606 41318,
edgoodwin@wrightmarshall.
co.uk

John Halman FRICS, Gascoigne
Halman, Wilmslow, jhalman@
gascoignehalman.co.uk

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

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

Paul Cable MRICS, Edward
Mellor Survey, Greater
Manchester, paul.cable@
edwardmellor.co.uk

East Midlands

A R Gascoigne FRICS, Gascoignes
Chartered Surveyors, Southwell
Nottinghamshire, 01636813245,
rachelgascoigne@gascoignes.co

B MacIntyre MRICS, MacIntyres
Ltd, Brackley, 01280 701001,
ben@macintyres.co.uk

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

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

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

Dan Elliott MRICS, Wilkins Vardy
Residential Ltd, Chesterfield,
01246 270123, dan@wilkins-
vardy.co.uk

David Hammond BSc FRICS,
David Hammond Chartered
Surveyors, Nottinghamshire,
01773 533666, residential @
dvdhammond.co.uk

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

James Abbott MRICS, Savills,
Stamford, 01780 484696,
jabbott@savills.com

James Bentley MRICS, Mundys
Estate Agents, Lincoln, hymie.
bentley@mundys.net

John Chappell MRICS, Property
Office, Skegness, 01754 763520

Kevin Gregory FRICS,
Gregoryresidential Ltd,
Leicester, 0116 2789979, kevin@
gregoryresidential.co.uk

Surveyor contact details

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

Mark Newton FRICS, Newton Fallowell, Grantham, 01476591900, mark.newton@newtonfallowell.co.uk

Mark Sandall MRICS, Andrew Granger & Co, Leicester, mark.sandall@andrewgranger.co.uk

Martin Pendered FRICS, Martin Pendered & Co Ltd, Wellingborough, 01933 228822, mpendered@martinpendered.co.uk

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

Nicholas Wadsworth MRICS, Robert Bell & Company, Horncastle, Lincolnshire, 01507 522 222, horncastle@robert-bell.org

Nicholas Wint BSc(Hons) MRICS ACIRB, Johnson Fellows LLP, East Midlands, 0121 643 9337

Paul Jex AssocRICS, Jex Surveyors Ltd, Derby, 0333 121 0140, paul@jexsurveyors.co.uk

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

Peter Buckingham, Andrew Granger & Co, Market Harborough, 01858 431315, peter.buckingham@andrewgranger.co.uk

Quentin Jackson-Stops FRICS, Jackson-Stops & Staff, Northampton, 01604 632991, quentin.jackson-stops@jackson-stops.co.uk

Rebecca Bulmer AssocRICS, Bulmer Estates Ltd, Nottingham, 0115 969 6111, rebecca@bulmerestates.co.uk

Simon Bentley MRICS, Mundys Property Services LLP, Lincoln, 01522 510044, simon.bentley@mundys.net

Stephen King FRICS, Kingwest, Market Harborough, 01858435970, sjking@kingwest.co.uk

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

West Midlands

Adrian Powell FRICS, A Victor Powell, Bromsgrove, 01527 832222, apowell@avictorpowell.co.uk

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 079769827423, dcass@andrew-grant.co.uk

Andrew Oulsnam MRICS, Robert Oulsnam, Barnt Green, 01214453311, andrew@oulznam.net

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

C Ball MRICS, Bury & Hilton Ltd, Cheadle/Staffs, charles@buryandhilton.co.uk

Charlotte George, Balfours LLP, Shropshire, 01743 241181, charlottegeorge@balfours.co.uk

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

Diana Van Aperen AssocRICS, Mainstay, Birmingham, dianavanaperen@mainstaygorup.co.uk

Guy Hands, Cartwright Hands, Nuneaton, 024 7635 0700

Ian Bullock MRICS, Carpenter Surveyors Ltd, Birmingham, ian.bullock@carpenter-surveyors.com

