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Private Rented Sector Report

January–December 2018



January 2018 PRS Report

RENTAL MARKET STARTS 2018 ON THE BACK FOOT

Key Findings

- The supply of rental properties fell by eight per cent from December to January, while demand for these properties grew
- The number of tenants experiencing rent rises increased as landlords kicked off the new year with contract negotiations
- The average void period between tenancies fell to three weeks
- Tenants stayed in rental properties for 18 months on average

SUPPLY OF RENTAL STOCK

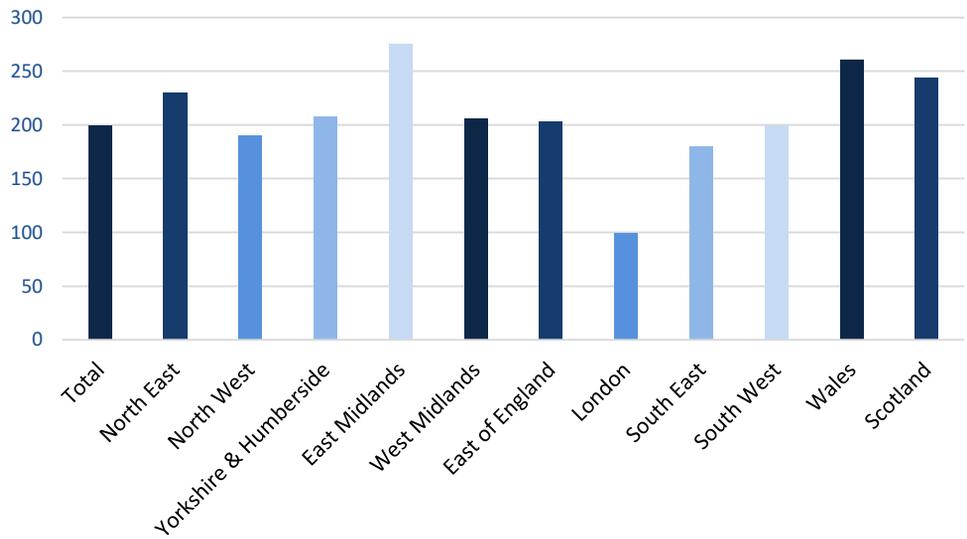
The number of properties managed per member branch fell to 184



The number of properties managed by letting agents fell by eight per cent in January, with 184 managed per branch compared to 200 in December. This is the lowest level since last October when letting agents managed 182 per branch on average.

Supply was highest in the East Midlands, where agents managed 275 properties per branch on average, and lowest in London where there were only 99 properties recorded per branch

Figure 1: Average number of properties managed per branch



NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants in January was 70



Demand for rental properties increased by 19 per cent in January, with letting agents registering 70 house-hunters per member branch, compared to just 59 in December.

Demand was highest in Wales with 158 prospective renters registered per member branch. In the North West there were only 32 registered per branch.

RENT PRICES

The number of agents witnessing rent hikes increased to 19 per cent in January



Landlords kicked off 2018 with contract negotiations as the rate of tenants experiencing rate hikes in January increased to 19 per cent. While this paints a bleak picture for renters looking into 2018, it's actually down year on year. In January 2017, 23 per cent on tenants had their rents increased, and 30 per cent were subject to rent rises in January 2016.

Tenants in Wales were worse affected where 57 per cent experienced rent rises, compared to the North East where no agents reported hikes. In Scotland, 44 per cent experienced rent rises.

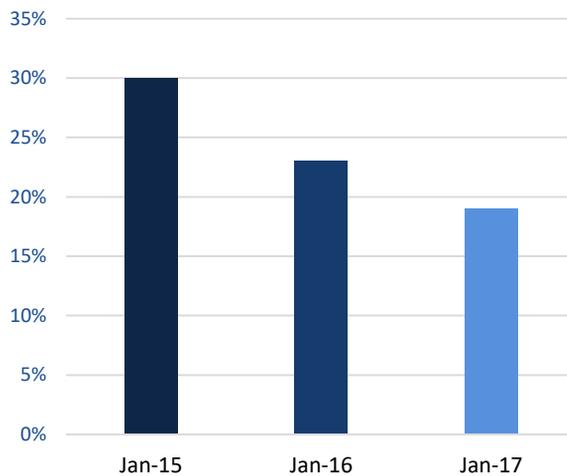


Figure 2: Percentage of agents witnessing rent hikes for tenants

VOID PERIOD BETWEEN TENANCIES

*Average void period between tenancies in January was **three weeks***



In January, the average time properties were empty between tenancies fell to three weeks, from four in December. Void periods were shortest in the East of England where properties were empty for just two weeks on average.

LENGTH OF TENANCY

*Average length of a tenancy in
January was **18 months***



The average tenure was 18 months in January, remaining the same from the previous month.



February 2018 PRS Report

SUPPLY OF RENTAL PROPERTIES DROPS TO A 21 MONTH LOW

Key Findings

- The supply of rental properties fell by five per cent from January to February
- Demand from prospective renters also dropped
- The rate of tenants experiencing rent rises increased in frequency, but was lower than in February 2017 and 2016
- Tenants stayed in rental properties for 17 months on average
- The average void period between tenancies rose to four weeks

SUPPLY OF RENTAL STOCK

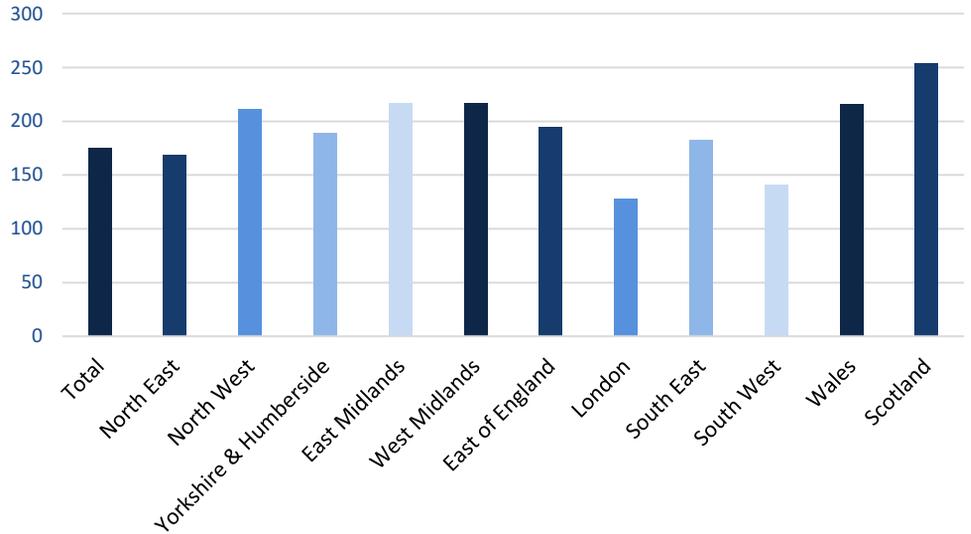
The number of properties managed per member branch fell to 175



The number of rental properties managed by letting agents fell by five per cent in February, with 175 managed per branch compared to 184 in January. This is the lowest number since 21 months ago in May 2016, when agents managed 171 on average per branch.

Supply was highest in Scotland, where agents managed 254 properties per branch on average, and lowest in London where there were only 128 per branch.

Figure 1: Average number of properties managed per branch



NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants in February was 61



Demand for rental properties decreased by 13 per cent in February, with letting agents registering 61 house-hunters per member branch, compared to 70 in January. Demand was highest in Wales with 166 prospective renters registered per member branch. In Scotland there were only 27 registered per branch.

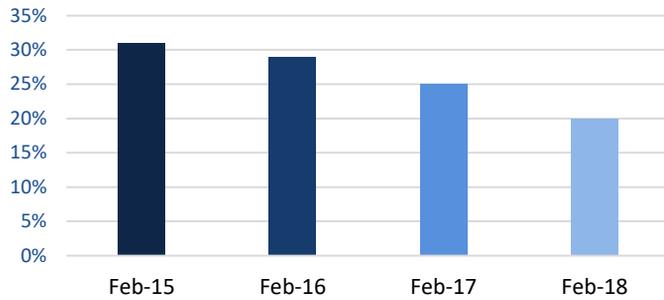
RENT PRICES

The number of agents witnessing rent hikes increased to 20 per cent in February



One in five (20 per cent) tenants experienced rent hikes in February, compared to 19 per cent in January. This is down year on year; in February 2017, 25 per cent of tenants had their rents increased; 29 per cent were subject to rent rises in February 2016; and 31% in 2015.

