



October 2017: UK Residential Market Survey

Demand backdrop continues to deteriorate

- National price indicator turns flat with sentiment still downbeat in London and the South East
- Subdued sales trends now being reported across most regions
- 70% of respondents report sales prices are coming in below asking prices for homes valued at £1m+

The October 2017 RICS UK Residential Market Survey shows both demand and sales continuing to soften at the national level, with most regions displaying a flat to negative trend in the latest results. Meanwhile, forward looking indicators are suggesting momentum is likely to remain subdued, at least in the near term.

The national price net balance eased to +1% in October, following a reading of +6% in both the previous two months. This measure is now consistent with a flat price trend on a UK-wide basis, although there remains significant variation across regions. Indeed, respondents in London continue to report downward pressure on prices, with the net balance coming in at -63% (the poorest reading since 2009). Similarly, the price gauge remains negative in the South East (albeit to a significantly lesser extent than in the capital), while East Anglia and the North East also returned readings below zero. By way of contrast, the price balances elsewhere remain generally firm, with the North West of England, Wales, Scotland and Northern Ireland all returning numbers consistent with further house price gains.

Alongside this, the headline near term price expectations series slipped to -11%, from -8% in September, and has now been negative in each of the last three reports. Again, the most cautious sentiment continues to be returned by contributors in London, although expectations are now also slightly negative in five other regions within England. The twelve month view is stronger in most parts however, with ten of the twelve regions/countries covered in the report expected to see higher prices in a year's time. The two exceptions are London and the South East, where prices are anticipated to decline and remain flat, respectively.

When contributors were asked to compare sales prices with asking prices over the past two months, it predictably revealed greater discrepancies for more expensive homes. Nationally, for properties marketed at more than £1m, 71% of respondents reported sales prices coming in below asking prices (compared with 67% the last time the question was asked in July). Within this, 26% responded in the 'up to 5% below' category, and 35% answered 'between 5 and 10% below'.

For homes listed at between £0.5m and £1m, a combined 62% of contributors noted sales prices were coming in lower than asking prices (compared to 57% in July). The most favoured answer was 'up to 5% below' with 38% submitting this response. Finally, in terms of homes marketed at less than £0.5m, the largest share of respondents (42%) noted asking and sales prices were at roughly the same level, although a still significant 32% stated sales prices were up to 5% under.

In terms of activity, the New Buyer Enquiries series continued to signal a softening in demand, with the national net balance coming in at -20% (unchanged from September). Likewise, agreed sales were also reported to have fallen, as 20% more respondents noted a decline in transactions (as opposed to a rise) over the month. What's more, Wales, Scotland and the North East were the only areas to have seen any pick-up during October, while sales trends were either flat or negative across the rest of the UK.

Going forward, national sales expectations remain flat over the coming three months, while the twelve month view has turned marginally negative. When broken down, expectations are still reasonably positive in Scotland and Northern Ireland for the year ahead.

Following a couple of months in which new instructions had held broadly stable, the latest results point to a renewed deterioration in the flow of fresh listings coming to market (net balance -14%). Even so, given the drop in average sales per estate agent branch, stock levels have now risen slightly from the record low seen in June earlier this year.

In the lettings market, tenant demand was little changed during the three months to October (on a seasonally adjusted basis), while new landlord instructions remained in decline. Rental growth projections are modestly positive for the three months ahead (net balance +11%). Over the next five years, rents are anticipated to rise by an average of around 3.5% per annum, nationally. This compares with price growth projections of just above 1% over the same timeframe. Meanwhile, London remains the only area in which twelve month rental growth projections are negative, with tenant demand still lacking momentum in the capital.

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

Methodology

About:

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

Regions:

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

Questions asked:

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

Net balance data:

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

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

Seasonal adjustments:

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

Next embargo dates:

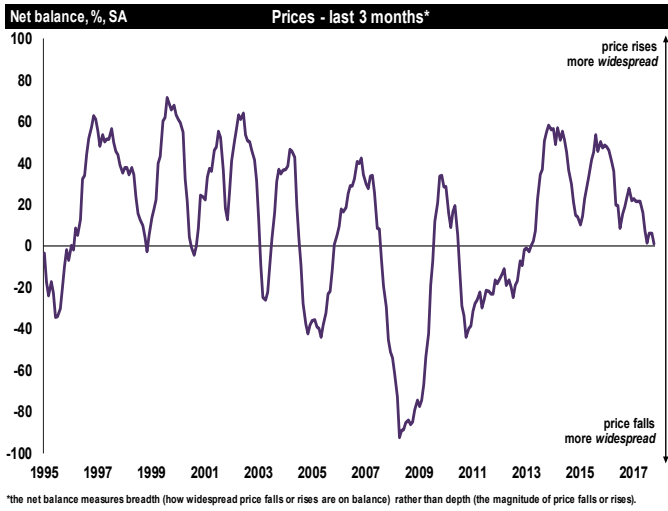
- November Survey: 14 December**
- December Survey: 18 January**
- January Survey: 8 February**

Number of responses to this month's survey:

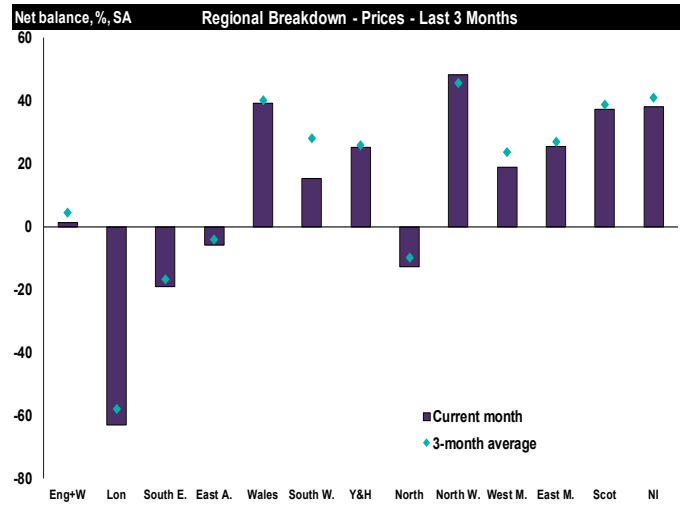
- This survey sample covers 601 branches coming from 332 responses