J J Dell MRICS FAAV, J J Dell & Co, Oswestry, property@jydell.co.uk

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

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

John Ozwell FRICS, Hunters, Solihull, 01564 771000

Julie Andow-Giles AssocRICS, Belvoir, Stone and Stafford, julie.andow-giles@belvoirlettings.com

Lionel Howard Smith, E.Surv, Stafford, howard.smith@esurv.co.uk

Lucy Roberts FARLA, Pennycuick Collins, Birmingham, 0121 452 1700, lucy.roberts@pennycuick.co.uk

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

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

Nicholas Wint BSc(Hons) MRICS ACIRB, Johnson Fellows LLP, West Midlands, 0121 643 9337

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

Robert Wootton, Woottons Surveying, Leamington Spa, 07975 701 006, rob@woottonsurveying.co.uk

Roger Lunt FRICS, Morris Marshall & Poole, Oswestry, roger@morrismarshall.co.uk

Ross D'Aniello AssocRICS, Nock Deighton, Ludlow, 01584875555, r.daniello@nockdeighton.co.uk

Ryan Williams FRICS, Mccartneys LLP, Hay-On-Wye, 01497 820 778, ryan@mccartneys.co.uk

Stephen Barber, Countrywide Residential Lettings, Stafford, 01785 212112

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

Tom Storey APC Candidate, Century 21 Bigwood, Birmingham, tomstorey@century21uk.com

East Anglia

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

Andrew Wagstaff MRICS, Bedfords, Burnham Market-North Norfolk, 01328 730500, andrewwagstaff@bedfords.co.uk

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

Ian Cook MRICS Registered Valuer, Hupton Cook Limited, Norwich, ian.cook@huptoncook.co.uk

James Steggles FRICS FAAV, Steggles Lerner Property Management, Kings Lynn, 01603 724724, james@steggleslerner.co.uk

Jan Hytch FRICS, Arnolds, Norwich, 01603 620551

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

Jonathan Pearson MRICS Registered, Residentially, East Anglia, jlp@residentially.co.uk

Nicholas Rudge FRICS FAAV, Durrants, Beccles, 01502 712122

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

Richard Elliot MRICS, R B Surveyors, Norwich, rb@property-surveyors.net

Sophie Harris, Strutt and Parker, Ipswich, sophie.harris@struttandparker.com

Tom Goodley MRICS, Strutt & Parker, Norfolk, 01603617431, tom.goodley@struttandparker.com

South East

Alistair Fell MRICS, Strutt and Parker LLP, Canterbury, alistair.fell@struttandparker.com

Surveyor contact details

Anthony Jamieson MRICS,
Clarke Gammon Wellers,
Guildford, 01483 880905

Anthony Roper MRICS,
Landspeed Homes Ltd, Isle Of
Wight, anthony@landspeed.
uk.com

Ben Runciman, Byrne Runciman,
Fareham, ben@byrnerunciman.
co.uk

Carolyn Nixon AssocRICS,
Trinity Estates, Thame, 0345
345 1584, carolynnixon@
trinityestates.com

Chris Clark FRICS, Ely Langley
Greig, Eastleigh, chrisclark@
elgsurveyors.co.uk

Chris Gooch, Carter Jonas,
Winchester, chris.gooch@
carterjonas.co.uk

Christopher Beadle,
Bairstoweves Lettings, Billericay/
Essex, chris.beadle@crldirect.
co.uk

Daniel Asekokhai AssocRICS,
Countrywide Surveyors,
Sittingbourne, daniel.
asekokhai@cwsurveyors.co.uk

David Llewellyn, Priory Heritage
Ltd, Cambridge, 01234 376866,
davidllewellyn@prioryheritage.
co.uk

David Nesbit FRICS, D.M.Nesbit
& Company, Portsmouth, 02392
864321, davidnesbit@nesbits.
co.uk

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

Donald Leslie MRICS, Donald
Leslie & Co Ltd, Amersham,
01494722006, donald@
donaldleslie.co.uk

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

Edward Mcewen FRICS,
McEwen & Timberlake,
South Bucks, ed@
mcewenandtimberlake.co.uk