Figure 2: Percentage of agents witnessing rent hikes for tenants



Tenants in Scotland were worse affected by rent hikes, where 62 per cent were affected, compared to London where just 7% had their rents increased.

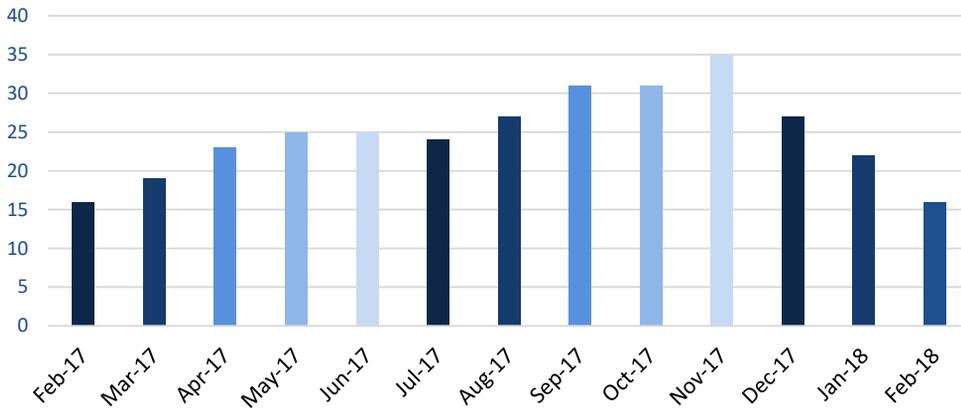


Figure 3 Percentage of agents witnessing rent hikes for tenants

VOID PERIOD BETWEEN TENANCIES

*Average void period between tenancies in February was **four weeks***



In February, the average time properties were empty between tenancies increased to four weeks, from three in January. Void periods were shortest in Wales where properties were empty for just two weeks on average.

LENGTH OF TENANCY

*Average length of a tenancy in
February was **17 months***



The average tenure was 17 months in February, a decrease from 18 in January.



March 2018 PRS Report

RENTAL SECTOR HOLDS STEADY IN MARCH

Key Findings

- Demand from prospective tenants increased by eight per cent in March
- Supply of rental properties increased by two per cent
- The rate of tenants experiencing rent rises increased in frequency, but was lower than in March 2017
- Tenants stayed in rental properties for 18 months on average
- The average void period between tenancies dropped to three weeks

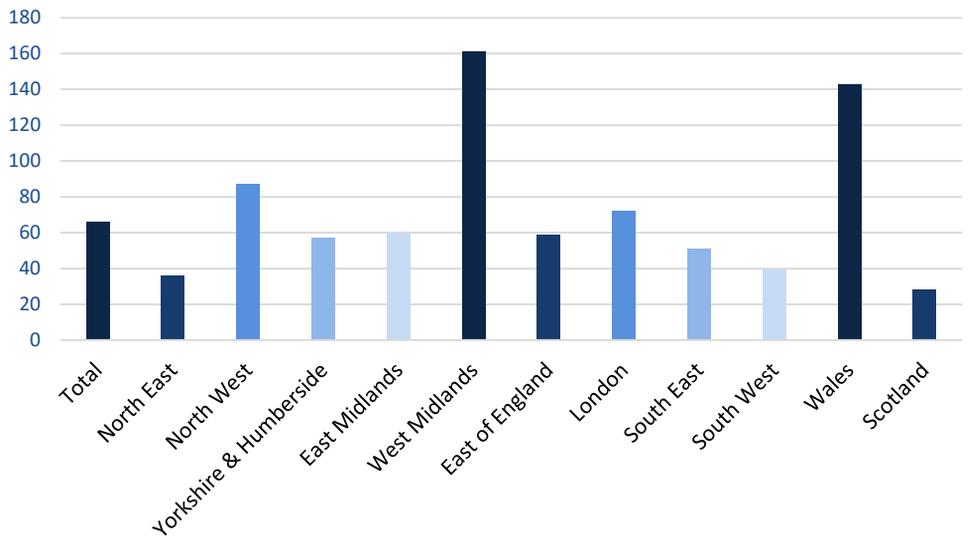
NUMBER OF PROSPECTIVE TENANTS

*Average number of new prospective tenants in **March** was **66***



Demand for rental properties increased by eight per cent in March, with letting agents registering 66 new house-hunters per member branch, compared to 61 in February. Demand was highest in the West Midlands with 161 prospective renters registered per member branch, followed by Wales where agents registered 143 prospective tenants. In Scotland there were only 28 registered per branch.

Figure 1: Average number of prospective tenants registered per branch



SUPPLY OF RENTAL STOCK

The number of properties managed per member branch increased to 179



The number of rental properties managed by letting agents rose by two per cent in March, with 179 managed per branch, compared to 175 in February. This is down from 183 in March last year.

Supply was highest in the East Midlands, where agents managed 284 properties per branch on average, and lowest in London where there were only 93 per branch.

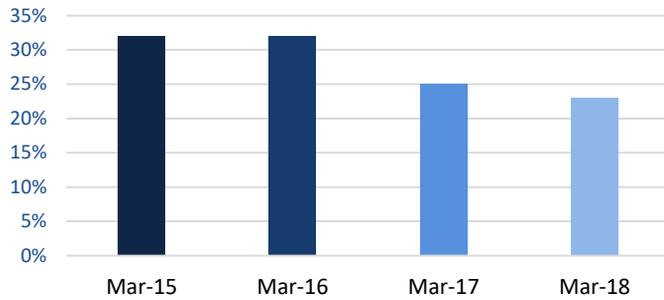
RENT PRICES

The number of agents witnessing rent hikes increased to 23 per cent in March



Almost a quarter (23 per cent) of tenants experienced rent hikes in March, compared to 20 per cent in February. This follows an upward trend which has seen the number of landlords hiking rent costs rise every month since October 2017. However, it's down year on year; in March 2017, 25 per cent of tenants had their rents increased; 32 per cent were subject to rent rises in March 2016 and 2015.

Figure 2: Percentage of agents witnessing rent hikes for tenants



Tenants in Wales were worse affected by rent hikes, where 57 per cent were affected, compared to London where just 12 per cent had their rents increased.

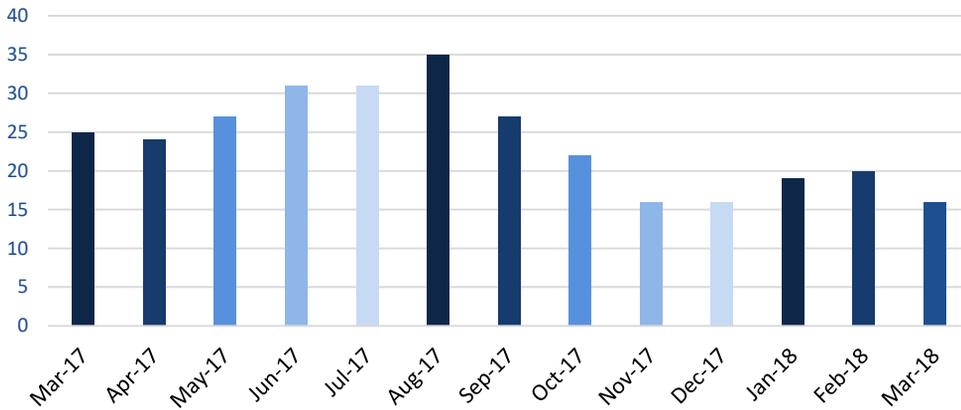


Figure 3 Percentage of agents witnessing rent hikes for tenants

VOID PERIOD BETWEEN TENANCIES

Average void period between tenancies in March was **three weeks**



In March, the average time properties were empty between tenancies decreased to three weeks, from four in February. Void periods were longest in the North East where properties were empty for five weeks on average.

LENGTH OF TENANCY

*Average length of a tenancy in **March**
was **18 months***



The average tenure was 18 months in March, an increase from 17 in February.