Sales market charts

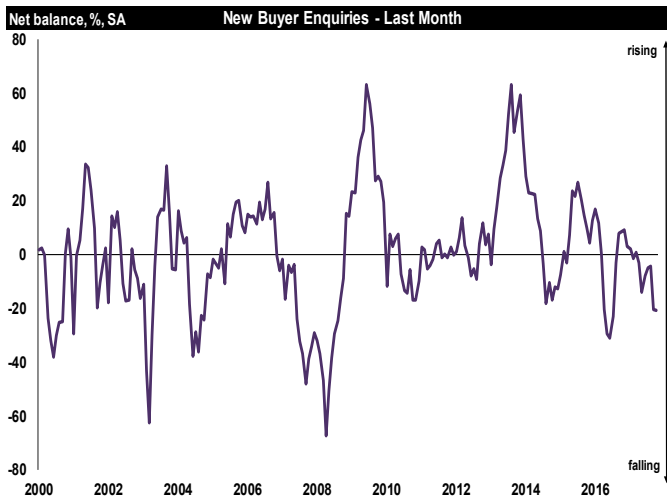
National Prices - Past three months



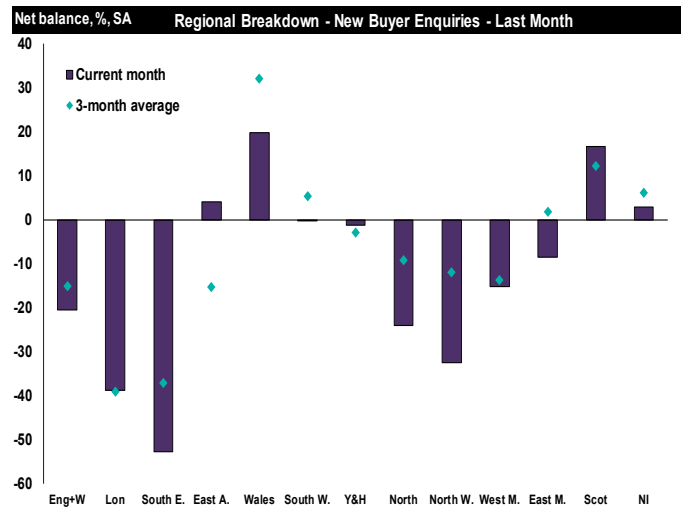
Regional Prices - Past three months



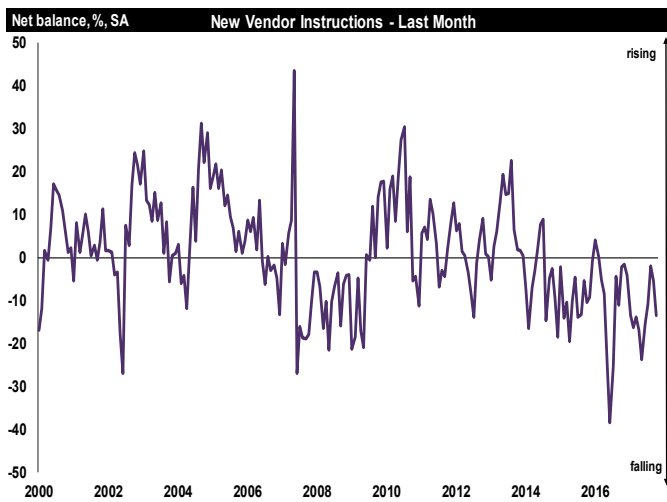
National Enquiries - Past month



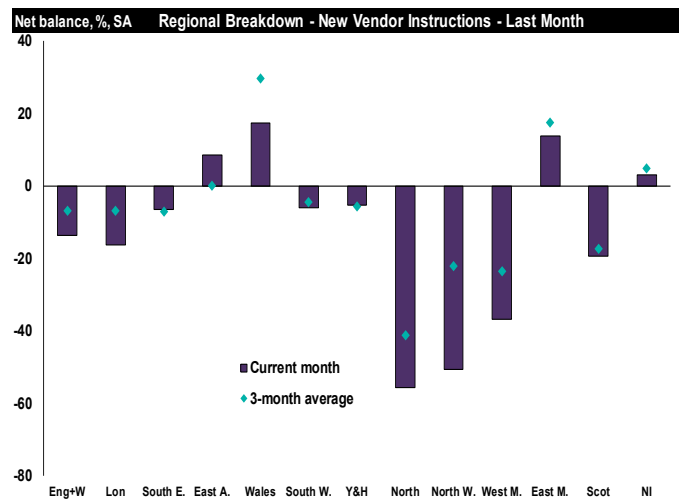
Regional Enquiries - Past month



National New Vendor Instructions - Past month

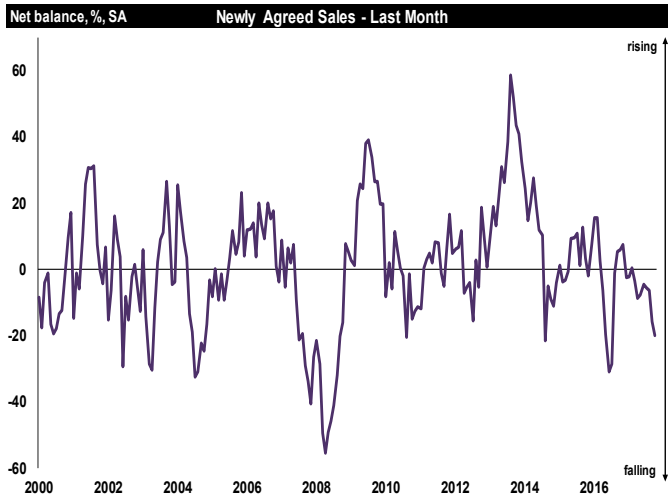


Regional New Vendor Instructions - Past month

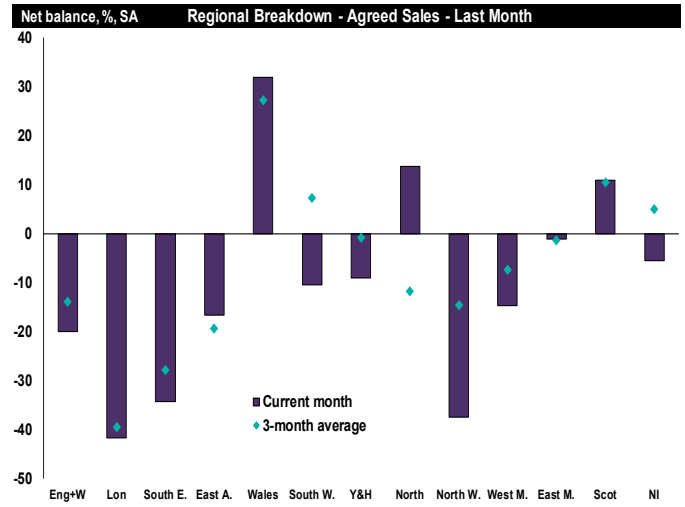


Sales market charts

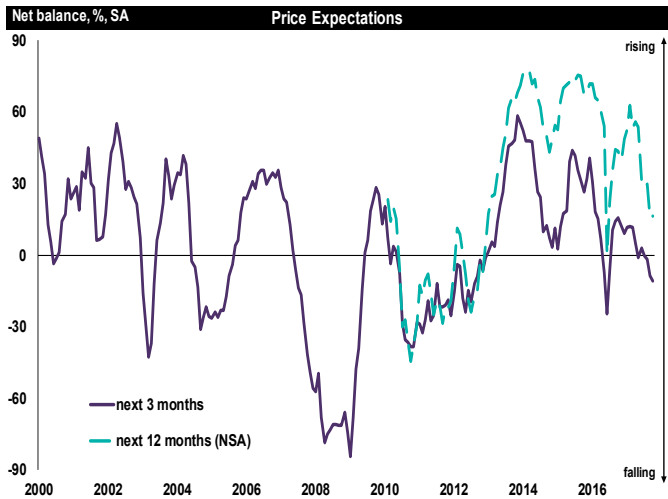
National Newly Agreed Sales - Past month



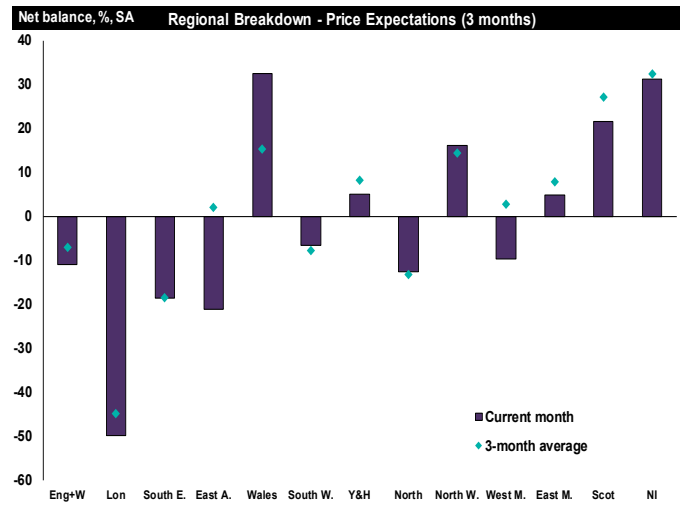
Regional Newly Agreed Sales - Past month



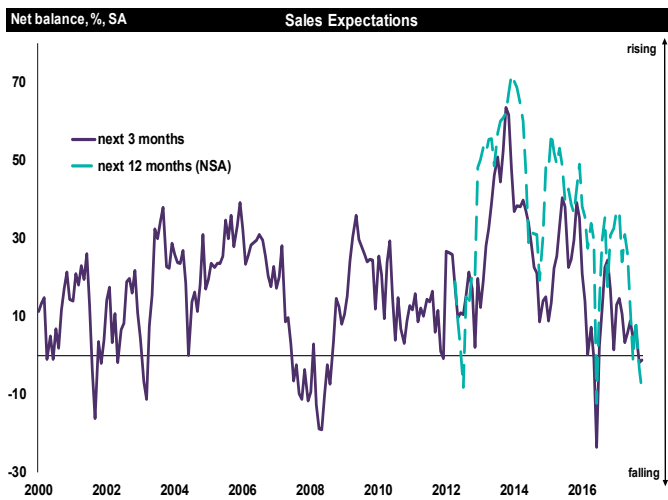
National Price Expectations - Three and twelve month expectations



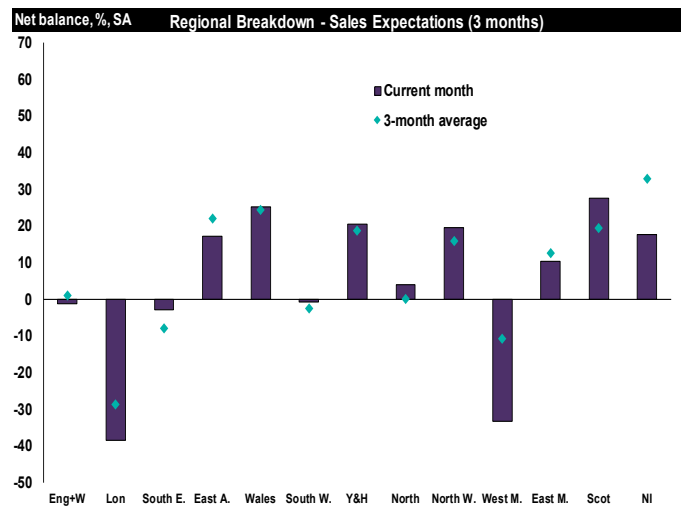
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

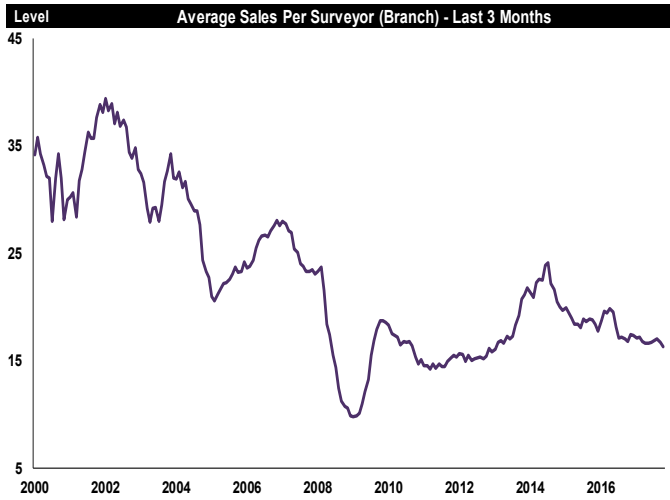


Regional Sales Expectations - Next three months

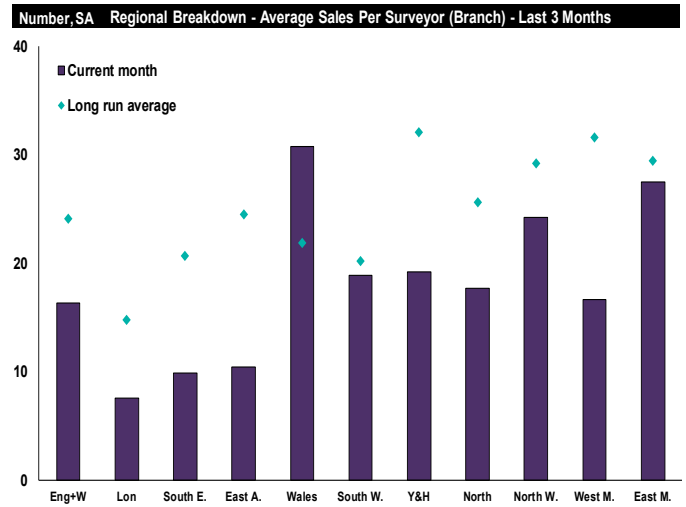


Sales market charts

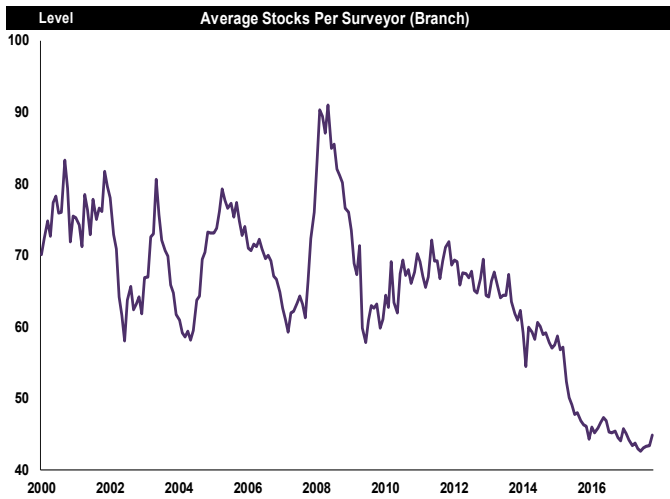
National Average Sales Per Surveyor - Past three months



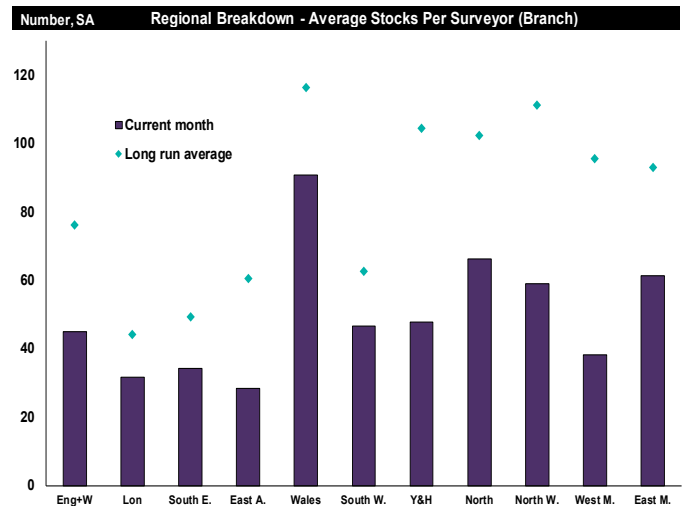
Regional Average Sales Per Surveyor - Past three months



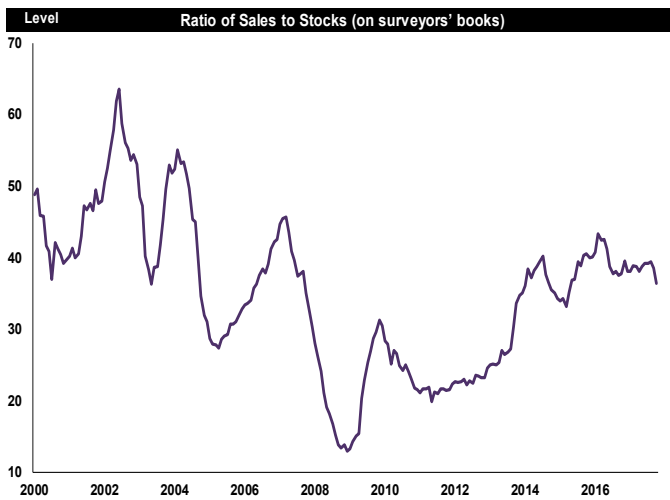
National Average Stocks Per Surveyor



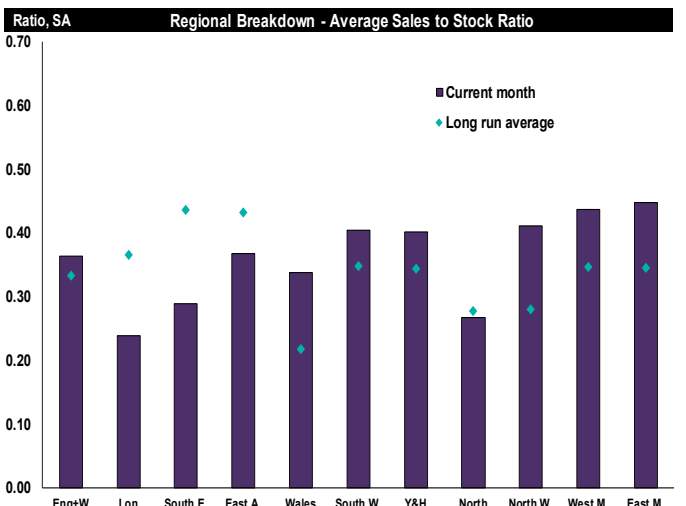
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