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

Geoff Wright FRICS, Esurv, East
London/Urban Eesex, geoff.
wright@esurv.co.uk

Hannah, King and Chasemore,
Hove, hannah.ward@
kingchasemorecountrywide.
co.uk

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

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

James Collins MRICS, Collins
Homes Ltd, Stansted, jim@
grenvilleconstruction.co.uk

James Dawson MRICS,
Jackson-Stops & Staff, Newbury,
01635 45501, james.dawson@
jackson-stops.co.uk

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

John Chase FRICS, Joscelyne
Chase, Braintree, 01376554507,
john@joscelynechase.co.uk

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

John Road MRICS, The Frost
Partnership, Staines, 01494
680909, beaconsfield@
frostsurveyors.co.uk

Joshua Fish MRICS, Strutt &
Parker LLP, Lewes, joshua.fish@
struttandparker.com

Kevin Townsend MRICS, Jim
Townsend & Company, Reading,
kevandbilly@talk21.com

Kevin Waldron AssocRICS,
Kevin Waldron Proeprty
Surveyor, Oxfordshire,
07876598495, kevinwaldron_
propertysurveyor@btinternet.
com

Kwabena Danquah AssocRICS,
E.Surv Chartered Surveyors,
Mitcham, kdanquah@hotmail.
co.uk

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

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

Martin Lee MRICS, Countrywide
Surveyors, South East Essex,
martin.lee@cwsurveyors.co.uk

Mike Saunders AssocRICS,
Countrywde Surveyors,
Guildford, mike.saunders@
countrywide.co.uk

Natalie Meech, Countrywide
Residential Lettings, Oxford,
01865 477059

Nigel Sloper MRICS, Finance
Planning Surveying Services,
Portsmouth, nigel.sloper@
financeplanning.couk

Philip Hiatt MRICS, Your Move
Philip Hiatt, East Grinstead,
01342 321142, eastgrinstead@
your-move.co.uk

Philip Newman MRICS,
Nationwide Building Society,
South Hampshire, 07887830021,
philip.newman@nationwide.
co.uk

R Smyth MRICS, RSQS Limited,
Broadstairs, robert.smyth63@
gmail.com

Rhys Costello AssocRICS,
Countrywide, London, rhys.
costello@cwsurveyors.co.uk

Richard Harding, Strutt & Parker,
Newbury, 01635 521707, richard.
harding@struttandparker.com

Rob Cummins AssocRICS,
Radian, Bershire/Hampshire,
rob.cummins@radian.co.uk

Rob Wightman MRICS,
Knight Frank, Hungerford, rob.
wightman@knightfrank.com

Robert Green MRICS, John D
Wood & Co., Lymington, 020
7352 1484

Roderick Baker FRICS, Fell
Reynolds, Folkestone, 01303
850125

Rowland Mecklenburgh FRICS,
LP and M, Watford, 01923
255888, rowland@lpaadm.
co.uk

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

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

Simon Randall, Carter Jonas,
Basingstoke, 01256 473388,
simon.randall@carterjonas.co.uk

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

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

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

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

William Hartnell FRICS, Simon
Matthew And Co., Ingatestone
Essex/Loughton Essex,
01277355255, simon_matthew@
btconnect.com

William Leschllas MRICS,
Jackson-Stops & Staff,
Burford, 01993822661, william.
leschallas@jackson-stops.co.uk

Yvonne Cox, Freeman
Forman Letting, Heathfield,
01435 862766, yvonne.cox@
countrywide.co.uk

South West

Abigail Brain AssocRICS,
Countrywide, Cheltenham,
abigail.brain@cwsurveyors.co.uk

Ben Sharp AssocRICS, Esurv
Chartered Surveyors, Bristol/
North Somerset, 01536534000,
ben.sharp@esurv.co.uk