April 2018 PRS Report

SPIKE IN THE NUMBER OF LANDLORDS LEAVING RENTAL MARKET

Key Findings

- A record number of landlords were selling their BTLs in April
- Demand from prospective tenants increased by nine per cent
- Supply of rental properties remained the same while the number of tenants experiencing rent rises increased
- Tenants stayed in rental properties for 18 months on average
- The average void period between tenancies remained three weeks

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL rose to **five** per branch in April*



The number of landlords selling their BTL properties rose to five per member branch in April, the highest figure on record. This comes just after an increase in March which saw the figure rise for the first time in almost a year, to four per branch.

London and Wales saw the highest number of landlords exiting the market, with agents reporting seven per member branch selling up on average.

NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants in April was 72



Demand for rental properties increased by nine per cent in April, with letting agents registering 72 new house-hunters per member branch, compared to 66 in March. Demand was highest in Wales with 166 prospective renters registered per member branch, followed by East Midlands where agents registered 98 prospective tenants. In Scotland there were only 39 registered per branch.

SUPPLY OF RENTAL STOCK

The number of properties managed per member branch was 179



The number of rental properties managed by letting agents remained the same as the previous month in April, with 179 per branch on average. This is down from 183 in March last year.

Year on year, this figure is low. In April 2017, agents managed a similar 185 per branch but in April 2016, they managed 183 and 193 were recorded in 2015.

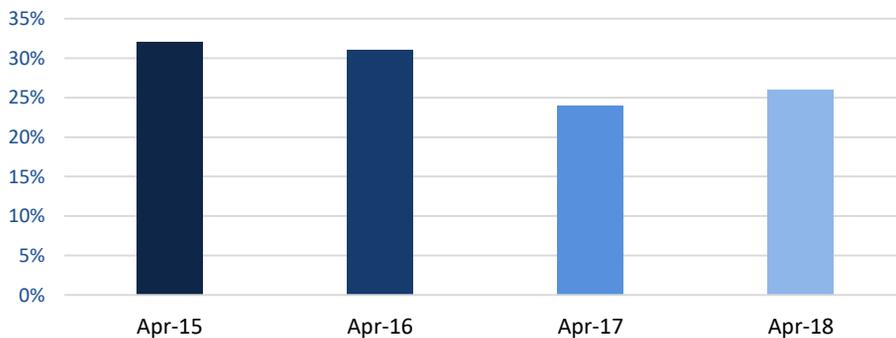


Figure 1: Average number of properties managed per branch

Supply was highest in the East Midlands, where agents managed 247 properties per branch on average, and lowest in Northern Ireland where there were only 75 per branch.

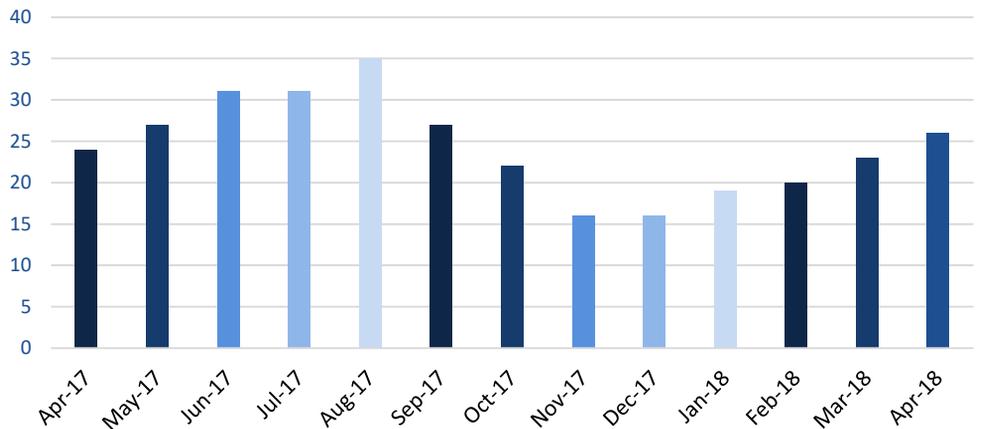
RENT PRICES

The number of agents witnessing rent hikes increased to 26 per cent in April



Over a quarter (26 per cent) of tenants experienced rent hikes in April, compared to 23 per cent in March. This is the highest since September 2017 when 27 per cent of landlords put rent costs up for tenants and continues the upward trend which has seen the number of landlords hiking rent costs rise every month since October 2017.

Figure 2: Percentage of agents witnessing rent hikes for tenants



Tenants in the East Midlands were worse affected by rent hikes, where 56 per cent saw their rents rise, compared to London and North East where just 11 per cent did.

LENGTH OF TENANCY

Average length of a tenancy in April was 18 months



The average tenure remained at 18 months in April.



May 2018 PRS Report

RENTAL STOCK RISES – AND SO DOES THE BILL FOR TENANTS

Key Findings

- Supply of rental properties rose to the highest level recorded for 2018 so far
- The number of tenants experiencing rent hikes also increased
- Demand from prospective tenants dropped by sixteen per cent while the number of landlords selling their BTLs remained at a record-high in May
- Tenants stayed in rental properties for 19 months on average
- The average void period between tenancies increased to four weeks

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **186** in May*



The number of rental properties managed by letting agents increased by four per cent in May, with 186 on average per branch. This is the highest figure recorded in 2018 and a four per cent increase from April, when agents typically managed 179 per branch.

Supply was highest in the East Midlands, where agents managed 286 properties per branch on average, and lowest in Northern Ireland where there were only 125 per branch.

RENT PRICES

The number of agents witnessing rent hikes increased to 28 per cent in May



Almost three in ten (28 per cent) tenants experienced rent hikes in May, up from 26 per cent in April. This is the highest level since August 2017 when 35 per cent of landlords put rents up for tenants and continues an upward trend which has seen the number of landlords hiking rent costs rise every month since November 2017.

Tenants in the East Midlands were the worst affected, where 44 per cent saw their rents rise, compared to London where just 10 per cent did.

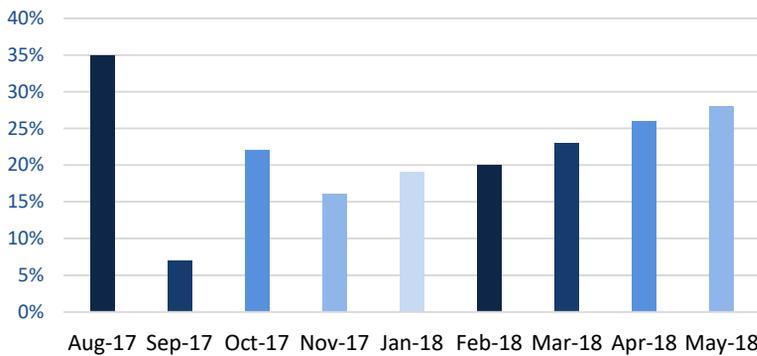


Figure 1: Average number of agents witnessing rent hikes from August 2017 to May 2018

NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants in May was 60



Demand for rental properties fell by sixteen per cent in April, with letting agents registering 60 new house-hunters per member branch, compared to 72 in April. Demand was highest in London with 71 prospective renters registered per member branch whereas in Northern Ireland there were only 25 registered per branch.

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **five** per branch in May*



The number of landlords selling their BTL properties remained at a record-high figure in May, with five per member branch. In April, this was the highest number of landlords selling their buy-to-let (BTL) properties since records began in 2015.

Scotland saw eight landlords selling up per member branch – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in May was **19 months***



The average tenure rose to 19 months in May. Tenants in Scotland had the longest length of a tenancy, with 21 month on average, compared to just 3 months on average in Northern Ireland.



June 2018 PRS Report

RISING RENTS HIT 10 MONTH HIGH

Key Findings

- The number of tenants experiencing rent hikes increased
- Supply of rental properties rose to the highest level recorded for 2018 so far
- Demand from prospective tenants increased by 18 per cent
- The number of landlords selling their BTLs dropped to 4 per branch
- Tenants stayed in rental properties for 19 months on average
- The average void period between tenancies decreased to three weeks

RENT PRICES

The number of agents witnessing rent hikes increased to 35 per cent in June



Over a third (35 per cent) of tenants experienced rent hikes in June, up from 28 per cent in May. This is the highest level since August 2017 when 35 per cent of landlords put rents up for tenants and continues an upward trend which has seen the number of landlords hiking rent costs rise every month since November 2017.

Tenants in the South West were the worst affected, where 48 per cent saw their rents rise, compared to London where just 8 per cent did.