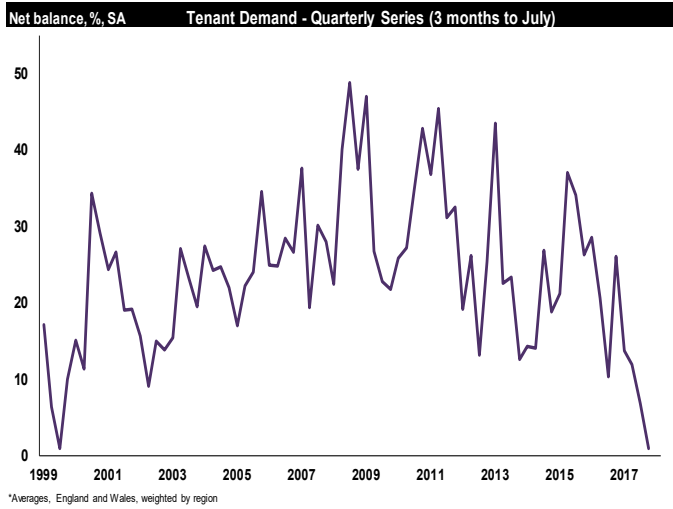


Regional Sales to Stock Ratio

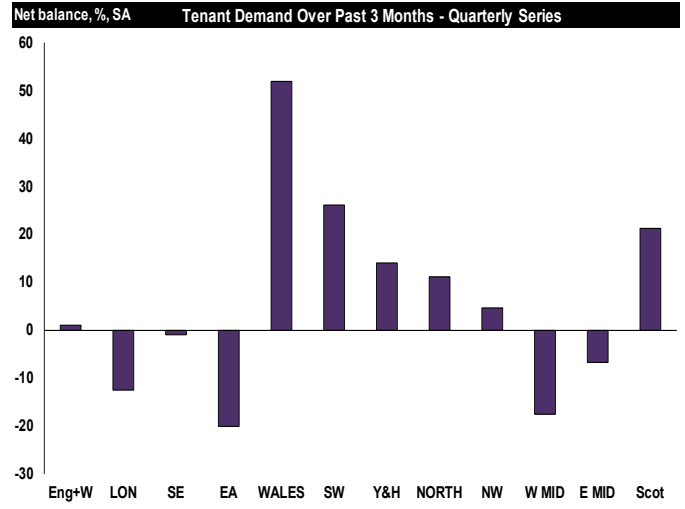


Lettings market charts

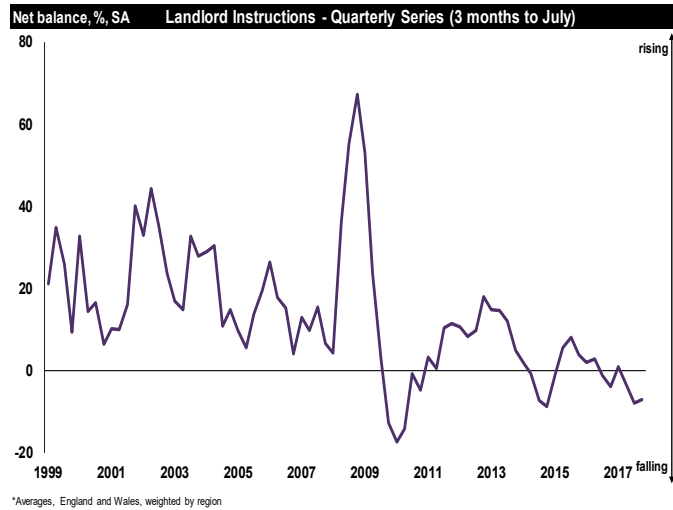
National Tenant Demand - Past three months



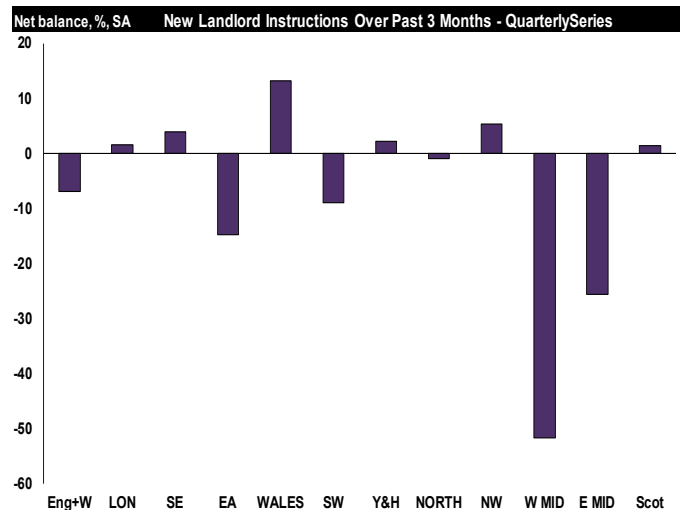
Regional Tenant Demand - Past three months



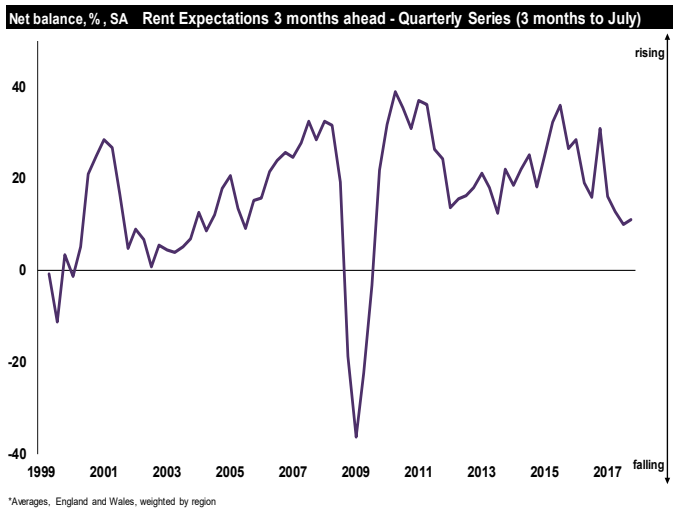
National New Landlord Instructions - Past three months



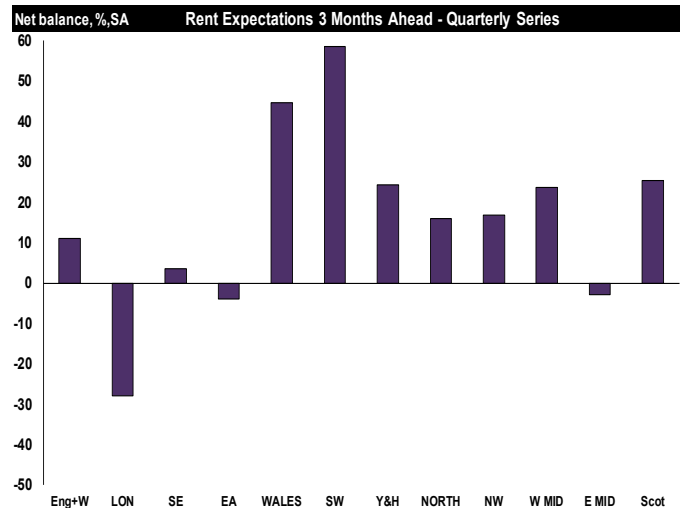
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

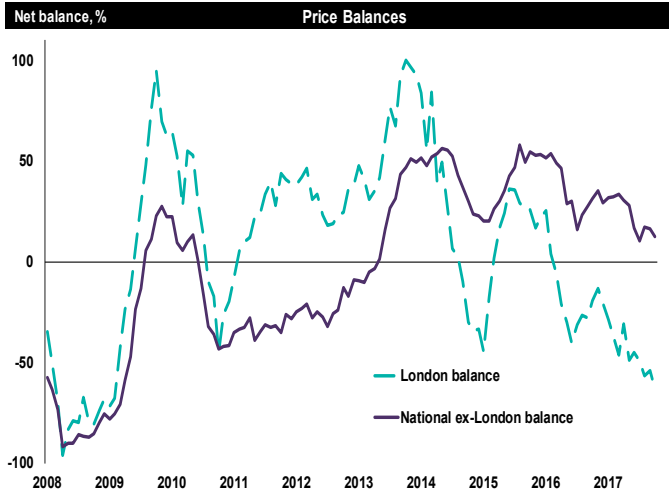


Regional Rent Expectations - Next three months

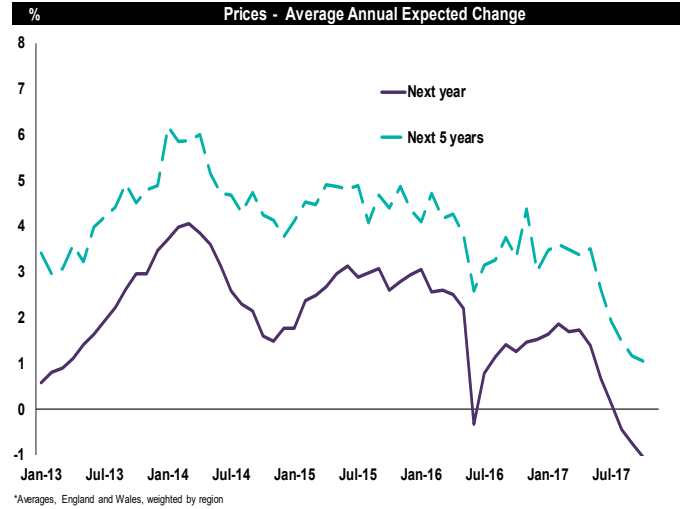


Expectations & other data

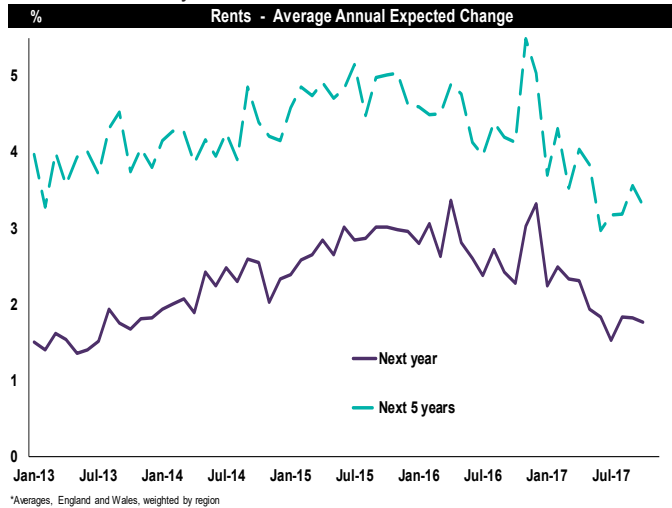
National Price Balance (excluding London) and London Price Balance - Past three months



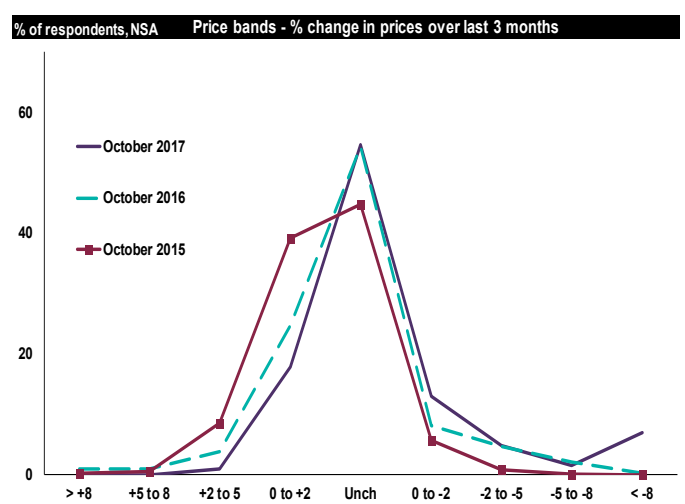
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Andrew Holmes, BSc (Hons) Dip Surv MRICS, Kendal, Thomson Hayton Winkley Estate Agents, 01539 815700 - The market is remaining relatively buoyant with new instruction numbers matching sales although we expect the seasonal slowdown to commence soon.

