



ASSOCIATION OF RESIDENTIAL LETTING AGENTS

PRIVATE RENTED SECTOR REPORT

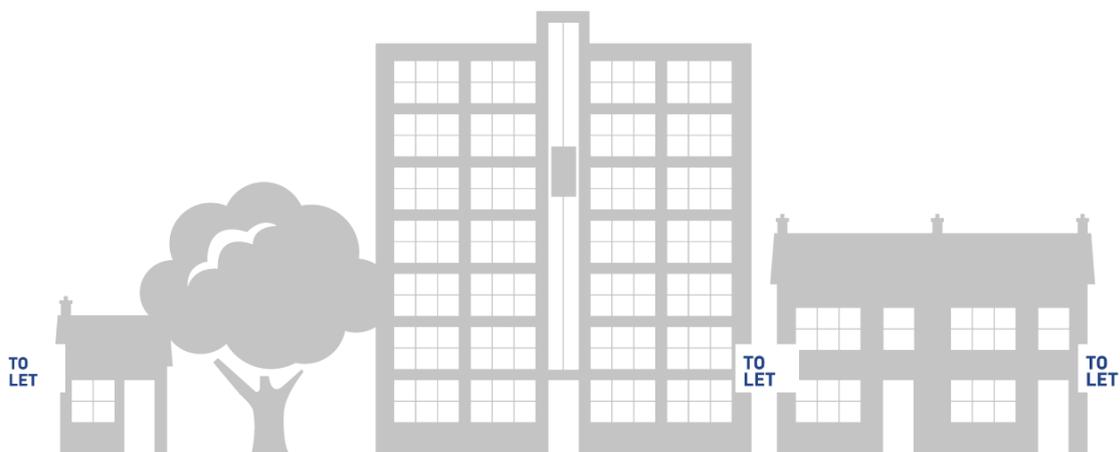
July 2016

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July 2016 PRS Report

RENTAL SUPPLY AT HIGHEST LEVEL IN 2016

KEY FINDINGS

- Supply rose to the highest level reported so far this year
- Demand in July fell marginally from June
- Letting agents saw no signs of market wobble following Brexit
- The average number of landlords selling their buy-to-let remained the same
- Tenants stayed in rental properties for 19 months on average
- In July, properties were viewed on average five times before a let was agreed
- The average void period between tenancies was three weeks

The supply of rental homes is at the highest level so far this year, however year-on-year, supply is down.

NUMBER OF MANAGED PROPERTIES

*Average number of properties managed per branch was **184** in July this year, increasing from **176** in June*



In July, supply jumped to an average 184 properties managed per branch, an increase of eight since June and the highest levels seen since November 2015 when there was an average of 189 properties managed per branch. However year-on-year, supply levels are lower than July 2015 when there were 189 properties registered per branch.

Supply was lowest in London, where agents managed an average 136 properties per branch, and highest in Scotland where there were 309 rental properties managed per branch on average.

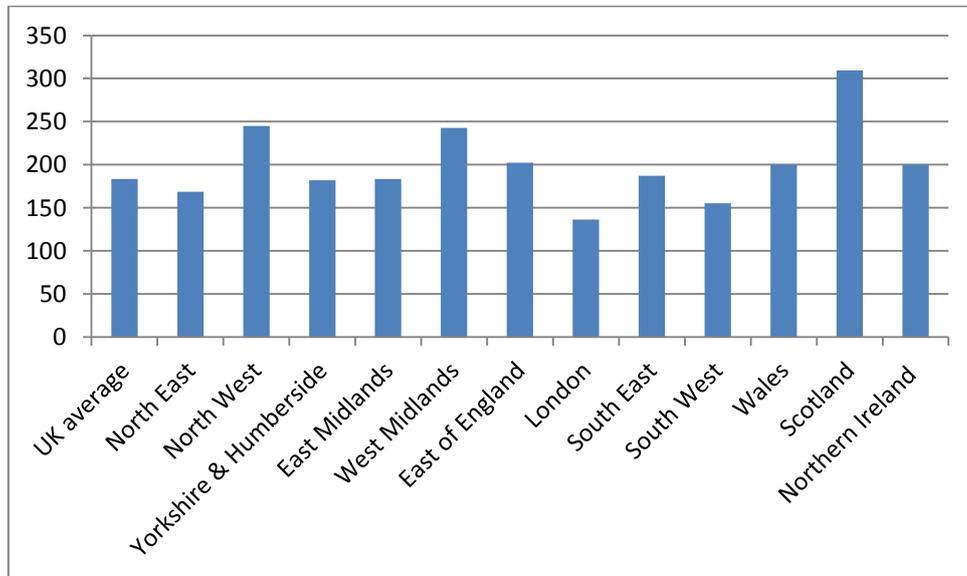


Figure 1: Average number of properties managed per branch in July

NUMBER OF PROSPECTIVE TENANTS

*Average number of prospective tenants dropped in July to **36** registered per branch*



Competition for rental accommodation was highest in the North West, where agents registered an average 47 prospective tenants per branch. Demand for properties was lowest in Northern Ireland, which reported an average six tenants registered per branch.