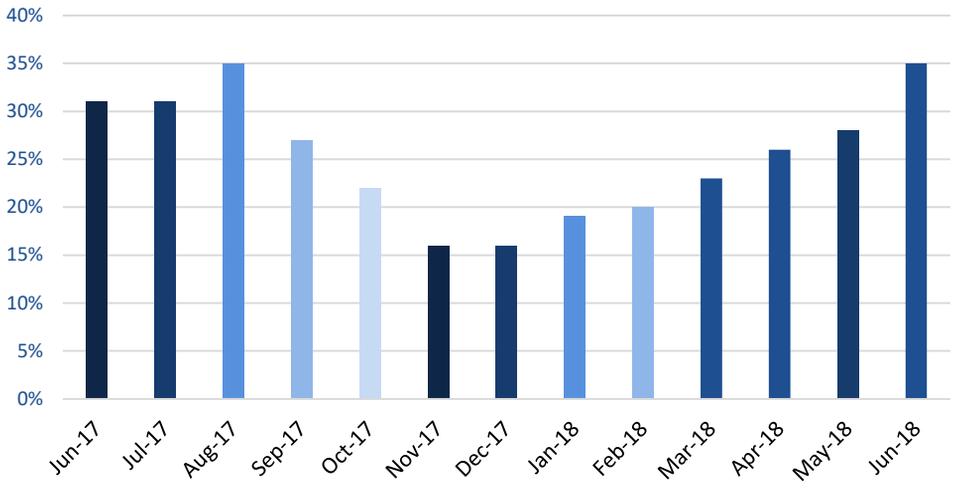


Figure 1: Average number of agents witnessing rent hikes from June 2017 to June 2018

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **191** in June*



The number of rental properties managed by letting agents increased in June, with 191 on average per branch. This is the highest figure recorded in 2018 and a three per cent increase from May, when agents typically managed 186 per branch.

Supply was highest in the North East, where agents managed 225 properties per branch on average, and lowest in Northern Ireland where there were only 75 managed per branch.

NUMBER OF PROSPECTIVE TENANTS

*Average number of new prospective tenants in June was **71***



Demand for rental properties increased by eighteen per cent in June, with letting agents registering 71 new house-hunters per member branch, compared to 60 in May. Demand was highest in the North East with 86 prospective renters registered per member branch whereas in Northern Ireland there were only 25 registered per branch.

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL decreased to **four** per branch in June*



The number of landlords selling their BTL properties decreased in June, to four per branch. In May, this stood at five per member branch which was the highest number of landlords selling their buy-to-let (BTL) properties since records began in 2015.

The East Midlands saw six landlords selling up per member branch – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in June was **19 months***



The average tenure remained at 19 months in June. Tenants in London have the longest tenancies, 22 months on average, compared to just 13 months on average in the North East.



July 2018 PRS Report

RENTAL DEMAND AT THE HIGHEST LEVEL THIS YEAR

Key Findings

- Demand from prospective tenants increased in July, to the highest level this year so far
- The supply of rental properties decreased
- Number of tenants experiencing rent hikes fell but the number of landlords selling their BTLs remained high at four per branch
- Tenants stayed in rental properties for 20 months on average
- The average void period between tenancies remained at three weeks

NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants registered in July was 79



In July, demand for rental properties increased to the highest level so far in 2018 as letting agents registered interest from 79 new prospective tenants. This is up by 11 per cent from June and 13 per cent from July 2017 when there were 70 on average.

The last time demand was this high was September 2017 when there were also 79 new tenants per branch.

It was highest in Scotland where agents registered 148 new prospective tenants, and lowest in the North West (26 per branch).

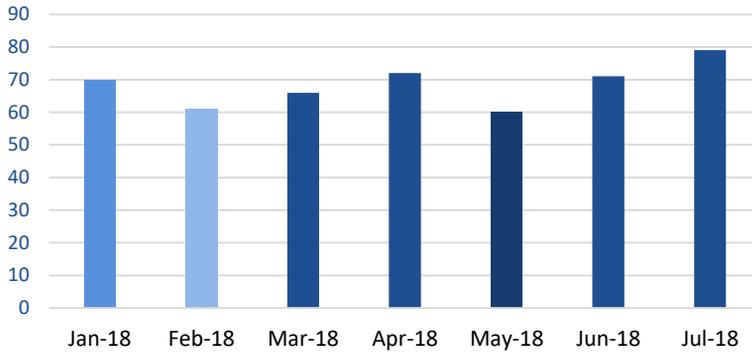


Figure 1: Rental demand in 2018

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **184** in July*



The number of rental properties managed by letting agents fell in July, with 184 on average per branch. This is down from 191 in June – the highest figure recorded in 2018 so far. Supply was highest in Scotland, where agents managed 273 properties per branch on average, and lowest in London where it stood at 120.

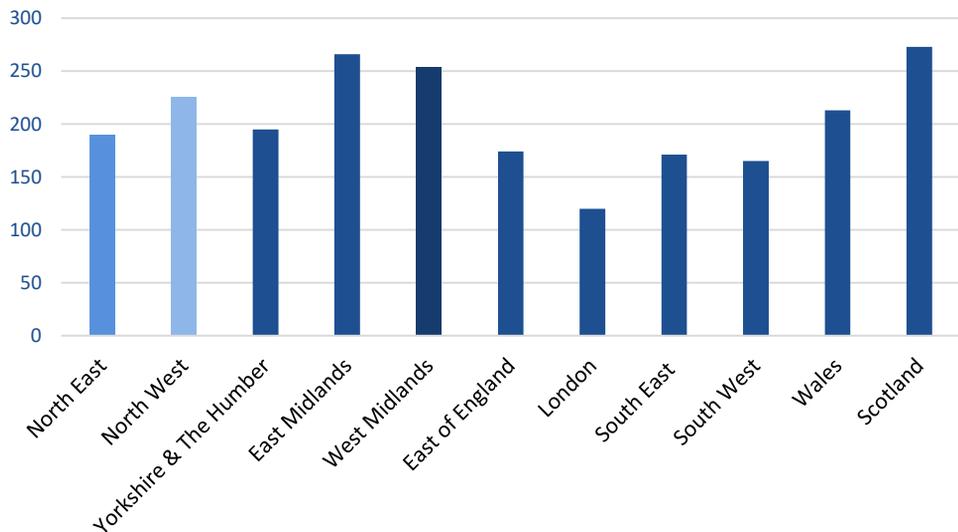


Figure 2: Supply per region in July 2018

RENT PRICES

*The number of agents witnessing rent hikes decreased to **31 per cent** in July*



Almost a third (31 per cent) of tenants experienced rent hikes in July, down from 35 per cent in June. This is the first month the figure has fallen since November 2017.

Tenants in Wales were the worst affected, where 80 per cent saw their rents rise, compared to the North West where just 10 per cent did.

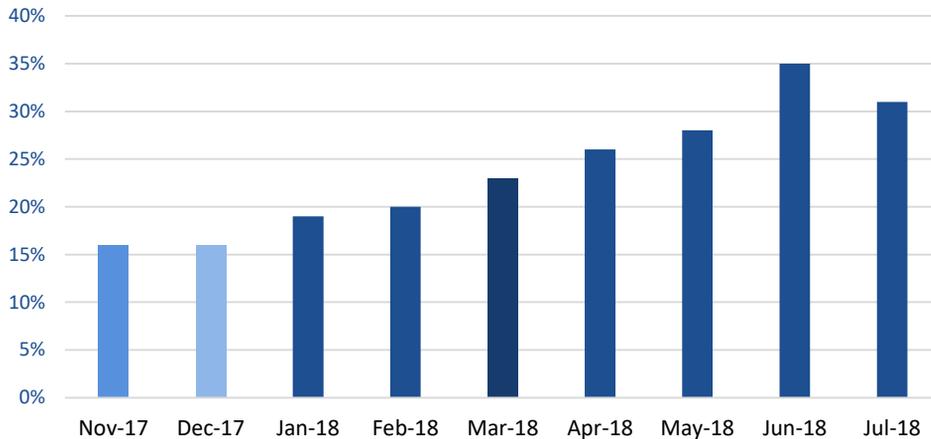


Figure 3: Number of tenants experiencing rent hikes

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **four per branch** in July*



The number of landlords selling their BTL properties remained at four per branch in July. The West Midlands and North East saw six landlords selling up per member branch – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in **July**
increased to **20 months***



The average tenure increased to 20 months in July – the longest ever recorded. This is up from 19 in May and June, 18 in March and April and 17 in February.