Keith Pattinson, FRICS, Newcastle-upon-Tyne, Pattinson, keith.pattinson@pattinson.co.uk - Change in interest rate minimal, but may have psychological effect of damping demand by reducing trading up, as did rise in stamp duty.

Neil Foster, BSc (Hons), Newcastle Upon Tyne, Foster Maddison Property Consultants, neilfoster@fostermaddison.co.uk - Prolonged political uncertainty and weak direction from government is hampering sentiment amongst buyers and sellers. We are in for a long winter.

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - October has somewhat surprisingly been a very busy month with family buyers and investors equally active. These purchasers will be hoping to complete before Christmas.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - The autumn market has never rallied with any sustained activity and a quiet winter may be approaching.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Market relatively stable. Volume of sales maintained despite economic uncertainty. Fundamental problem remains of housing shortage.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, hudson-moody.com, benhudson@hudson-moody.com - A very busy autumn market playing catch up from the spring which was interrupted by the general election

Bill Dale, MRICS, Ilkley, Dale Eddison Ltd, 01943 817642, www.daleeddison.co.uk, bill@daleeddison.co.uk - The market has slowed in the last month, albeit after a frenetic period in July and August when stock levels of available houses fell as a result of strong sales. There is a noticeable seasonal slowdown and the lack of supply is also holding back activity

Christopher R Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - In Huddersfield and surrounding areas, there is a shortage of stock and estate agents are competing with low fees and over optimistic valuations. There is an equilibrium between sellers and buyers. Brexit has created uncertainty.

I Adams, MRICS, Kingston upon Hull, Metropolis Surveyors plc, ianadams31@yahoo.co.uk - Most activity in the popular price range for first time buyers, working class family homes and investors. Higher price range sticking a bit and sellers need to be flexible.

J Reeves, FRICS, York, Helmsley group, 01904682800, john-reeves@helmsley.co.uk - Market buoyant in all sectors except the middle market.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Now that the seasonal slow down is with us coupled with the uninspiring Brexit negotiations makes for a quiet market.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Shortage of stock is limiting choice and impacting on new instructions.

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - The housing market has shown a little more activity after the summer holidays but is very price sensitive.

Peter Green, Halifax, Brearley-Greens, 01422 330088 - Annually December, January, February subject to severity of weather, particularly snow in an area of the Pennines, causes a seasonal downturn in all aspects of property sales.

Richard J Graves, FRICS, Bridlington, D. Dunk, Lewis & Graves, richardgraves@btconnect.com - Seasonal slowdown in enquiries has started but sales still good although stock levels falling. Could be a long winter.

North West

Derek Coates, MRICS, Liverpool, Venmore, 0151 236 0301, www.venmores.co.uk, d.coates@venmores.co.uk - A surprisingly busy month for sales and buyer enquiries. However, there is a lack of properties coming on to the market which has been a worrying trend for some time. Vendors appear unwilling to commit in the present climate of uncertainty.

I C Macklin, FRICS, Hale Hale Barns Timperley, Ian Macklin & Company, 0161 980 8011, www.ianmacklin.com, halebarns@ianmacklin.com - Higher rate stamp duty is depressing sales at higher price levels.

Mr J F Halman, FRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignealman.co.uk, jane@gascoignealman.co.uk - All branches reporting lower levels of activity.

East Midlands

Cherri Cleary, Southwell, Gascoignes, 01636 813245, www.gascoignes.co, cherricleary@gascoignes.co - We feel that the uncertainty of the Brexit decision is making vendors think twice about selling their properties. Anything we do get on to the market sells, however the stock levels are very low at the moment.

Chris Charlton, FRICS, Nottingham, Savills, 01159348020, www.savills.com, ccharlton@savills.com - A shortage of stock continues to hamper the market in what has been a slow year. Little sign of near to medium term improvements

Christopher Shallice, FRICS, FAAV, Holbeach, Hix & Son, 01406 422777 - The onset of Autumn with a possible increase in interest rates has steadied matters. Several properties now offered at 'reduced prices' and dual agencies noted.

David Hammond, BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Significant lack of stock coming to the market. Continued interest in such properties that do. Definite slowing in the market generally.

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - Although as we approach Christmas you would expect a downturn but this reduction in market activity is well beyond this, generally so quiet!!

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - October was remarkably robust on instructions with sales just down on September but up on Oct 2016. Exchanges 20% up on 2016 YTD with a strong finish expected.

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - More instructions and more buyers resulting in an active Autumn market.

Surveyor comments - sales

Quentin Jackson-Stops, FRICS, Northampton, Jackson-Stops, 01604 632991, www.jackson-stops.co.uk, quentin.jackson-stops@jackson-stops.co.uk - October saw some strengthening in the market after a weak early autumn. In terms of contracts exchanged it proved the busiest month since May. Good quality properties that are correctly priced continue to find a ready market.

Steve Gadsby BSc FRICS, BSc FRICS, Derby, Gadsby Nichols, 01332 296396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk - Continued uncertainty over Brexit, inflation and potential interest rate rises is not aiding market conditions but realistically priced properties still commanding interest.

Will Ravenhill, MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, w.ravenhill@readingspropertygroup.com - Buyer enquiries have dropped over the last month or two, but new instructions are up. This has, of course, historically been indicative of slowing demand in the market.

West Midlands

Andrew Grant, FRICS, Worcester, Andrew Grant LLP, 07976982742, dcss@andrew-grant.co.uk - A shortage of supply is deterring sellers to enter their properties onto the market for fear of not finding a home to buy.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - The market continues to show resilience. Plenty of sales being put together but perhaps still a shortage of new instructions.

J J Dell, MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - Sales have been steady but these have not been matched by new instructions which may be down to the time of year running up to Christmas.

Jeremy Jehan, MRICS, Hereford, Brightwells, 01432 261325, brightwells.com, jeremy.jehan@brightwells.com - Downturn in instructions has led to a downturn in buyer activity which is making the market a very slow one. Country property is now seasonally quiet and we are not expecting anything to happen in this sector till the spring.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - The end of October has been a busy month with more property coming for sale. This has improved enquiry levels and generally the market is buoyant.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Fewer new properties for sale resulting in lower enquiry levels. Prospective buyers concerned as to lack of choice due to reduced volumes of properties for sale.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Fewer properties for sale than normally seen in autumn. Volume unlikely to increase until spring 2018.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Less property for sale resulting in lower enquiry levels. Volume of property for sale unlikely to increase until spring 2018.

John Ozwell, FRICS, Solihull, Hunters, 01564 771000 - Market slower than it should be for October. Stamp Duty at medium to top end of market dampening down movement generally.

M Cooper, FRICS, Coventry, Coopers, 024 7655 2841, coopersestateagents.com, mc@coopers-cov.com - Stamp Duty worries, potential interest rate rises and political uncertainties do not help. Our biggest concern is Interest rates as younger buyers have never experienced 'normal' rates and personal budgets will be shaken.

Mike Arthan, FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Not enough new stock coming onto the market to replace recent sales.

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Demand is weakening coupled with increase in supply making some stock look very expensive if put on in late spring. Mortgage issues more prevalent.

Ryan Williams, FRICS, Hay on Wye, McCartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Shortage of stock generally helps underpin the market. Those who are keen to sell are prepared to negotiate.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - We are still finding a lack of quality new instructions at realistic levels. Multiple offers on desirable properties but all-in-all not enough stock and even when a sale has been agreed, it is taking close to four months for completions.

Tom Dennes, Worcestershire, Fisher German, 01905 726220, fishergerman.co.uk, dennes@fishergerman.co.uk - Autumn market manifesting itself about 2 to 3 weeks behind schedule.

East Anglia

Andrew Wagstaff MRICS, MRICS, Burnham Market-North Norfolk, Bedfords, andrewwagstaff@bedfords.co.uk - As long as the price is realistic there is every chance of securing a sale in the current market.

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight., 01449 612384, www.lsk.co.uk, cphilpot@lsk.co.uk - A nervous market isn't helped by talk of interest rate rises but nevertheless continues to be surprisingly active.

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - Some improved sales activity over the month but new instructions remain difficult to come by. Many properties still on at too high a price as Brexit continues to create a lack of confidence moving forward. Stamp duty remains excessively high.

Jefrey Hazel, FRICS, Kings Lynn, Geoffrey Collins & Co, 01553 774135 - Fewer properties coming to market. Many viewings but applicants reluctant to make offers and then they are negotiating hard.

Mark Wood, MRICS, Cambridge, Carter Jonas, 01223 403330, carterjonas.co.uk, mark.wood@carterjonas.co.uk - A fair month for sales agreed, still behind expectations for October, talk of possible interest rate rises acting as a brake on activity.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - A slowing market with Brexit and economic uncertainty having an effect so that it could be a long winter.

Tom Goodley, MRICS, Norfolk, Strutt & Parker, 01603 617431, struttandparker.com, tom.goodley@struttandparker.com - Not enough stock, and overly cautious surveyors are affecting the market.

W J Hartnell, FRICS, Ingatestone, Simon Matthew & Co, 012277 355255 - Sales are effected by Brexit uncertainty.

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk - High Stamp Duty continues to create stagnation in the market, particularly the £1m plus properties causing a shortage problem from the ripple effect.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - A busier month. Only limited price reductions. The market needs a stimulus in the Budget and Stamp Duty reductions.

Surveyor comments - sales

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 260033 - The market is hampered by a lack of new instructions and caution on the part of prospective purchasers. The possibility of interest rate rises has caused a general slowdown.

Edward Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Stamp duty still weighs heavily on the top end of the market.

Guy Emanuel, MRICS, Farnham, Hamptons, emanuelg@hamptons-int.com - The processing of sales this year has been the worst in memory. Conveyancing and mortgage offers are in many cases taking 4/6 weeks longer than in previous years.

Ian Perry, FRICS, Faringdon Fairford Lechlade Highworth Witney, Perry Bishop and Chambers, perrybishopandchambers, perrybishop.co.uk, ianperry@perrybishop.co.uk - The market is steady but without the usual autumn rise in activity.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - A shortage of homes in the £250k to £600k range along with Help to Buy is driving the market in that sector.

Jamie Dore, Epsom, Gascoigne-pees, 01372743911, jamie.dore@gpees.co.uk - Buyers at the upper end of the local property market are taking a more cautious approach and generally there is less urgency to commit to a purchase. FTB properties are still generating significant early interest

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Quieter this month as valuation opportunities are low and new instructions are in short supply.

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Vendors expectations are having to be adjusted (lowered!) particularly at the bottom end where the lack of investment buyers is very noticeable.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There is life in the market at the right price! Buyers are offering lower than guide prices and sales are doing the same up the chain. Stamp duty levels have had a considerable impact on the number of potential instructions coming to the market.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit, interest rate rise, stamp duty, HS2, weak government, cost of moving.

John Frost, MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Limited number of instructions but if priced well there is reasonable interest.

John Frost, MRICS, Slough, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Excessive tax on investors, uncertainty of Brexit, threat of interest rate rise.

John Frost, MRICS, Staines, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - October has felt incredibly quiet with a lack of buyer activity.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Reasonable level of instructions coming to the market place with reducing number of applicants being registered although those registered are generally of good quality.

Mark Everett, FRICS, Epsom, Michael Everett & Company, markeverett@michael-everett.co.uk - A pick up in instructions has been welcome, but wider choice has done little to stimulate buyer enthusiasm. Lack of confidence continues to suppress the market.

Paul Christian Bird, MRICS, Braintree Essex, Joscelyne Chase, 01376 554518, www.joscelynechase.co.uk, paul@joscelynechase.co.uk - Reduced number of second hand properties coming to the market - normal for this time of year.

Philip Hiatt, MRICS, East Grinstead, Your Move Philip Hiatt, 01342321142, www.your-move.co.uk/eastgrinstead, eastgrinstead@your-move.co.uk - Stand off between buyers and sellers with buyers waiting for prices to fall and vendors holding out for what they perceive to be market value. The market is adjusting and in the meantime sales have slowed.