Chris Baker MRICS, Winkworth,
Exeter, cbaker@winkworth.co.uk

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

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

Surveyor contact details

David Lewis BSc(Hons), Stags, West Devon/East Cornwall, 01752 223933, d.lewis@stags.co.uk

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

David Slade FRICS, Slades Estate Agents, Christchurch, 01202 474202, david@sladeschristchurch.co.uk

David Wilson, Taylors Countrywide Lettings, Swindon, david.wilson@taylorscountrywide.co.uk

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

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

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

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

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

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

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

Julian Bunkall FRICS, Jackson-Stops & Staff, Dorchester, 01305 262 123

Lloyd Smale FRICS RICS Registered Valuer, Pearce - Chartered Surveyors and Estate Agent, Exeter, 01392 686347, lms@drewpearce.co.uk

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

Mark Lewis FRICS, Sturminster Newton, mlewis@symondsandsampson.co.uk

Matthew Waddams MRICS, Matthew Waddams, Minehead, 01643 709929, matthewwaddams@hotmail.com

Gill Winfield MRICS, Winfields, Torquay, gill.winfield@winfields.uk.com

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

Paul Cadge, Myddelton & Major, Salisbury, 01722 337575, paulcadge@myddeltonmajor.co.uk

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

Paul Oughton MARLA, Moore Allen & Innocent LLP, Cirencester/Cotswolds, 01285648100, www.mooreallen.co.uk

Rawlings MRICS, JSS Dorchester Ltd, Dorchester, ashley.rawlings@jackson-stops.co.uk

Richard Keenlyside MRICS, Gilyard Scarth, Shaftesbury, 01747 851122, rsk@gilyardscarth.co.uk

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

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

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

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

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

Tim Maggs MRICS, Maggs & Allen, Bristol, 0117 9734049, timm@maggsandallen.co.uk

Wales

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

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

Dafydd Hardy MRICS, Dafydd Hardy Y Gwerthwyr Tai, Bangor, 01248 371212

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

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

Jessica Griffiths AssocRICS, Esurv, Llanelli, jessicalorrainegriffiths@hotmail.co.uk

John Caines, Payton Jewell Caines, Bridgend/Port Talbot/Neath, 01656654328, john.caines@pjchomes.co.uk

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

Roland Jones FRICS, Kent Jones & Co, Wrexham, 01978 266789, roland.jones@kentjones.co.uk

William Graham, Graham & Co, Newport, 01633 254825, surveys@homebuyers.wales

London

Adrian Randall MRICS, Randall Surveying Associates, London, adrain@r-as.co.uk

Alain Lebrecht FCCA AssocRICS MIRPM, Avon Group of Companies, London, alain@avonestates.co.uk

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

Alun Jones MRICS, Marler & Marler, Knightsbridge, 020 7235 9641

Angela Kelly, Hurford Salvi Carr, London, 02074901122, angela.kelly@h-s-c.co.uk

Benjamin Jc Mire BSc(Est Man) FRICS, Trust Property Management, Colindale, London Nw9, 02083586565, bmire@trustplc.com

Brendon Thomas MRICS, Oakland Surveyors, Tower Hamlets/Hackney/Newham/Southwark/City, 01708706570, b.thomas@oaklandsurveyors.co.uk

Chariton Symeou MRICS, Hanley Estates Ltd, 02072633388, harry@hanleyestates.xom

Charles Boileau MRICS, Bruton Street Management, London, charles.boileau@brutonstreet.co.uk

Chris Morris FARLA, Cluttons LLP, Islington, 0207 354 6666, chris.morris@cluttons.com

Christopher Ames MRICS, Ames Belgravia Ltd, Belgravia /London SW1, 020 7730 1155, ca@amesbelgravia.co.uk

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

Cordelia AssocRICS, Pearl & Coutts, London, cordie_heaney@hotmail.com

Edward Parker AssocRICS, Anscombe & Ringland, London, edward.parker@anscombes.co.uk