Those in the West Midlands had the longest tenancies, 28 months on average, compared to 16 months on average in Wales.



August 2018 PRS Report

RENTS HIT RECORD HIGH

Key Findings

- The number of tenants experiencing rent hikes rose to the highest on record in August
- The supply of available properties increased while demand from prospective tenants dropped in August
- The number of landlords selling their buy-to-let (BTL) properties remained high at four per branch
- Tenants stayed in rental properties for 19 months on average
- The average void period between tenancies was three weeks

RENT PRICES

*The number of agents witnessing rent hikes increased to **40 per cent** in August*



In August, two fifths (40 per cent) of tenants saw their rents rise, an increase from 31 per cent in July and the highest figure recorded since records began. Year on year, this figure has increased from 35 per cent of agents who witnessed rent hikes in August 2017.

Tenants in the East of England were the worst affected, where 67 per cent saw their rents rise, compared to the South East where just 22 per cent did.

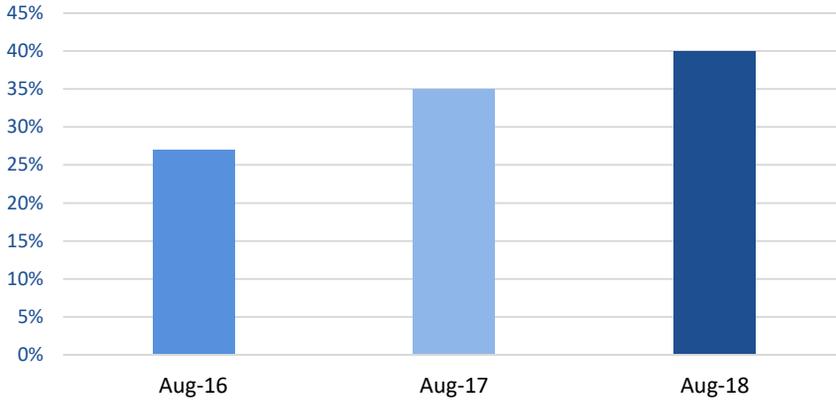


Figure 1: Number of tenants experiencing rent hikes year-on-year

NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants registered in August was 64



In August, demand for rental properties fell, with letting agents reporting that they registered interest from 64 new prospective tenants – down from 79 in July.

It was highest in Wales where agents registered 97 new prospective tenants, and lowest in the North East (25 per branch).

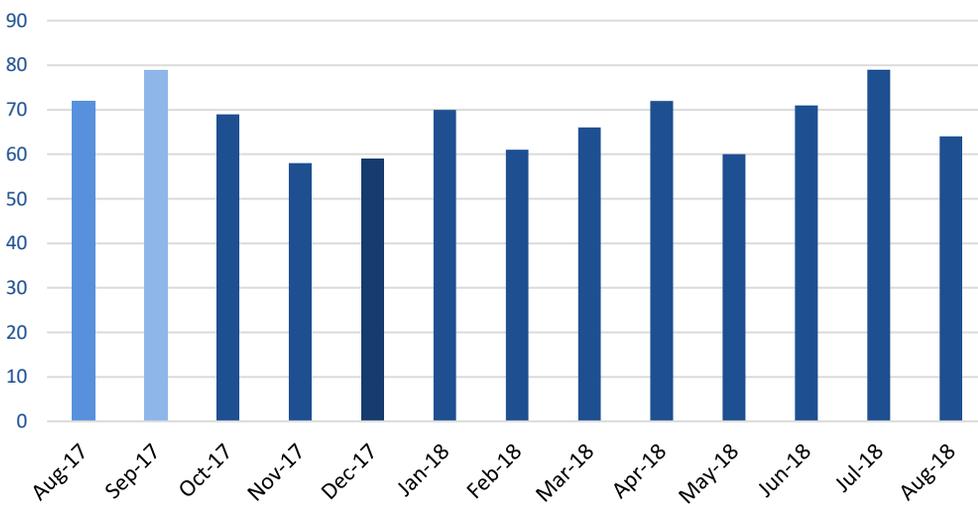


Figure 2: Average number of prospective tenants registered

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **197** in August*



The number of rental properties managed by letting agents rose in August, with 197 per branch on average. This is the highest figure recorded in 2018 so far and is up from 184 in July.

Supply was highest in Scotland, where agents managed 343 properties per branch on average, and lowest in London where it stood at 104.

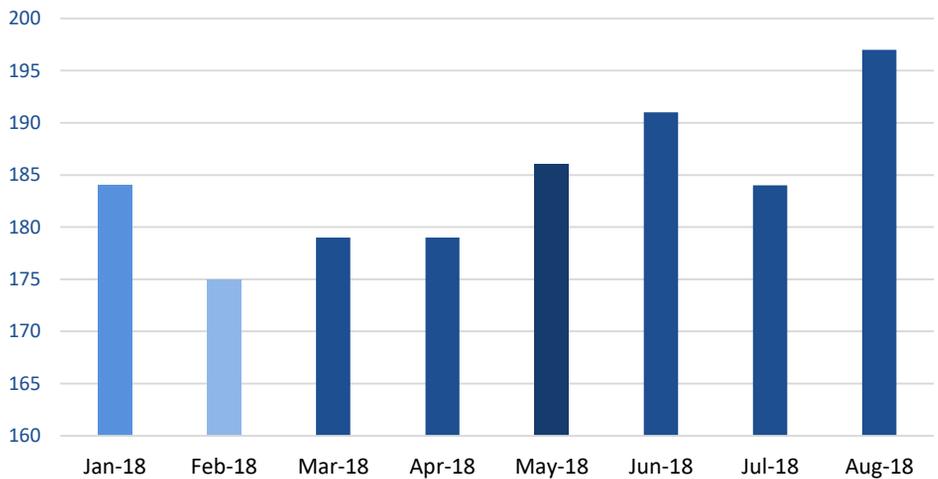


Figure 3: Average number of properties managed per branch in 2018

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **four** per branch in August*



In the East Midlands six landlords sold up per member branch last month – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in August decreased to **19 months***



The average tenure dropped to 19 months in August – down from 20 in July, which was the highest level on record. Those in Wales stayed for the longest at 24 months on average, compared to 15 months in Scotland.



September 2018 PRS Report

RATE OF RENT INCREASES CONTINUES TO RISE YEAR-ON-YEAR

Key Findings

- The number of tenants experiencing rent hikes fell in September but remained high year on year
- The supply of available properties and demand from prospective tenants dropped
- The number of landlords selling their buy-to-let (BTL) properties remained at four per branch
- Tenants stayed in rental properties for 18 months on average and the average void period between tenancies was three weeks

RENT PRICES

*The number of agents witnessing rent hikes fell to **31 per cent** in **September***



In September, almost a third (31 per cent) of tenants saw their rents rise, a drop from 40 per cent in August, which saw the highest figure recorded since records began in January 2015. Year on year however, this figure has risen from 27 per cent in September 2017 and 24 per cent in 2016.

Tenants in Wales were the worst affected where 70 per cent saw their rents rise, compared to the North West where just 13 per cent did.

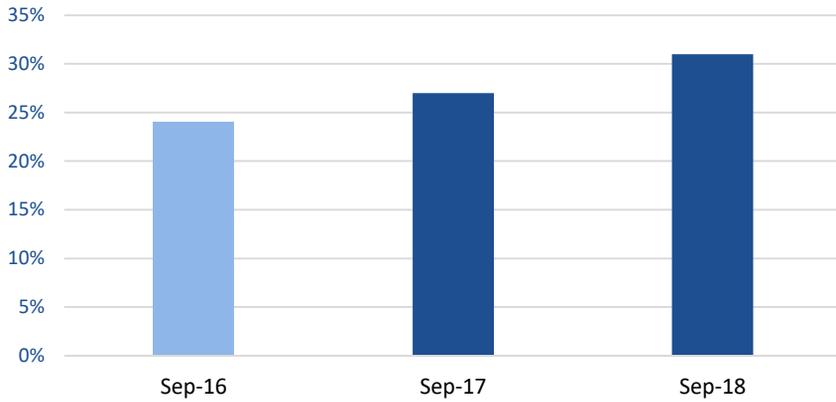


Figure 1: Number of tenants experiencing rent hikes year-on-year

NUMBER OF PROSPECTIVE TENANTS
*Average number of new prospective tenants registered in **September** was **63***



In September, demand for rental properties fell marginally, with letting agents reporting registered interest from 63 new prospective tenants – down from 64 in August.