Philip Newman, MRICS, Chartered Valuation Surveyor, South Hampshire/Portsmouth and surrounding area, Nationwide Building Society, 07887830021, Nationwide Building Society, philip.newman@nationwide.co.uk - There has been a slowdown in the market since the summer months with prices generally static.

Tim Green, MRICS, Wantage, Green & Co., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - A marginal increase in interest in the market at the end of September which is rolling into October but not what everyone either anticipated or hoped for. Agreed transactions have increased in number but seasonal downturn expected again soon.

Tim Smart, FRICS, Ryde, Isle of Wight, Tim Smart Chartered Surveyors, 01983812221, www.smartsurveyors.co.uk, tim@smartsurveyors.co.uk - Speaking as a surveyor not engaged in house sales the market tends to have less spikes and troughs but Christmas is historically a slow period.

South West

Christopher Bailey, MRICS, Exeter, Knight Frank LLP, christopher.bailey@knightfrank.com - There are still enough proceedable buyers looking to relocate to the South West to maintain an active property market across all price ranges. Accurate, sensible pricing remains key and SDLT must be factored in.

David Lewis, Bsc (Hons), West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk - Continued political and economic uncertainty is negatively influencing the market place. Active levels have fallen - has winter come early?

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A very slow start to the month, but it has improved dramatically in the last ten days. Both instructions and sales up on last year. Exchanges taking ages. Values holding up.

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Continual political uncertainty together with potential interest rate rise is stalling the market until Spring 2018.

GC Thorne, FRICS, East Dorset, Thornes Chartered Surveyors, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - The market has improved over the last month but there is still a shortage of stock.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01585 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk - The market has been steady but without the normal autumn increase

James McKillop, MRICS, South West region, Knight Frank, 0207 861 1528, james.mckillop@knightfrank.com - In the prime country market, the market continues to be highly price sensitive and SDLT is often the biggest factor for buyers.

Surveyor comments - sales

James Wilson, MRICS, Shaftesbury, Jackson - Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - After a strong September, Brexit and Autumn Statement uncertainty seem to have stalled the market.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - October has been a lot better than September this year which is rather unusual with an increase in both sales & new stock. It is very difficult to predict the market at the moment due to the uncertainty of the general economic & political situation.

Jeremy Priestley, FRICS, Canford Cliffs BH13, Berkeleyys, 01202 708383, www.berkeleyys.com, jeremy.priestley@yogroup.co.uk - The market is very thin, with few house deals being achieved above £1m, less than normal activity below that. Little new development activity being initiated. Apartments market is brisker.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - Sales are still being achieved although at a lower level than earlier in the year. There is a lack of suitable properties coming to the market, which is not unusual approaching the winter months.

Julian Bunkall, FRICS, Dorchester, Jackson-Stops & Staff, 07970 872974 - Uncertainty with the economy and Brexit means the property market remains tough. Lack of new stock is not helping.

Llyod Smale, FRICS, Exeter, Drew Pearce, 01392 201748 - Supply side still tight. Vendors sometimes over optimistic on price.

Mark A K Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - A chronic shortage of stock as sellers are totally confused by the Brexit negotiations as reported in the press. Stamp duty remains a serious concern.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Supply and demand factors have translated into sales and a buoyant market. As we move into a seasonal slowdown, there are signs of a quietening of the market.

Michael Dukes, MRICS, Taunton, Greenslade Taylor Hunt, 01823 277121, michael.dukes@gth.net - A much patchier month and noticeably quieter on the phones. Many less mortgage approvals than usual and listings to match. Sales are average although the upper end continues to struggle

OF Miles, FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, oliver@olivermiles.co.uk - Shortage of new instructions is keeping prices up or at least sustained. With the approach of winter & particularly Christmas, the market, on all fronts will probably be subdued.

Robert Williams, MRICS, Exeter, Robert Williams, 01392 204800 - Still good demand especially in light of Brexit uncertainty.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - Economic uncertainty is keeping stock levels low. A rapidly increasing trend is for off market sales where sellers choose to keep their available property off the internet and away from general advertising.

Simon Barker, MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com - Mainly UK public worries over the uncertainty of Brexit are affecting buyers' confidence.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - October was a good month for sales, better than expected but the speed with which contracts are exchanged is getting far longer with obvious dire consequences for some.

TJ Maggs, MRICS, Bristol, Maggs & Allen, timm@maggssandallen.co.uk - A subdued market anticipating the next economic hurdle coming its way.

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, lampeter@morgananddavies.com - A very busy period in the market across all sectors. This appears to be benefitting the rural lifestyle type properties most of all. No signs of depreciation at present.

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 0292076658, www.kelvinfrancis.com, tony@kelvinfrancis.com - Viewers are taking time before offering. New listings and valuations have reduced compared with September. Reasonable number of offers being received, but fewer than anticipated at this time.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - New instructions have slowed, sales have stayed the same so fewer properties on the market.

John Caines, FRICS, Bridgend Port Talbot Neath Pencoed, Payton Jewell Caines, 01656654328, john.caines@pjchomes.co.uk - Strong demand from proceedable people with finance in place however the supply side is a real problem going forward.

Nicola Taylor, Cardiff, Michael Graham Young, 029 20 465466, www.mgy.co.uk, nicola.taylor@mgy.co.uk - The holiday period around August and September has been very quiet and the market hasn't gained any momentum since, perhaps because of the uncertainty of Brexit and the expected increase interest rates.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Activity in property sales is beginning to fall after a busy summer period.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - We usually have buyers registering keen to move before Christmas. So far we are registering 80% less than normal during October. Vendors more receptive to price drops and some are agreeing to 10% reductions, which are then attracting interest.

Brendon Thomas, MRICS, Tower Hamlets, Newham, Hackney, City, Southwark, Oakland Surveyors, b.thomas@oaklandsurveyors.co.uk - Still fairly decent demand in up to £500,000-£600,000.

Christopher Ames, MRICS Registered Valuer no 1124182, Belgravia /London SW1, Ames Belgravia Ltd, 020 7730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - The market is slowly adapting to higher SDLT but still not coping with the Brexit uncertainty.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Applicant numbers have tailed off during the 2nd half of this month, due to half term. Overall, viewings have provided more offers but results remain mixed. An interest rate rise will ignite greater movement in the market coming more from vendors.

J.J.King, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Market remains active up to £1.5m. Whereas above £2m offers are coming in around 10% below asking. Instruction levels are slowing although valuations are up. Forthcoming budget and expected rate rise will create greater activity.

Surveyor comments - sales

James Crawford, BSc MRICS, London, Knight Frank LLP, 0207 6298171, knightfrank.com, james.crawford@knightfrank.com - House price growth across the country continues to moderate, while the prime London market shows signs of regaining momentum. There was outperformance in key regional urban hot spots especially Bath, Cheltenham and Exeter

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Brexit uncertainty and stamp duty continue to suppress market activity.

James Perris, MRICS, London, De Villiers, 020 7887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Market conditions remain challenging although once property is correctly priced buyers will commit.

Josh Homans, MA MRICS, East London, Valuation, Joshua. homans@valuation.com - The sales market has dramatically changed and technically crashed across the board. In E2 the difference between asking and sale price is a staggering 20%.

Robert Green, MRICS, Chelsea, John D Wood & Co., 020 7352 1484 - October saw buyers more prepared to make offers, many at levels that vendors (who are under no pressure) are not willing to accept, limiting the value of transactions.

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777 - Cautiousness surrounding potential interest rate base rise.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Prices across prime London continue to soften with the greatest falls being seen in central London at the higher end of the market.

Terry Osborne, FRICS, SW1, Tuckerman Residential Ltd, 020 7222 5510, tosbome123@yahoo.com - Brexit

Scotland

Alastair Houlden, MRICS, Edinburgh, Rettie and Co, 0131 220 4160, www.rettie.co.uk, alastair@rettie.co.uk - City locations witnessing good stock turnover whilst areas with the bypass continuing to see more prolonged sales campaigns. The next three to four weeks is likely to see the autumn market come to a close.

Alexander Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - Certain types of property, such as attractive and accessible rural cottages, have seen a slight increase in prices achieved due to a shortage of such property coming to the market. Property with additional land is generally in demand.

Andrew Hitchen, BSc MRICS, Stirling, Shepherd Surveyors, andrew.hitchen@shepherd.co.uk - Local market has slowed in terms of new vendor instructions, still appetite from buyers.

Gordon Macdonald, FRICS, Aberdeen and Aberdeenshire, Allied Surveyors Scotland., 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Lower end market still slow buy accurately priced property below £500k still selling well enough. Above that, the market is challenging.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 01413309950, grant.robertson@alliedsurveyorsscotland.com - Autumn/winter slowdown in evidence. Strong interest for market leading homes but generally things are slower.

Greg Davidson, MRICS, Perth, Graham + Sibbald, 01738 445733, www.g-s.co.uk, gdavidson@g-s.co.uk - The housing market has been a bit sluggish as expected around school holidays. Signs of it picking up as November tends to be quite strong for sales but still a bit early to judge.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, ian@bradburne.co.uk - The number of houses offered for sale and buyer enquiries have both reduced. Buyer and seller confidence is lower than usual. A possible increase in the interest rate and political uncertainty may be the reason.

John brown, FRICS, Edinburgh, John Brown and Company, 07768583919, jb-uk.com, John.brown@jb-uk.com - Scotland has been positive in market terms in the cities, prices good up to 500k. Out of town slower and good value.

Kevin Hay, BSc MRICS, Ayr, Allied Surveyors, 01292 265381 - Lack of stock coming to the market but still good demand for properties in good areas.

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kmacdonald@g-s.co.uk - October has seen an expected slow-down of new property coming to the market. Lack of stock generally throughout 2017 continues to place pressure on buyers who remain active despite unsettling suggestions of anticipated interest rate rises.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - Activity continues with several offers on the table even in the last week of October. New instructions are much fewer now but this is seasonally normal and we would expect this to pick up again early in 2018.

Peter Drennan, MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, Alliedsurveyorsscotland.com, peter.drennan@alliedsurveyorsscotland.com - Surprisingly early drop in new property on market. Can be intense competition through lack of choice. Mild concern re interest rate rises.

Peter McEachran, FRICS, Renfrewshire, Graham and Sibbald, 0141 889 3251, www.g-s.co.uk, peter.mceachran@g-s.co.uk - There continues to be a lack of quality housing available, meaning that good well maintained houses are in demand. New housing continues to be in demand particularly when help to buy is available.

Scott Holley, Student, Perthshire, Galbraith, scott.holley@galbraithgroup.com - Noticeable increasing demand for rural property between £200,000 and £450,000, this level of market remains resilient with an increasing volume of new buyer registrations. Strong prices being achieved in this market.

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Uptake in home report instructions for the month of October.

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Supply remains very restricted however new enquiries are lower, the normal September lift was not seen.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890 662366 - We have come through a good sales period. We have noticed a good number of investments selling, unusual for this time of year.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The new homes market is performing well with strong levels of activity - as we approach winter. Resale activity should fall back but still remain strong

Surveyor comments - sales

Stephen Fitzpatrick,
MRICS, Newry Co.Down,
StephenFitzpatrick Estd.1881,
02830265533, www.
stephenfitzpatrick.co.uk, info@
stephenfitzpatrick.co.uk - All the
indicators show that an interest
rate increase is not far off. This
of course will have a knock on
effect and may slow sales.

Surveyor comments - lettings

North

Keith Pattinson, FRICS, Newcastle-upon-Tyne, Pattinson, keith.pattinson@pattinson.co.uk - Some owners who have for owned a property many years are selling now, to spend or distribute money to family members. Properties often need upgrading and owners cannot, so the properties become unlettable and are sold and refurbished by buyers.

Neil Foster, Bsc (Hons), Newcastle Upon Tyne, Foster Maddison Property Consultants, neilfoster@fostermaddison.co.uk - Demand is robust. Rents are strengthening and tenants are beginning to feel the impact of rash intervention even before tenant fees are outlawed.

Richard Towler, MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - Falls in the numbers of European applicants has reduced pressures on supply, created greater choice, increased standards expected (good!) and made letting more difficult.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk - Increase in new landlord instructions over last quarter and increase in number of lettings. Modest rental growth this year, approximately consistent with inflation.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, hudson-moody.com, benhudson@hudson-moody.com - Lack of property to rent driving up rental values

Christopher R Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - Tailing off in the rental market is anticipated because of the threat of agents not being able to charge tenants fees and landlords taking a hit on stamp duty increased costs. Slow down predicted in the next year.