G M Eade, Countrywide Surveyors, London, geoffery.eade@cwsurveyors.co.uk

Gavin Noe AssocRICS, Parkgate Aspen, London, gavin@parkaspen.co.uk

Gemma Quinn BSc(Hons) BA(Hons) MRICS, Anderson Wilde and Harris, London, 0207 061 1100, gemma.quinn@surveyors-valuers.com

Geoff McCabe MRICS, Daniel Watney LLP, London, gmccabe@danielwatney.co.uk

Surveyor contact details

Ian McKenzie AssocRICS,
McKenzie and Company,
London, i.mckenzie@hotmail.
co.uk

Ian Skinner FRICS, Bernard
Skinner, Eltham, 020 8859 3033,
ian@bernardskinner.co.uk

J.J.King FRICS, Andrew Scott
Robertson, Wimbledon/Merton,
020 8971 4990, jking@as-r.co.uk

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

James Perris MRICS, De Villiers,
London, 0207 887 6009, james.
perris@devilliers-surveyors.
co.uk

Jeffrey Doble MRICS,
Thamesview (Including Dexters
Estate Agents), Teddington, 020
8614 1230

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

Jonathan Price AssocRICS,
Southside Property Management
Services Ltd, Bromley, 0330
999 1612, jonathan@southside-
property.co.uk

Karolina Tolgyesi MRICS,
Beckett and Kay, London,
karolinatolgyesi@beckettandkay.
co.uk

Keith Barnfield FRICS,
Barnfields, Enfield, 020 8363
3394

Kerry-Anne O'Brien AssocRICS,
Savills Uk Ltd, Kensington,
kobrien@savills.com

Lauren Elliott, Cluttons,
Belgravia, lauren.elliott@
cluttons.com

Mark Wilson MRICS, Globe
Apartments, London, 020 7034
3435, mark@globeapt.com

Matthew Stanway, Cluttons,
Wapping/London, 020 7488
4858, matthew.stanway@
cluttons.com

Michael Pollard FRICS, Pollards,
Bexley, 01322 559990

Nicholas Christoforou MRICS,
Christo Capital Real Estate,
London, nicholas@christocre.
com

Nieves Muros, Cluttons,
Marylebone - Hyde Park, nieves.
muros@cluttons.com

P Wright MRICS, Maitlands
Acorn Professional Services,
London, 0208 300 1144,
surveys@mapssurveyors.co.uk

Peter Gunby MRICS, B. Bailey
& Co Ltd, Ilford, 02085 324 150,
enquiries@bbailey.co.uk

Robert Green MRICS, John D
Wood & Co., Chelsea/South
Kensington/NW London/
Wandsworth/Battersea/Fulham/
Belgravia, 020 7352 1484

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

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

Stephen Bubb AssocRICS,
Countrywide, Dartford,
stephenbubb@hotmail.co.uk

Toby Whittome, Jackson-Stops
and Staff, SW3/SW1, 0207 581
5881, tobywhittome@jackson-
stops.com

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

Scotland

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

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

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

Alastair Houlden MRICS, Rettie
and Co, Edinburgh, 0131 624
9032, alastair@rettie.co.uk

Alex Inglis MRICS, CKD
Galbraith, Scottish Borders,
01573 224 244, alex.inglis@
ckdgalbraith.co.uk

Andrew Hitchen BSc MRICS,
Shepherd Surveyors, Stirling,
andrew.hitchen@shepherd.co.uk

Carolyn Davies MRICS, Savills,
Dumfries, 01387 263066, savills.
co.uk

Charlie Barrett MRICS, Graham
& Sibbald, Aberdeen, charlie.
barrett@g-s.co.uk

Chris Hall MRICS, Rettie and
Co, Edinburgh, chris.hall@rettie.
co.uk

Craig Henderson MRICS,
Graham + Sibbald, Glasgow/
West Scotland, 0141 332 1194,
craig.henderson@g-s.co.uk

Fraser Crichton MRICS, Dove
Davies, Edinburgh/The Lothians,
0131 228 3999, fcrichton@
dovedavies.com