It was highest in Yorkshire and Humberside where agents registered 92 new prospective tenants, and lowest in Wales (36 per branch).

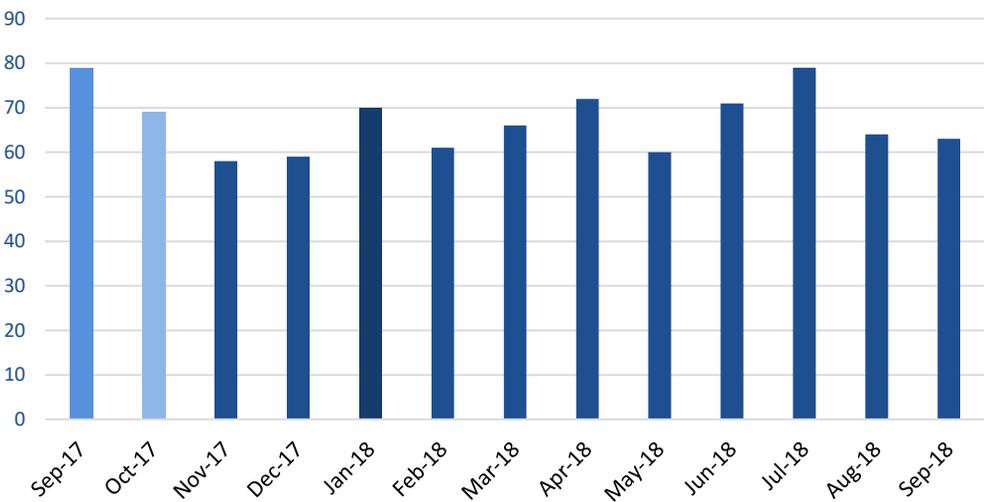


Figure 2: Average number of prospective tenants registered

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **194** in September*



The number of rental properties managed by letting agents dropped in September, with 194 per branch on average. Year on year, this figure is up three per cent from 189 in September 2017.

Supply was highest in the East Midlands, where agents managed 275 properties per branch on average, and lowest in London where they typically had 115 on their books.

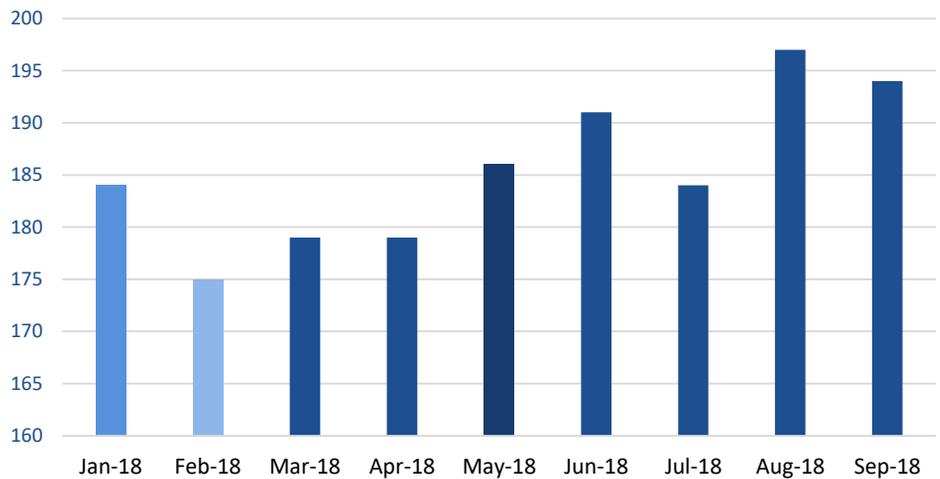


Figure 3: Average number of properties managed per branch in 2018

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **four** per branch in September*



In the East Midlands and Wales five landlords sold up per member branch last month – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in
September decreased to **18 months***



The average tenure dropped to 18 months in September – down from 19 in August. This figure has fallen every month since July, when it stood at 20 months, the highest level on record. Those in Wales stayed for the longest at 21 months on average, compared to 14 months in the North East and Scotland.



October 2018 PRS Report

RECORD NUMBER OF TENANTS NEGOTIATE RENT REDUCTIONS

Key Findings

- The number of tenants successfully negotiating a rent reduction increased in October
- The number of tenants experiencing rent hikes dropped in October to the lowest level in seven months while the supply of available properties and demand from prospective tenants rose
- The number of landlords selling their buy-to-let (BTL) properties remained at four per branch
- Tenants stayed in rental properties for 19 months on average and the average void period between tenancies was four weeks.

RENT REDUCTIONS

*Average percentage of tenants negotiating a rent reduction in **October** was **3.7%***



In October, the number of tenants successfully negotiating rent reductions rose from two per cent in September to 3.7 per cent in October. This is the highest figure recorded since records began in January 2015.

It was highest in Scotland where seven per cent of tenants negotiated reductions, and lowest in West Midlands at 0.3 per cent.

RENT PRICES

The number of tenants witnessing rent hikes fell to 24 per cent in October



In October, almost a quarter (24 per cent) of tenants saw their rents rise, a drop from 31 per cent in September. This is the lowest level seen since March, when it stood at 23 per cent.

Year on year however, this figure is up nine per cent from October 2017, when 22 per cent of agents reported rent hikes.

Tenants in Wales were the worst affected where 75 per cent saw their rents rise, compared to the North West where just 10 per cent did.

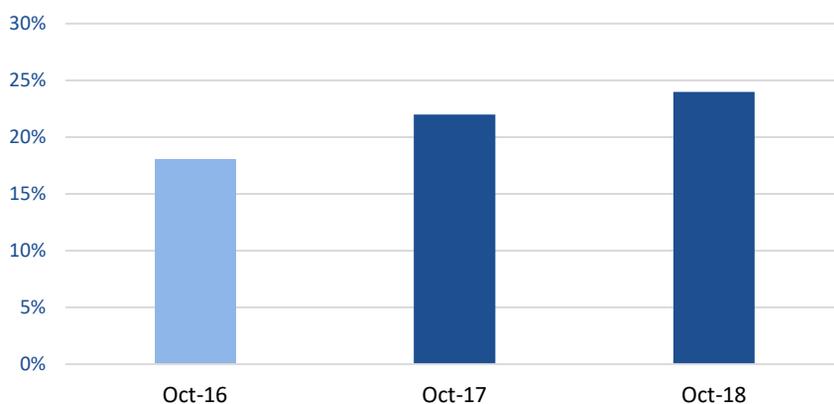


Figure 1: Number of tenants experiencing rent hikes year-on-year

SUPPLY OF RENTAL STOCK

The number of properties managed per member branch was 198 in October

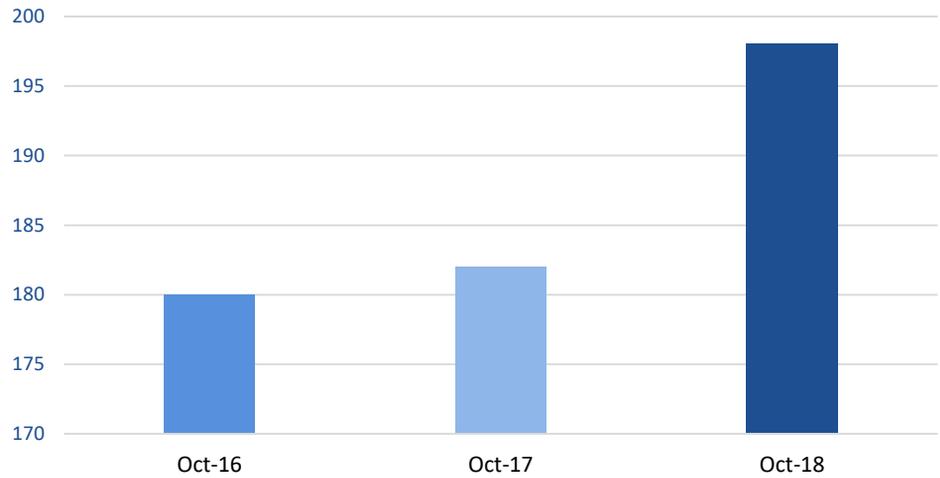


The number of rental properties managed by letting agents increased in October, with 198 per branch on average. This is the highest figure seen since December 2017, when supply stood at 200.

Year on year, this figure is up nine per cent from 182 in October 2017.