I Adams, MRICS, Kingston upon Hull, Metropolis Surveyors plc, ianadams31@yahoo.co.uk - Oversupply of HMO's appearing on the horizon which will stimulate rents particularly eastern European workers accommodation.

Pete Shield, FRICS, Sheffield, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Still a buoyant market with good demand for well presented properties at realistic rentals. Poorer examples are sticking as prospective tenants are becoming selective. High demand from 'Benefit' reliant tenants but most landlords will not accept them!

Peter Green, Halifax, Brearley-Greens, 01422 330088 - Annually December, January, February subject to severity of weather, particularly snow in an area of the Pennines, causes a seasonal downturn in the lettings market.

North West

Mr J F Halman, FRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane@gascoignehalman.co.uk - Big drop in activity, mainly a reduction in applicants however stock remains high.

East Midlands

Cherri Cleary, Southwell, Gascoines, 01636 813245, www.gascoines.co, cherricleary@gascoines.co - We have seen a dip in instructions over the recent months. In the last few days there has been a rise in valuations.

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422777 - Demand generally good for decent properties in good locations.

David Hammond, BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Steady interest in well presented properties in the right area. Lack of stock noticeable.

John Chappell, MRICS, Skegness, Property Office, 01754 763520 - Skegness is currently benefitting from inward investment and job creation leading to more potential tenants in work.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159 677 589, www.nicric.co.uk, nrichardson@nicric.co.uk - Tenant demand has improved but rents seem to be weakening to achieve a letting. Tenants have too much choice & the Xmas effect is beginning.

Will Ravenhill, MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com - Occupancy rates on managed stock at 99.5%, but calibre of new tenant enquiries have been poor.

West Midlands

Andrew Grant, FRICS, Worcester, Andrew Grant LLP, 07976982742, dcass@andrew-grant.co.uk - A steady market

Andrew Pearce, Wolverhampton, Millennium Properties Ltd, andrew@millennium-properties.co.uk - Landlords are reducing in numbers whilst tenant demand increases. Government legislation has been the impetus behind this and has resulted in rents rising and a shortage of properties to let.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A steady market but supply remains a problem.

J J Dell, MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - Instructions are down with a steady demand. Many tenants cannot afford to buy a property so are staying put.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - We have had most of our properties fully let this month, the small number of properties that have been marketed have let quickly.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Still high levels of enquiries despite fewer new properties coming for let. Enquiries being received from new buy to let investors but less compared to a year ago.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Still very active with more properties needed to satisfy demand. New instructions at a lower level than earlier this year despite increased demand.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Steady and constant demand for all types of rented property. Demands exceeds supply. Fewer new buy to let investors.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - There continues to be strong demand for all types of rented property but few new instructions.

John Ozwell, FRICS, Solihull, Hunters, 01564 771000 - Fairly stable at present, but not too many one and two bedroom homes available in the Solihull area.

M Cooper, FRICS, Coventry, Coopers, 024 7655 2841, coopersestateagents.com, mc@coopers-cov.com - Weight of regulations worrying many landlords who worry about heavy hand of authorities. Student market will change with sheer number of new blocks being built

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Still a good balanced lettings market place. Tenants are more discerning so poorer quality stock is harder to let.

Surveyor comments - lettings

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 2623450, www.naismiths.com, nicholas.lamb@naismiths.com - Lack of good quality supply of well managed property is the issue, demand from families remains strong, especially for longer tenancies

Richard Franklin, BSc (Hons) MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436 - Yet more regulation over the horizon coupled with MEES meaning properties will be improved but rents will have to increase to reflect this. Amateur BTL not looking so rosy.

Ryan Williams, FRICS, Hay on Wye, McCartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Steady demand and supply. Buy to let demand has been weakened somewhat by the taxation changes.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - The market appears to have quietened somewhat in the last few weeks.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight., 01449 612384, www.lsk.co.uk, cphilpot@lsk.co.uk - A slight over-supply has slowed the market in recent weeks, but that should clear during the next month.

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

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - A shortage of quality property coming to the market.

W J Hartnell, FRICS, Ingatestone, Simon Matthew & Co, 012277 355255 - Lettings are slow due to high rentals being asked. If rents come down by 10% lettings would improve.

South East

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 260033 - Prospective tenants are making offers and not accepting the asking rents. The market has slowed down generally.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Tenant demand remains strong.

Jeremy Q Fisher, MARLA, Ashford, The Frost Partnership, 07776b 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk - Ashford lettings have seen a busy market and are well up on last year even though they have seen a drop in tenant activity.

Jeremy Q Fisher, MARLA, Beaconsfield, The Frost Partnership, 07776b 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk - Beaconsfield has seen a drop in tenant activity but this has not impacted on their business levels which are still strong.

Jeremy Q Fisher, MARLA, Burnham, The Frost Partnership, 07776 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk - Burnham has seen a drop in both tenant and landlord activity but what is coming on is letting. Tenant quality good.

Jeremy Q Fisher, MARLA, Feltham, The Frost Partnership, 07776 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk - Feltham is still seeing a busy market but could do with more new landlords as we letting whatever comes on the market. Tenant quality very mixed.

Jeremy Q Fisher, MARLA, Gerrards Cross, The Frost Partnership, 07776 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk - Gerrards Cross is seeing a busy market but in the lower end, below £3,000 with the upper end not seeing as much tenant activity

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Busy since the summer and we are now seeing a slowdown.

Philip Newman, MRICS, Chartered Valuation Surveyor, South Hampshire/Portsmouth and surrounding area, Nationwide Building Society, 07887830021, Nationwide Building Society, philip.newman@nationwide.co.uk - The rental market remains reasonably buoyant with no apparent let up in demand.

S B B Askaroff, BSc MRICS, Eastbourne, Estatewise, 01323412010, estatewiselimited@gmail.com - Market remains competitive. Experiencing an increasing number of poor quality applicants that fail credit checks.

Stuart Gray, MRICS FAAV, St Albans, Strutt & Parker, 01727 840285, www.struttandparker.com, stuart.gray@struttandparker.com - The autumn market has been brisk, with seemingly willing landlords and tenants reaching deals proactively.

Tim Green, MRICS, Wantage, Green & Co., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Market success still limited by lack of supply in this area and potential changes to SDLT for first time purchasers is not going to do anything to ease that.

Tom White, MRICS, Saffron Walden, Audley End Estate, tom.white@audleyendestate.co.uk - Good property in good a location continues to be letting swiftly.

South West

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Providing rents are at the perceived correct level, demand is good. A stable rental market.

P Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent LLP, 01285 648 118, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - An increase in applicant demand and also a small increase in instructions from expanding and new landlords.

Robert Williams, MRICS, Exeter, Robert Williams, 01392 204800 - Viewings down but healthy instructions.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, www.stags.co.uk, s.cooper@stags.co.uk - The lettings market remains buoyant in and around Exeter. There is still a shortage of properties to rent so good tenant demand ensures properties move quickly. There is no sign of BTL investors leaving the market.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 0292076658, www.kelvinfrancis.com, tony@kelvinfrancis.com - Tenant demand less but still strong as supply of rental properties is limited. Many Landlords are intending to sell at the end of tenancies, because of tax changes.

Nicola Taylor, Cardiff, Michael Graham Young, 029 20 465466, www.mgy.co.uk, nicola.taylor@mgy.co.uk - September & October saw a big increase in rentals agreed which was largely down to the intake of sponsored students relocating to the area. The demand for rental properties is definitely outdoing the supply which will lead to higher rents.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - In view of the myriad of recent and new regulations beginning to affect residential landlords, a significant number are seriously considering dropping out of the lettings market.

Surveyor comments - lettings

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, www.allanfuller.co.uk, allan@allanfuller.co.uk - So far we have let above October target, landlords have to be more flexible on rents, enquiry level is good.

Angela Kelly, MRICS, Clerkenwell and City, Hurford Salvi Carr, 0207490112, www.hurford-salvi-carr.co.uk, angela.kelly@h-s-c.co.uk - We have had a number of new developments come direct to the lettings market by the developer. In different market conditions they would first have explored selling.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A better month with registrations up although most of the enquirers chasing the same product.

J.J.King, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Increased number of instructions but more landlords placing their property on the market for sale as well. With rents under pressure and void periods growing, interesting 4 month period lies ahead.

James Gubbins, MRICS, Pimlico, Dauntons, 020 7834 8000, www.dauntons.co.uk, mail@dauntons.co.uk - Reduced numbers of applicants (and poor quality) making the market challenging just now.

John Collard, MRICS, Wimbledon Village, Robert Holmes & Co, 0208 879 9669, www.robertholmes.co.uk, jilly@robertholmes.co.uk - Very much a tenant market still with low budgets pushing rents down further.

Mark Wilson, MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - Another tough month with no prospect of any good news on the horizon. We continue to be bearish on the market as the mismatch continues of Landlord's wants and Tenant's ability to pay continues.

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777 - Landlords selling up.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Annual rate falls have slowed across central London, the higher end of the second hand lettings market is to a certain extent holding up.

Terry Osborne, FRICS, SW1, Tuckerman Residential Ltd, 020 7222 5510, tosbome123@yahoo.com - Brexit.

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential LLP, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - The rental market continues to be subdued with fewer applicants

Scotland

Carolyn Davies, MRICS, Dumfries, Savills, 01387 263066, savills.co.uk, cmadavies@savills.com - Drop in demand for the rural properties which are only in medium condition, tightening of rents with a number of properties seeing no rental increase in the last 2 - 3 years.

Fraser Crichton, MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - The lettings market in Edinburgh remains buoyant with strong tenant demand. Shortage of new stock has led to rent increases, particularly for central flats. Increased activity from owner occupiers leading to more Closing Dates being set.

Gordon Macdonald, FRICS, Aberdeen and Aberdeenshire, Allied Surveyors Scotland., 01224 571163, gordon.macdonald@alliedsurveyorsscotland.com - Buy to let investors slowly leaving the market which will perhaps improve demand, currently lacking, in the longer term.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 01413309950, grant.robertson@alliedsurveyorsscotland.com - Steady market with no evidence of upward pressure in the general market.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334 479479, bradburne.co.uk, ian@bradburne.co.uk - There is still a good demand for rental properties from tenants and some interest from buy to let investors to purchase in fashionable areas.

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Increase in number of Landlords withdrawing but quality properties still letting well.

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - Rental market remains strong particularly for high end property. The low end of the market continues to have strong demand with flat rental values.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890 662366 - Rentals are very popular. Huge demand 1/2/3 beds. Plenty of groups of 4 looking also.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The rental market continues at pace.

Stephen Fitzpatrick, MRICS, Newry Co.Down, StephenFitzpatrick Estd.1881, 02830265533, www.stephenfitzpatrick.co.uk, info@stephenfitzpatrick.co.uk - Rental property becomes the only affordable option.

Stephen Henry, AssocRICS, Dungannon, Tom Henry & Co, 02887726992, www.tomhenryandco.com, stephen@tomhenryandco.com - General feeling in the locality is that rents are too high. Demand for private stock being effected by large amount of new social housing.