Gordon Macdonald FRICS,
Allied Surveyors Scotland,
Aberdeen, 01224 571163,
gordon.macdonald@
alliedsurveyorsscotland.com

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

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

Iain M Swayne FRICS, DM Hall,
Dunfermline, iain.swayne@
dmhall.co.uk

Ian Croall, Graham + Sibbald,
Falkirk, icroall@g-s.co.uk

Ian Morton MRICS RICS
Registered Valuer, Bradburne
& Co, St Andrews, info@
bradburne.co.uk

James Burns, Graham + Sibbald,
Inverness, jburns@g-s.co.uk

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

Kevin Hay BSc MRICS, Allied
Surveyors, Ayr, 01292 265381

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

Kevin Murchie BLE MRICS,
Graham + Sibbald, Edinburgh,
kmurchie@g-s.co.uk

Marion Currie AssocRICS,
CKD Galbraith, Castle Douglas,
01556 505346, marion.currie@
ckdgalbraith.co.uk

Martin Douglas MRICS,
Graham + Sibbald, Hamilton,
01698422500, martin.
douglas@g-s.co.uk

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

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

Pamela Morrison, Strutt & Parker
LLP, Aberdeenshire, 01330
826800, pamela.morrison@
struttandparker.com

Paul Taylor MRICS,
J&E Shepherd, Dundee,
01382200454, paul.taylor@
shepherd.co.uk

Peter McEachran FRICS,
Graham + Sibbald, Renfrewshire,
0141 889 3251, peter.
mceachran@g-s.co.uk

Peter Rasberry MRICS, J &
E Shepherd, Dunfermline,
p.rasberry@shepherd.co.uk

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

Richard R Blanski FRICS,
Shepherd Surveyors, Kirkcaldy,
01592205442, kirkcaldy@
shepherd.co.uk

Robbie Buchanan MRICS,
Graham + Sibbald, Kirkcaldy,
01592266211, rbuchanan@g-s.
co.uk

Surveyor contact details

Ronald G Smith MRICS, J&E Shepherd, North Lanarkshire/ East Dunbartonshire, 01236 780000, ronnie.smith@shepherd.co.uk

Ryan J Stewart MRICS VRS, Hardies Property and Construction Consultants, Aberdeen, ryan.stewart@hardies.co.uk

Sabrina Mischok, Edwin Thompson LLP, Galashiels, 01896 751300, s.mischok@edwin-thompson.co.uk

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

Tom Murray AssocRICS, Galloway and Ayrshire Properties, Girvan, 01465 713498, tom.murray@gapinthemarket.com

Northern Ireland

Alan Russell MRICS, Russell Brothers, Newtownards, info@russellbrothers.co.uk

Bronagh Boyd MRICS, Digney Boyd, Newry, 02830833233, bronagh@digneyboyd.co.uk

Eoin Lawless FRICS, Eoin Lawless Estate Agents, Warrenpoint, info@lawlessestateagent.co.uk

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

Ian Hall MRICS, Hanna Hillen Estates, Newry, 028 3026 9003, property@hanna-hillen.com

Joanne Glover MRICS, Alexander Reid & Frazer, County Down, 02844619966, joanne@alexanderreidfrazier.com

Joseph McGeehan MRICS, McGeehan Chartered Surveyors, Belfast, 02890701424, jospeh@mcgeehan.co.uk

Julie Gibson AssocRICS, MccLelland Salter, Lisburn, juliegibson@mcclellandsalter.co.uk

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

Martin Mallon MRICS, Lambert Smith Hampton, Belfast, mmallon@lsh.ie

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

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

Samuel Dickey MRICS, Simon Brien Residential, Belfast, 02890428989, sdickey@simonbrien.com

Siobhan Phillips, Best Property Services, Newry, 02830266811, info@bestpropertyservices.com

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

Terry Finlay MRICS, Montgomery Finlay And Co., Enniskillen, 02866324485, montgameryfinlayandco@hotmail.com