Supply was highest in Scotland, where agents managed 294 properties per branch on average, and lowest in London where they typically had 118 on their books.

Figure 2: Average number of properties managed per branch



NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants registered in **October** was **71**



In October, demand for rental properties rose, with letting agents registering interest from 71 new prospective tenants – up from 63 in October.

It was highest in East Midlands where agents registered 102 prospective tenants, and lowest in North East (38 per branch).

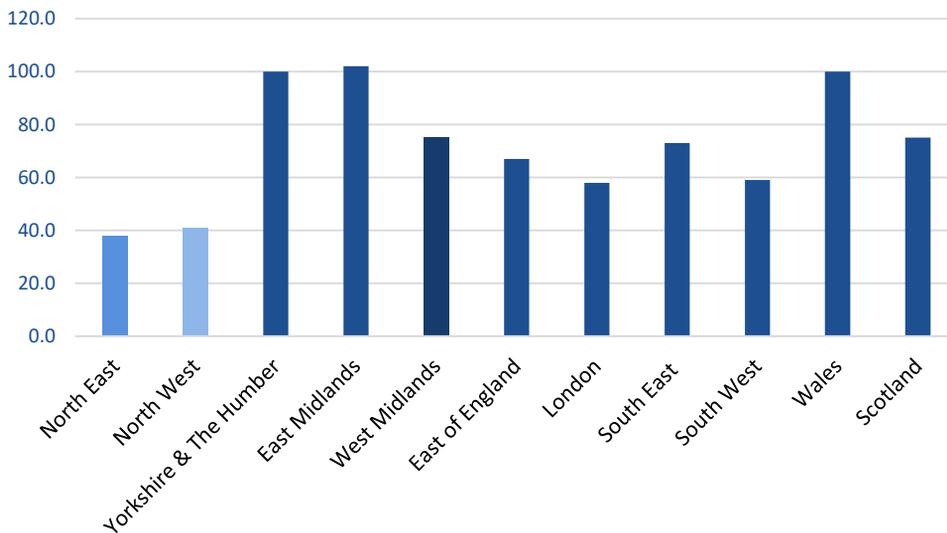


Figure 3: Demand per region in October

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **four** per branch in **October***



In Scotland and Wales five landlords sold up per member branch last month – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in **October** increased to **19 months***



The average tenure rose to 19 months in October – up from 18 in September. Those in West Midlands stayed for the longest at 24 months on average, compared to 13 months in the North East.



November 2018 PRS Report

IS THIS THE CALM BEFORE THE STORM FOR TENANTS?

Key Findings

- The number of tenants experiencing rent hikes dropped in November to the lowest level in nine months
- The supply of properties available to rent and demand from prospective tenants fell
- The number of landlords selling their buy-to-let (BTL) properties remained at four per branch
- Tenants stayed in rental properties for 19 months on average and the average void period between tenancies was four weeks.

RENT PRICES

*The number of tenants witnessing rent hikes fell to **21 per cent** in November*



In November, a fifth (21 per cent) of tenants saw their rents rise, down from 24 per cent in October. This is the lowest level since February, when it stood at 20 per cent.

Year on year however, this figure is up. In November 2017, just 16 per cent of agents witnessed landlords hiking rents.

Tenants in Wales were the worst affected where 55 per cent saw their rents rise, compared to the West Midlands where just six per cent did.

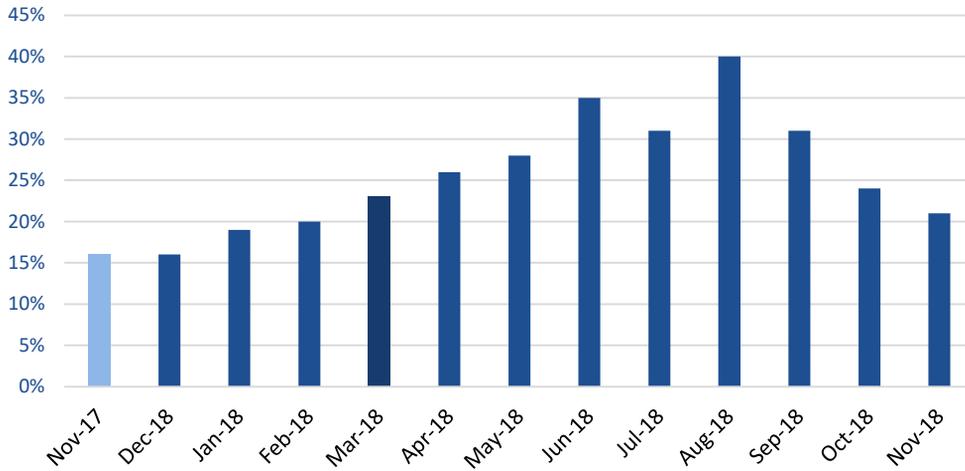


Figure 1: Number of tenants experiencing rent hikes over the year

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **183** in November*



The number of rental properties managed by letting agents fell in November, with 183 per branch on average. This is the lowest figure seen since April, when supply stood at 179 and is down year on year, from 192 in November 2017.

Supply was highest in Wales, where agents managed 264 properties per branch on average, and lowest in London where they typically had 121 on their books.

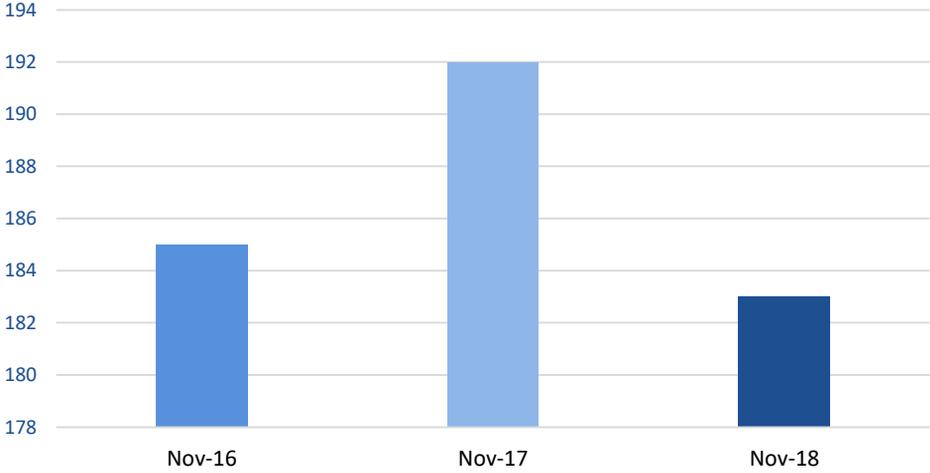


Figure 2: Average number of properties managed per branch year on year

NUMBER OF PROSPECTIVE TENANTS

*Average number of new prospective tenants registered in **November** was **55***



In November, demand for rental properties dropped by 23 per cent, with letting agents registering interest from just 55 new prospective tenants – down from 71 in October.

It was highest in the East Midlands where agents registered 93 prospective tenants, and lowest in the North East with just 30 per branch.

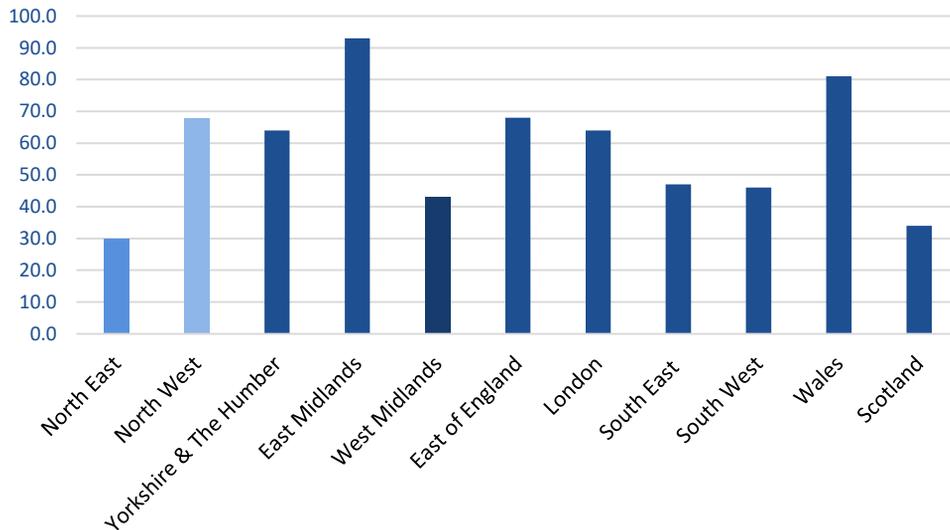


Figure 3: Demand per region in November

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **four** per branch in **November***



In the East Midlands and the East of England eight landlords sold their properties per member branch last month – the highest regionally.