Surveyor contact details

North

Andrew Holmes, BSc (Hons) Dip Surv MRICS, Kendal, Thomson Hayton Winkley Estate Agents, 01539 815700

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

David Edmondson, MRICS, Cumbria, Dja, info@dvesurveyors.co.uk

Jonathon Hall, Graduate, Whitley Bay, Woodruff & Co. jonathon@keepestateagents.co.uk

Keith Pattinson, FRICS, Newcastle-upon-Tyne, Pattinson, keith.pattinson@pattinson.co.uk

Michael Hodgson, MRICS, Sunderland, Michael Hodgson, michael@michaelhodgson.co.uk

Neil Foster, Bsc (Hons), Newcastle Upon Tyne, Foster Maddison Property Consultants, neilfoster@fostermaddison.co.uk

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com

Peter Bartley, MRICS, Durham, Bradley Hall, 07768454044, peter@bradleyhall.co.uk

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

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

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

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

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, alex.mcneil@bramleys1.co.uk

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, hudson-moody.com, benhudson@hudson-moody.com

Bill Dale, MRICS, Ilkley, Dale Eddison Ltd, 01943 817642, www.daleeddison.co.uk, bill@daleeddison.co.uk

Christopher R Jowett, BSc MRICS, Huddersfield, Jowett Chartered Surveyors, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk

David Blagden, FRICS, Harrogate, Esurv, 01423 531696, www.esurv.co.uk, david.blagden@esurv.co.uk

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

David Pank, FRICS, Leeds and Wakefield, Manning Stainton, www.manningstainton.co.uk, dpank50@gmail.com

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

J Reeves, FRICS, York, Helmsley group, 01904682800, john-reeves@helmsley.co.uk

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk

James Stanhope, Grimsby, Jackson, Green & Preston, james.stanhope@jacksongreenpreston.co.uk

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

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

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

N P Wood, MRICS, Bradford, Yorkshire Property Surveyors, 07522 309582, wood.nick78@yahoo.co.uk

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

Peter Green, Halifax, Brearley-Greens, 01422 330088

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

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

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

Richard Storry, MRICS, Stokesley, Lithgow Sons & Partners, 01642 710158

Simon Dee, MRICS, Driffield, Dee Atkinson & Harrison, www.dee-atkinson-harrison.co.uk, simon@dee-atkinson-harrison.co.uk

Steven Kontou, MRICS, Sheffield, SK Estate Agents, 01142749730, www.skestateagents.co.uk, steven@skestateagents.co.uk

Tom Reid, MRICS, Pocklington, RM English, tom.reid@rmenglish.co.uk

North West

Andrew Hart, MRICS, Bollington, Macclesfield, Michael Hart & Co Ltd, 01625 575578, www.michael-hart.co.uk, andrew@michael-hart.co.uk

Antony Goodman, MRICS, Manchester, AMG Surveyors Limited, 0161 3580989, antony.goodman@amgsurveyors.co.uk

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

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

I C Macklin, FRICS, Hale Hale Barns Timperley, Ian Macklin & Company, 0161 980 8011, www.ianmacklin.com, halebarns@ianmacklin.com

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

Mathew Blashill, Congleton, Whittaker and Biggs, mathew.blashill@whittakerandbiggs.co.uk

Mr J F Halman, FRICS, Wilmslow, Gascoigne Halman, 01625 460 344, www.gascoignealman.co.uk, jane@gascoignealman.co.uk

Robert J Ikin, FRICS, Tarporley, Wright Marshall, 01829 770310, robertikin@wrightmarshall.co.uk

Stephen H Dodgson, FRICS, Wirral, Rainfords Chartered surveyors, 0800 612 7957, http://charteredurveyororcheshire.co.uk/, steve.dodgson@live.co.uk

East Midlands

Ben MacIntyre, MRICS, Brackley, Macintyres Ltd, 01280 701001, www.macintyres.co.uk, ben@macintyres.co.uk

Cherri Cleary, Southwell, Gascoines, 01636 813245, www.gascoines.co, cherricleary@gascoines.co

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

Chris Charlton, FRICS, Nottingham, Savills, 01159348020, www.savills.com, ccharlton@savills.com

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422777

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

Surveyor contact details

Dan Elliott, MRICS, Chesterfield, Wilkins Vardy Residential Ltd, 01246 270123, www.wilkins-wardy.co.uk, info@wilkins-wardy.co.uk

David Hammond, BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450

Dean Wood, FRICS, East Midlands, Sonas Surveyors, dean.wood@sonassurveyors.co.uk

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

John Chappell, MRICS, Skegness, Property Office, 01754 763520

Marie Brear, Chesterfield, Wilkins Hammond, marieshaw10@hotmail.co.uk

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159 677 589, www.nicric.co.uk, nrichardson@nicric.co.uk

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

Paul Jex, AssocRICS, Derby, Jex Surveyors Ltd, 03331 210140, www.jexsurveyors.co.uk, paul@jexsurveyors.co.uk

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

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

Roderic Turner, FRICS, Skegness, Turner Evans Stevens, roderic.turner@tes-property.co.uk

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

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

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

Will Ravenhill, MNAEA MARLA, Leicester, Readings, 0116 2227575, www.readingspropertygroup.com, wravenhill@readingspropertygroup.com

West Midlands

Andrew Grant, FRICS, Worcester, Andrew Grant LLP, 07976982742, dcss@andrew-grant.co.uk

Andrew Pearce, Wolverhampton, Millennium Properties Ltd, andrew@millennium-properties.co.uk

C P Ball, MRICS, Leek, Bury & Hilton Ltd, 01538 383344, www.buryandhilton.co.uk, charles@buryandhilton.co.uk

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

Charlotte George, Shrewsbury, Balfours LLP, 01743 277069, charlottegeorge@balfours.co.uk

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

J J Dell, MRICS FAAV, Oswestry, J J Dell & Co, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk

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

Jeremy Jehan, MRICS, Hereford, Brightwells, 01432 261325, brightwells.com, jeremy.jehan@brightwells.com

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

John Ozwell, FRICS, Solihull, Hunters, 01564 771000

Julie Andow-Giles, AssocRICS, Stone and Stafford, Belvoir, 01785 818255, www.belvoir.co.uk, julie.andow-giles@belvoirlettings.com

M Cooper, FRICS, Coventry, Coopers, 024 7655 2841, coopersestateagents.com, mc@coopers-cov.com

Mark Wiggin, MRICS, Ludlow, Strutt&Parker, mark.wiggin@struttandparker.com

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

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 2623450, www.naismiths.com, nicholas.lamb@naismiths.com

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

Paul Britten, FRICS, Warwick, Godfrey-Payton, paul@godfrey-payton.co.uk

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

Ryan Williams, FRICS, Hay on Wye, McCartneys, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk

Stephen Barber, Stafford, Bridgfords, 01785212112, stephen.barber@bridgfordscountrywide.co.uk

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000

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

Tom Dennes, Worcestershire, Fisher German, 01905 726220, fishergerman.co.uk, tom.dennes@fishergerman.co.uk

East Anglia

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

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

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight., 01449 612384, www.lsk.co.uk, cphilpot@lsk.co.uk

David H Knights, MRICS, Ipswich, David Brown & Co, 01473 222266, davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk

Ed Russell, Bury St Edmunds, Jackson-Stops & Staff, 01638 662231

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

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

Jonathan Pearson, MRICS Registered Valuer, Bury St Edmunds, Residentially, jl@residentially.co.uk

Mark Wood, MRICS, Cambridge, Carter Jonas, 01223 403330, carterjonas.co.uk, mark.wood@carterjonas.co.uk

Nicholas Rudge, FRICS FAAV, Beccles, Durrants, 01502 712122

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

Surveyor contact details

Tom Goodley, MRICS, Norfolk, Strutt & Parker, 01603 617431, struttandparker.com, tom.goodley@struttandparker.com

W J Hartnell, FRICS, Ingestone, Simon Matthew & Co, 012277 355255

South East

Anthony Webb, FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242, www.trenchard-arlidge.co.uk, twebb@trenchard-arlidge.co.uk

Ben Banister, AssocRICS, Kent, Andersons survey and valuation, ben.banister@andersonsassociates.co.uk

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

Christopher David Williams, AssocRICS, Christchurch, Helium Ltd, 07899948099, www.he2.co.uk, chriswilliams137@yahoo.co.uk

D J Bambrough, FRICS, Milton Keynes, Connells Survey & Valuation, 01604 790087, Connells.co.uk, david.bambrough@connells.co.uk

Darren Chant, AssocRICS, Essex, Able Property Management Ltd, darrenchant@hotmail.co.uk

David Clifford-Smith, MRICS, Chelmsford, Cheke & Co, 08000232424, www.chekes.co.uk, info@chekes.co.uk

David Lambley, MRICS FAAV, South West Hampshire, Longdown Maangement Ltd, dmlambley@longdown.uk.com

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

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 260033

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

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

Gabby Small, Ashtead, House Home, sales@househome.com

Guy Emanuel, MRICS, Farnham, Hamptons, emanuelg@hamptons-int.com

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

Howard Mecklenburgh, MRICS, Watford, LP&M, howard@lpandm.co.uk

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

Ian Perry, FRICS, Faringdon Fairford Lechlade Highworth Witney, Perry Bishop and Chambers, perrybishop.co.uk, ianperry@perrybishop.co.uk

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

Jamie Dore, Epsom, Gascoigne-pees, 01372743911, jamie.dore@gpees.co.uk

Jeremy Q Fisher, MARLA, Ashford, The Frost Partnership, 07776b 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk

Jeremy Q Fisher, MARLA, Beaconsfield, The Frost Partnership, 07776b 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk

Jeremy Q Fisher, MARLA, Burnham, The Frost Partnership, 07776 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk

Jeremy Q Fisher, MARLA, Feltham, The Frost Partnership, 07776 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk

Jeremy Q Fisher, MARLA, Gerrards Cross, The Frost Partnership, 07776 297202, www.frostweb.co.uk, jeremy.fisher@frostlettings.co.uk

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

John White, MRICS, Milton Keynes, CBW Surveyors Limited, www.cbwsurveyors.com, info@cbwsurveyors.com

Jon Jones, Kingswood, JJ Surveyors, enq@jj.com

Kevin Waldron, AsssocRics, Didcot, Kevin Waldron Property Surveyor, 07717822014, kevinwaldron_propertysurveyor@btinternet.com

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

Marcus Monger, Maidstone, Sibley Pares, Marcus@sibleypares.co.uk

Marcus White, Epsom, Blanch and Co, marcuswhite@blanchandco.com

Mark Everett, FRICS, Epsom, Michael Everett & Company, markeverett@michael-everett.co.uk

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

Michael Keithly, Brighton, East Sussex, Parsons Son and Basley, 01273 274011, www.psandb.co.uk, michaelk@psandb.co.uk

Montague Howard, MRICS, High Wycombe, Montague Howard Associates, 01494 528006, www.mha-turnkey.co.uk, montaguehoward@tiscali.co.uk

Nigel Sloper, MRICS, Portsmouth, Finance Planning Surveying Services Ltd, nigel.sloper@financeplanning.co.uk

Pat Waddington, Epsom, Permax Developments, marketing@Permax.co.uk

Paul Christian Bird, MRICS, Braintree Essex, Joscelyne Chase, 01376 554518, www.joscelynechase.co.uk, paul@joscelynechase.co.uk

Philip Hiatt, MRICS, East Grinstead, Your Move Philip Hiatt, 01342321142, www.your-move.co.uk/eastgrinstead, eastgrinstead@your-move.co.uk

Philip Newman, MRICS, Chartered Valuation Surveyor, South Hampshire/Portsmouth and surrounding area, Nationwide Building Society, 07887830021, Nationwide Building Society, philip.newman@nationwide.co.uk

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

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

Roderick Baker, FRICS, Folkestone, Fell Reynolds, 01303850125

S B B Askaroff, BSC MRICS, Eastbourne, Estatewise, 01323412010, estatewiselimited@gmail.com

Sally Jacobs, Weybridge, The Property Portall, enq@propertyportall.co.uk

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

Stafford Lincoln, Reigate, John James Design and Plan, staffordlin@jjdp.co.uk

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

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

Tim Green, MRICS, Wantage, Green & Co., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk

Surveyor contact details

Tim Smart, FRICS, Ryde, Isle of Wight, Tim Smart Chartered Surveyors, 01983812221, www.smartsurveyors.co.uk, tim@smartsurveyors.co.uk

Tom Chowdry, Dorking, Scope Property, tom_chowdry@scprop.co.uk

Tom Gooderham, Canterbury, Strutt and Parker, tom.gooderham@struttandparker.com

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

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

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

South West

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

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

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

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

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk

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

David Wilson, Swindon, Taylors Estate Agents, 01793 88 21 21, david.wilson@taylorscountrywide.co.uk

FR, Swindon, Connells S&V, Fraser.Glennie@connells.co.uk

Gareth Rally, Surrey, Frank Hannson Partners, G.Rally@FrankHannson.com

GC Thorne, FRICS, East Dorset, Thornes Chartered surveyors, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk

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

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01585 655355, perrybishop.co.uk, ianperry@perrybishop.co.uk