Contacts

Economics Team

Janet Guilfoyle

Market Surveys Administrator

+44(0)20 7334 3890

jguilfoyle@rics.org

Simon Rubinsohn

Chief Economist

+44(0)20 7334 3774

srubinsohn@rics.org

Jeffrey Matsu

Senior Economist

+44(0)20 7695 1644

jmatsu@rics.org

Sean Ellison

Senior Economist

+65 68128179

sellison@rics.org

Michael Hanley

Economist

+44(0)20 7695 1684

mhanley@rics.org

Tarrant Parsons

Economist

+44(0)20 7695 1585

tparsons@rics.org

Market Surveys & Reports

Download RICS Economic market surveys and reports:

www.rics.org/economics

- UK Residential Market Survey (monthly)
- UK Construction Market Survey (quarterly)
- UK Commercial Market Survey (quarterly)
- UK Rural Market Survey (semi-annual)
- Global Commercial Market Survey (quarterly)
- RICS / Ci Portuguese Housing Market Survey (monthly)
- UK Economy & Property Market Chart Book (monthly)

Subscriptions

All subscription enquiries to: economics@rics.org

Silver package: POA

Housing and lettings market data (questions 1-11 and 14-17)

Gold package: POA

Housing market and lettings market data package (questions 1-21). This is the complete data set excluding the bedroom breakdown.

Platinum package: POA

Housing market and lettings market data (questions 1-21). This is the complete data set including the bedroom breakdown for questions 12-13 and 17-18.

- RICS supports academia and will supply the full data set on a complementary basis.
- For the list of questions, refer to *Methodology*.
- All packages include the full historical back set, regional breakdown, and, where applicable, the seasonally and not seasonally adjusted data.



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve.

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

United Kingdom RICS HQ

Parliament Square, London
SW1P 3AD United Kingdom

t +44 (0)24 7686 8555

f +44 (0)20 7334 3811

contactrics@rics.org

Media enquiries

pressoffice@rics.org

Ireland

38 Merrion Square, Dublin 2,
Ireland

t +353 1 644 5500

f +353 1 661 1797

ricsireland@rics.org

Europe

[excluding UK and Ireland]

Rue Ducale 67,
1000 Brussels,
Belgium

t +32 2 733 10 19

f +32 2 742 97 48

ricseurope@rics.org

Middle East

Office G14, Block 3,
Knowledge Village,
Dubai, United Arab Emirates

t +971 4 446 2808

f +971 4 427 2498

ricsmenea@rics.org

Africa

PO Box 3400,
Witkoppen 2068,
South Africa

t +27 11 467 2857

f +27 86 514 0655

ricsafrica@rics.org

Americas

One Grand Central Place,
60 East 42nd Street, Suite 2810,
New York 10165 – 2811, USA

t +1 212 847 7400

f +1 212 847 7401

ricsamericas@rics.org

South America

Rua Maranhão, 584 – cj 104,
São Paulo – SP, Brasil

t +55 11 2925 0068

ricsbrasil@rics.org

Oceania

Suite 1, Level 9,
1 Castlereagh Street,
Sydney NSW 2000, Australia

t +61 2 9216 2333

f +61 2 9232 5591

info@rics.org

North Asia

3707 Hopewell Centre,
183 Queen's Road East
Wanchai, Hong Kong

t +852 2537 7117

f +852 2537 2756

ricsasia@rics.org

ASEAN

10 Anson Road,
#06-22 International Plaza,
Singapore 079903

t +65 6635 4242

f +65 6635 4244

ricssingapore@rics.org

Japan

Level 14 Hibiya Central Building,
1-2-9 Nishi Shimbashi Minato-Ku,
Tokyo 105-0003, Japan

t +81 3 5532 8813

f +81 3 5532 8814

ricsjapan@rics.org

South Asia

48 & 49 Centrum Plaza,
Sector Road, Sector 53,
Gurgaon – 122002, India

t +91 124 459 5400

f +91 124 459 5402

ricsindia@rics.org