LENGTH OF TENANCY

*Average length of a tenancy in
November remained at 19 months*



For the second month running, tenants stayed in their properties for 19 months on average, up from 18 in September. Those in West Midlands stayed for the longest at 27 months on average, compared to 16 months in the South West.



December 2018 PRS Report

TENANTS FINISH 2018 IN THE DRIVING SEAT – BUT ARE IN FOR A ROUGH RIDE IN 2019

Key Findings

- The number of tenants experiencing rent hikes dropped in December to the lowest level since December 2017
- Year-on-year, both demand from prospective tenants and supply of available properties dropped
- The number of landlords selling their buy-to-let (BTL) properties remained at four per branch
- Tenants stayed in rental properties for 18 months on average and the void period between tenancies stayed at four weeks.

RENT PRICES

*The number of tenants witnessing rent hikes fell to **18 per cent** in December*



In December, 18 per cent of tenants saw their rents rise, down from 21 per cent in November. This is the lowest level since December 2017, when it stood at 16 per cent.

Since August, when the number of tenants experiencing rent rises rose to the highest level ever recorded (40 per cent), it has continued to fall.

Tenants in the North East were the worst affected where 45 per cent saw their rents rise, compared to London where just seven per cent did.

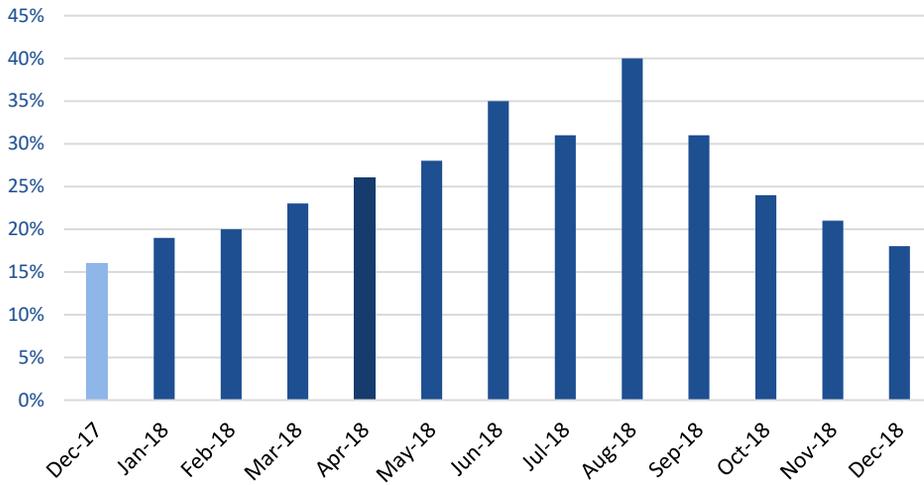


Figure 1: Number of tenants experiencing rent hikes over the year

SUPPLY OF RENTAL STOCK

*The number of properties managed per member branch was **193** in December*



The number of properties managed by letting agents rose in December from 183 in November, to 193 per branch on average. This is down year on year, from 200 in December 2017.

Supply was highest in the East Midlands, where agents managed 290 properties per branch on average, and lowest in London where they typically had 136 on their books.

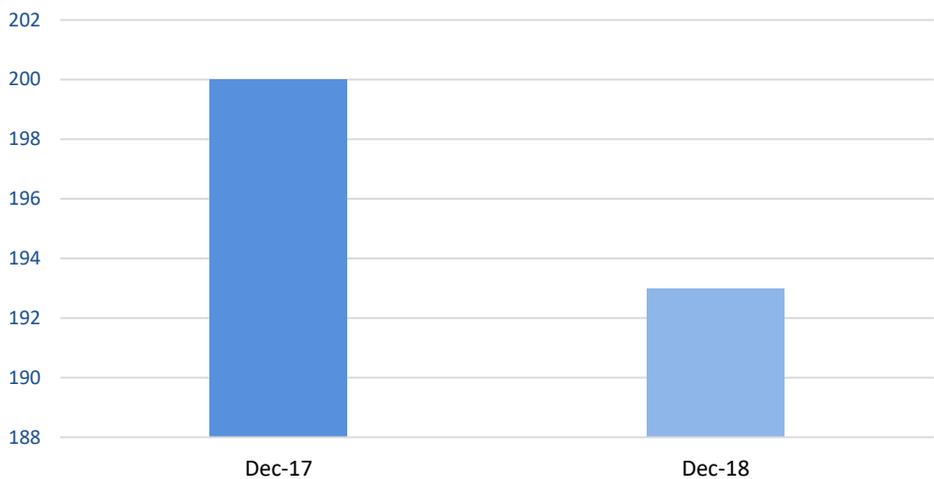


Figure 2: Average number of properties managed per branch year on year

NUMBER OF PROSPECTIVE TENANTS

*Average number of new prospective tenants registered in **December** was **50***



Demand for rental properties dropped by nine per cent in December, with letting agents registering interest from just 50 new prospective tenants – down from 55 in November.

It was highest in Wales where agents registered 84 prospective tenants, and lowest in the West Midlands with just 37 per branch.

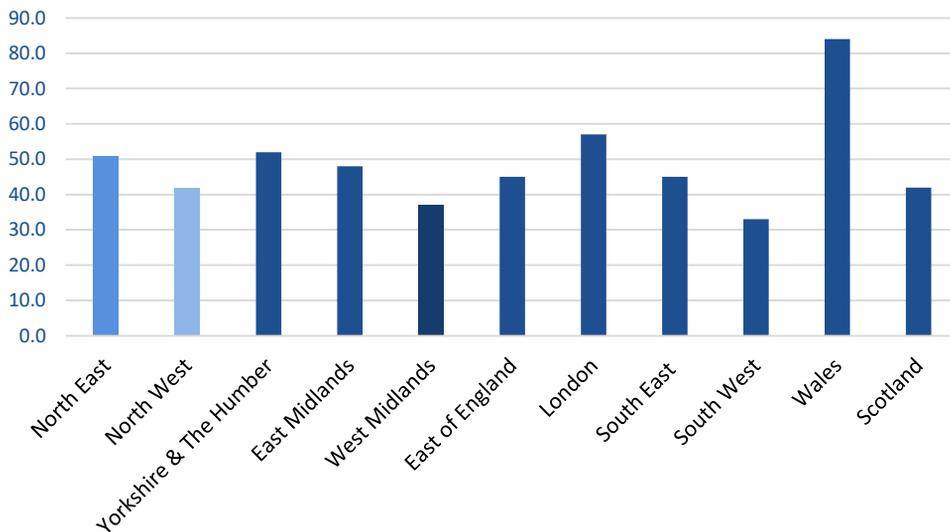


Figure 3: Demand per region in December

LANDLORDS SELLING BUY-TO-LET

*Average number of landlords selling their BTL remained at **four** per branch in **December***



In London six landlords sold their properties per member branch in December – the highest regionally.

LENGTH OF TENANCY

Average length of a tenancy in December fell to 18 months



In December, tenants stayed in their properties for 18 months on average, down from 19 in November. Those in the West Midlands stayed for the longest at 27 months on average, compared to 11 months in the North East.

VOID PERIOD BETWEEN TENANCIES

Average void period between tenancies in December was four weeks



In December, the average time properties were empty between tenancies stayed at four weeks. Void periods were longest in Yorkshire & Humberside where properties were empty for five weeks on average.

ENDS

Editor Notes:

About the research:

Opinium Research carried out monthly online surveys among ARLA Propertymark members from 1 February 2018 to 16 January 2019. ARLA Propertymark Protected letting agents were surveyed on a number of key rental sector issues including supply and demand, the management of BTL properties, and monthly rent prices. www.opinium.co.uk

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About ARLA Propertymark

ARLA Propertymark is the UK's foremost professional and regulatory body for letting agents; representing over 9,000 members. Our members operate to professional standards far higher than the law demands and we campaign for greater regulation in this growing and increasingly important sector of the property market. By using an ARLA Propertymark Protected agent, consumers have the peace of mind their agent will provide a professional service and their money is safeguarded by Propertymark's Client Money Protection scheme.