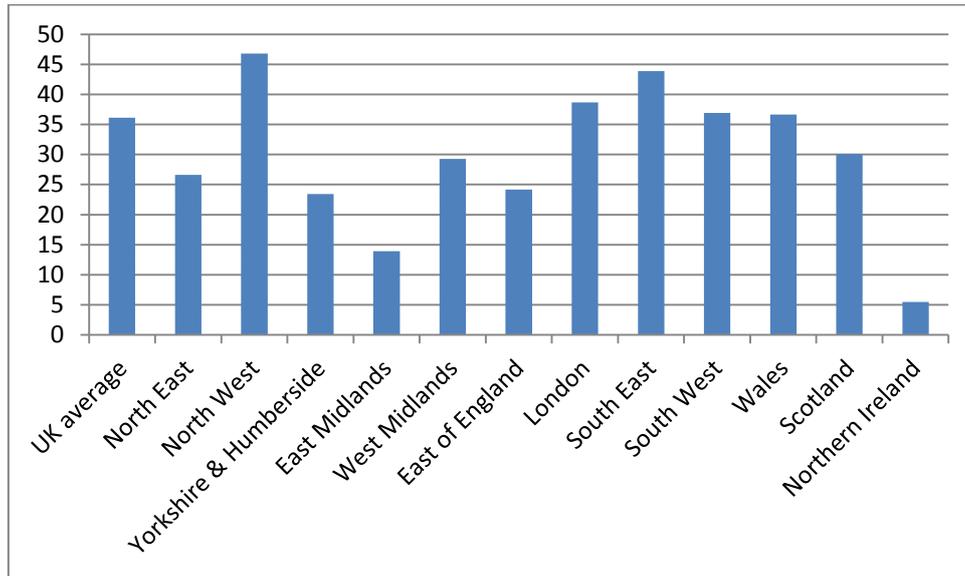


Figure 2: Average number of prospective tenants per branch in July

EU REFERENDUM

Two in five agents (38%) saw no sign of market wobble following Brexit



Where there was uncertainty, it was from landlords, as 44 per cent of agents reported signs of uncertainty from those looking to let.

Overall, the majority of agents saw no changes to rent costs, demand or supply

What immediate effects have you seen following the Brexit vote?	Rent	Demand	Supply
Increase	14%	20%	13%
Stay same	71%	61%	62%
Decrease	11%	16%	21%

LANDLORDS SELLING BTL PROPERTIES

The number of landlords selling their BTL properties remained at three



Letting agents recorded an average three landlords selling their BTL properties at each branch in July – a figure which has not changed since April.

AVERAGE MONTHLY RENT

Three in ten (28%) ARLA agents saw monthly rents increase for tenants in July



The number of agents reporting rent increases for tenants remained at the same level as May and June, after peaking in March at 32 per cent.

LENGTH OF TENANCY

Average length of a tenancy in July was 19 months



Those in London typically stayed in their rental properties longest, with the average tenancy lasting 22 months, whereas those in Scotland and East of England typically stayed 16 months.

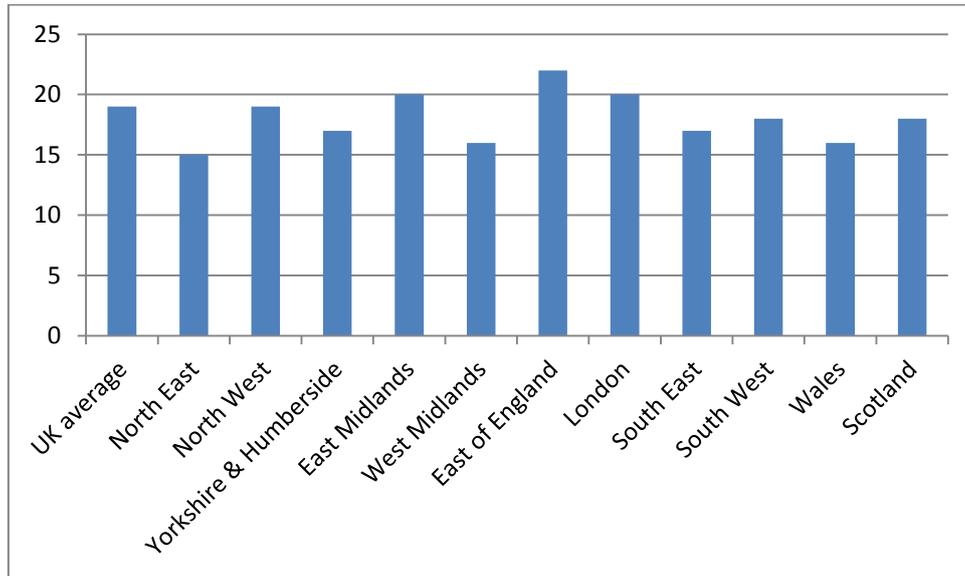


Figure 3: Average length of tenancy per branch in July

AVERAGE VOID PERIODS

Average void period between tenancies in July was three weeks



In London and Wales, properties were empty for four weeks on average.

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Notes to Editors:

About the research

Opinium Research carried out an online survey among 190 ARLA member branches in 2 August – 11 August 2016. ARLA Licensed 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

About ARLA

ARLA is the UK's foremost professional and regulatory body for letting agents; representing over 8,500 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 Licensed agent, consumers have the peace of mind their agent will provide a professional service and their money is safeguarded by a Client Money Protection scheme.

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