James McKillop, MRICS, South West region, Knight Frank, 0207 861 1528, james.mckillop@knightfrank.com

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

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

Jeremy Priestley, FRICS, Canford Cliffs BH13, Berkeleys, 01202 708383, www.berkeleys.com, jeremy.priestley@yougroup.co.uk

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

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk

John Woolley, FRICS, Salisbury, John Woolley Limited, 01722 325650, www@johnwoolleyltd.co.uk, john@johnwoolleyltd.co.uk

Julian Bunkall, FRICS, Dorchester, Jackson-Stops & Staff, 07970 872974

Llyod Smale, FRICS, Exeter, Drew Pearce, 01392 201748

Mark A K Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk

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

Michael Dukes, MRICS, Taunton, Greenslade Taylor Hunt, 01823 277121, gth.net, michael.dukes@gth.net

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

P Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent LLP, 01285 648 118, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk

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

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

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

Robert Dickinson, MRICS, Torquay, Irvine Nott LLP, 01803 295433, rob@irvinenott.co.uk

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

Robert Williams, MRICS, Exeter, Robert Williams, 01392 204800

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

Simon Barker, MRICS, Sherborne, Knight Frank LLP, simon.barker@knightfrank.com

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

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

TJ Maggs, MRICS, Bristol, Maggs & Allen, timm@maggssandallen.co.uk

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, lampeter@morganandd Davies.com

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd., 0292076658, www.kelvinfrancis.com, tony@kelvinfrancis.com

David H Martin, FRICS, Newport, Newland Rennie, 01633 221441, newlandrennie.com, newport@newlandrennie.com

David H Martin, FRICS, Cwmbran, Newland Rennie, 01633 868341, newlandrennie.com, cwmbbran@newlandrennie.com

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

Giles Birt, BSc MRICS, Tenby, Birt & Co, 01834842204, www.birtandco.co.uk, giles.birt@birtandco.co.uk

Harold Paul Wright, MRICS, Chester, Wright Marshall, 01244 317833, www.wrightmarshall.co.uk, paulw317@aol.com

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

Nicola Taylor, Cardiff, Michael Graham Young, 029 20 465466, www.mgy.co.uk, nicola.taylor@mgy.co.uk

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

Richard J Ormond, FRICS, Pembroke, Guy Thomas & Co, guy1thomas@btconnect.com

Simon Edwards, IRRV (Hons) MRICS, Brecon, McCartneys LLP, 01874 610990

Surveyor contact details

William Graham, Newport,
Graham & Co, 01633254825,
surveys@homebuyers.wales

London

Alastair Iles, MRICS, London,
Iles Property, alastair@
ilesproperty.co.uk

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

Allan Fuller, FRICS, Putney,
Allan Fuller Estate Agents,
02087888822, www.allanfuller.
co.uk, allan@allanfuller.co.uk

Angela Kelly, MRICS,
Clerkenwell and City, Hurford
Salvi Carr, 0207490112, www.
hurford-salvi-carr.co.uk, angela.
kelly@h-s-c.co.uk

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

Camilla Drabble, London,
Cluttons LLP, 02075865863,
camilla.drabble@cluttons.com

Chariton Symeou, MRICS,
Islington, Hanley Estates
LTD, 02072633388, www.
hanleyestates.com, harry@
hanleyestates.com

Charles Dumas, London,
Wellington Associates,
c.dumas@wellingtonauk.com

Chris Morris, FARLA, Islington,
Cluttons LLP, 02073546666,
chris.morris@cluttons.com

Christopher Ames, MRICS
Registered Valuer no 1124182,
Belgravia /London SW1, Ames
Belgravia Ltd, 020 7730 1155,
amesbelgravia.co.uk, ca@
amesbelgravia.co.uk

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

David Gee, London, Gee
Developments, d.gee@geedev.
com

Edward Cooper, London,
Cluttons, edward.cooper@
cluttons.com

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

Georgia Smith, London, TCS
Property, G_smith@tcs.co.uk

Giles Pertes, London, The
Property Hub, Giles@tph.co.uk

Henry Wilson, London -
Wappign, Cluttons LLP, 020 7488
4858, Henry.Wilson@cluttons.
com

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

J.J.King, FRICS, Wimbledon/
Merton LB, Andrew Scott
Robertson, 020 8971 6780,
www.as-r.co.uk, jking@as-r.
co.uk

James Crawford, BSc MRICS,
London, Knight Frank LLP,
0207 6298171, knightfrank.com,
james.crawford@knightfrank.
com

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

James Hyman, London, Cluttons,
02074073669, james.hyman@
cluttons.com

James Perris, MRICS, London,
De Villiers, 020 7887 6009, www.
devilliers-surveyors.co.uk, james.
perris@devilliers-surveyors.
co.uk

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

John Collard, MRICS,
Wimbledon Village, Robert
Holmes & Co, 0208 879 9669,
www.robertholmes.co.uk, jilly@
robertholmes.co.uk

Jonathan F Slater, MA LLB
MRICS, London, Foster Slater
Chartered Surveyors, 0208
341 4146, fosterslater.co.uk,
jonathan@fosterslater.co.uk

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

Josh Homans, MA MRICS, East
London, Valuation, joshua.
homans@valuation.com

Lauren Hatcliff, London, Cluttons,
Lauren.hatcliff@cluttons.com

Mark Wilson, MRICS, London,
Globe Apartments, 020 7935
9512, www.globeapt.com,
mark@globeapt.com

Michael Pollard, FRICS, Bexley,
Pillards, 020 8859 3811

Nicholas White, FRICS, SE
London, Esurv Chartered
Surveyors, nick.white@esurv.
co.uk

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

P Wright, MRICS, London, MAP,
paw@mapsurveyors.co.uk

Peter Gunby, MRICS, Ilford, B.
Bailey & Co, enquiries@bbailey.
co.uk

Peter Tym, FRICS, Ealing, ESV,
tymtym@gmail.com

Petra Steff, London, Jacob
Schnell land, Petra@schnell.
co.uk

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

Robert King, Teddington,
Jackson-Stops & Staff, 020 8943
9777

Salima Dajlee, Wimbledon,
Jamas, salima_d@jamasidl.
co.uk

Samuel Jonas, Croydon, The
Property Partnership, Jonas@
thepropertypartnership.co.uk

Sharon Slack, London, DDM
Partners, info@ddmp.co.uk

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

Stella Jackson, London,
Trubshaws Property, stella@
trubshaws.co.uk

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

Suzanne Green, MRICS,
London, Westward Rose Ltd,
07411931845, suzanne@
westwardrose.com

Terry Osborne, FRICS, SW1,
Tuckerman Residential Ltd, 020
7222 5510, tosbome123@yahoo.
com

Thomas Jamie Dogger,
MRICS, London, Winkworth,
02075909055, tdogger@
winkworth.co.uk

Tom Griffin, Tower Bridge- SE1,
Cluttons, 02074073669, www.
cluttons.com, tom.griffin@
cluttons.com

Wang Ku, Clapham, Priperty
Find UK, wang_Ku@pfuk.co.uk

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

Scotland

Aaron Edgar, Student, Dumfries
and Galloway, Galbraith, aaron.
edgar

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

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

Alastair Houlden, MRICS,
Edinburgh, Rettie and Co, 0131
220 4160, www.rettie.co.uk,
alastair@rettie.co.uk

Alexander Inglis, MRICS,
Scottish Borders, Galbraith,
01573 224 244, galbraithgroup.
com, alex.inglis@galbraithgroup.
com

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

Surveyor contact details

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

Fraser Crichton, MRICS,
Edinburgh, Dove Davies,
01312283999, www.dovedavies.
com, fcrichton@dovedavies.com

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

Grant Robertson, MRICS,
Glasgow, Allied Surveyors,
01413309950, grant.robertson@
alliedsurveyorsscotland.com

Greg Davidson, MRICS,
Perth, Graham + Sibbald,
01738 445733, www.g-s.co.uk,
gdavidson@g-s.co.uk

H Lukas, MRICS, Scottish
Borders, Galbraith,
01896754842, www.
galbraithgroup.com, harry.
lukas@galbraithgroup.com

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

Ian Morton, MRICS, St Andrews,
Bradburne & Co, 01334
479479, bradburne.co.uk, ian@
bradburne.co.uk

John brown, FRICS, Edinburgh,
John Brown and Company,
07768583919, jb-uk.com, John.
brown@jb-uk.com

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

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

Marion Currie, AssocRICS, RICS
Registered Valuer, Dumfries
& Galloway, Galbraith, 01556
505346, www.galbraithgroup.
com, marion.currie@
galbraithgroup.com

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

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

Paul Taylor, MRICS, Dundee,
J&E Shepherd, 01382 200454,
www.shepherd.co.uk, paul.
taylor@shepherd.co.uk

Peter Drennan, MRICS,
Edinburgh, Allied Surveyors
Scotland, 0131 226 6518,
Alliedsurveyorsscotland,
peter.drennan@
alliedsurveyorsscotland.com

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

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

Richard R Blanski, FRICS,
Kirkcaldy, Shepherd Surveyors,
01592 205442, www.shepherd.
co.uk, kirkcaldy@shepherd.co.uk

Robert Fulton, MRICS, Scotland,
AMS, robert.thomas@amspm.
com

Robin Smith, MRICS, Dundee/
Angus, Walker Fraser Steele,
robin.smith@walkerfrasersteele.
co.uk

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

Scott Holley, Student, Perthshire,
Galbraith, scott.holley@
galbraithgroup.com

Stuart Dunne, MRICS,
Aberdeen, J&E Shepherd,
s.dunne@shepherd.co.uk

Suzanne Smith, AssocRICS,
Kelso, Scottish Borders,
Hastings Legal, www.
hastingslegal.co.uk, ss@
hastingslegal.co.uk

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

Northern Ireland

Aidan Conway,
MRICS, Londonderry,
02871263635, www.
andrewscharteredurveyors.
co.uk, info@patandrews.co.uk

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

Gareth Gibson, FRICS, Belfast,
Douglas Huston, 02890683711,
www.douglashuston.com,
gareth@hustonestateagents.com

Harry Clarke, FRICS,
Ballymena, Harry Clarke & Co,
02825648829, www.harryclarke.
co.uk, info@harryclarke.co.uk

Heather Rountree, AssocRICS,
Belfast, Macfarlane & Smyth,
02890 325888, heather.
rountree@macfarlanesmyth.com

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

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

Kirby O'Connor, AssocRICS,
Belfast, GOC Estate Agents,
02890 662366

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

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

Samuel Dickey, MRICS, Belfast,
Simon Brien Residential,
02890595555, www.simonbrien.
com, sdickey@simonbrien.com

Stephen Fitzpatrick,
MRICS, Newry Co.Down,
StephenFitzpatrick Estd.1881,
02830265533, www.
stephenfitzpatrick.co.uk, info@
stephenfitzpatrick.co.uk

Stephen Henry, AssocRICS,
Dungannon, Tom Henry &
Co, 02887726992, www.
tomhenryandco.com, stephen@
tomhenryandco.com

Terry Finlay MRICS, MRICS,
ENNISKILLEN, Montgomery
Finlay & Co., 02866324485,
www.montgomeryfinlay.com,
montgomeryfinlayandco@
hotmail.com

Thomas G Henry, MRICS,
Dungannon, Tom Henry &
Co, 02887726992, www.
tomhenryandco.com, tom@
tomhenryandco.com

William Butcher, MRICS,
Coleraine/Portstewart North
Antrim Coastline, L Butcher.
Chartered Surveyor - Estate
Agent, 07423 457240,
liamgbutcher@btinternet.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

Tarrant Parsons

Economist

+44(0)20 7695 1585

tparsons@rics.org

Kisa Zehra

Economist

+44(0)20 7965 1675

kzehra@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 Property Monitor (quarterly)
- RICS / Ci Portuguese Housing Market Survey (monthly)

Subscriptions

All subscription enquiries to: economics@rics.org

Silver package: POA

Housing and lettings market data (excluding questions 6, 7, 13, 17, 18 and 19)

Gold package: POA

Housing market and lettings market data package (questions 1-18). This is the complete data set excluding the bedroom breakdown and question 19.

Platinum package: POA

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

- 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