



ASSOCIATION OF RESIDENTIAL LETTING AGENTS

PRIVATE RENTED SECTOR REPORT

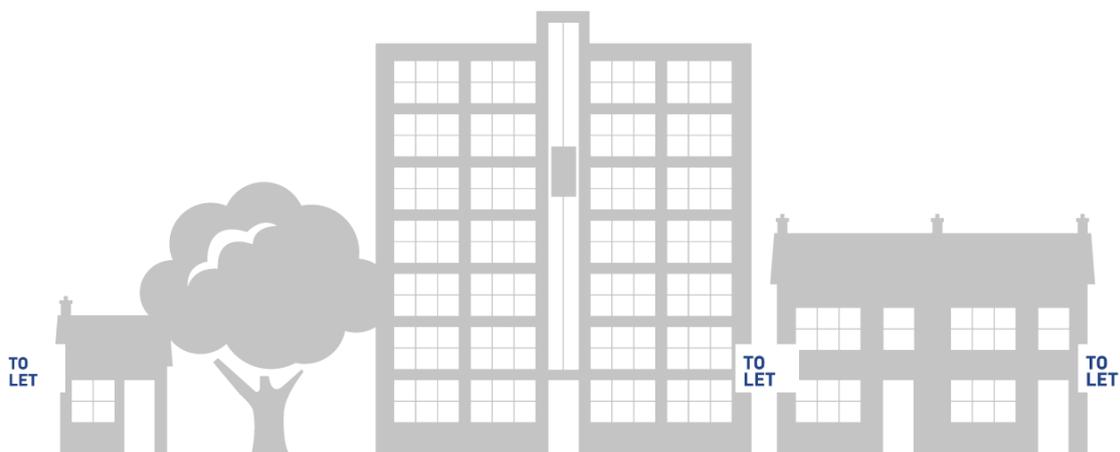
December 2016

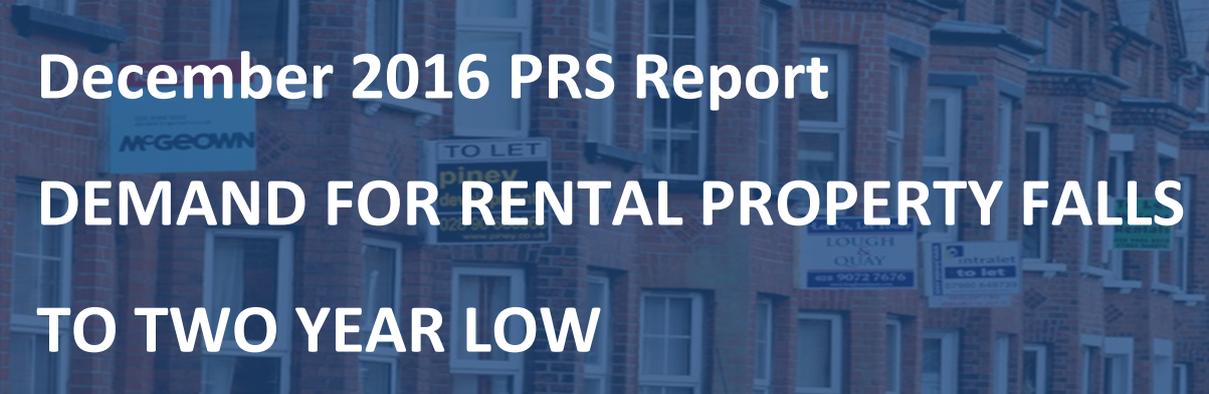
For further information:

Association of Residential Letting Agents Press Office

020 7566 9777

propertyprofessionals@lansons.com





December 2016 PRS Report

DEMAND FOR RENTAL PROPERTY FALLS TO TWO YEAR LOW

KEY FINDINGS

- Demand for rental properties fell in December, to the lowest level since records began in January 2015
- Supply of rental stock increased marginally
- The number of tenants experiencing rent increases fell in December
- Tenants stayed in rental properties for 18 months on average
- In December, properties were viewed on average five times before a let was agreed
- The average void period between tenancies was three weeks

In December, supply fell while demand increased marginally, in line with seasonal expectations.

NUMBER OF PROSPECTIVE TENANTS

Average number of prospective tenants fell in December to 26 registered per branch



There were 26 prospective tenants registered per member branch. This is the lowest level since records began in January 2015, and is down 19 per cent from the 32 registered per branch in November 2016.

In Scotland, there were only 13 registered per branch, whereas in the North East, agents recorded 37 on average in December.

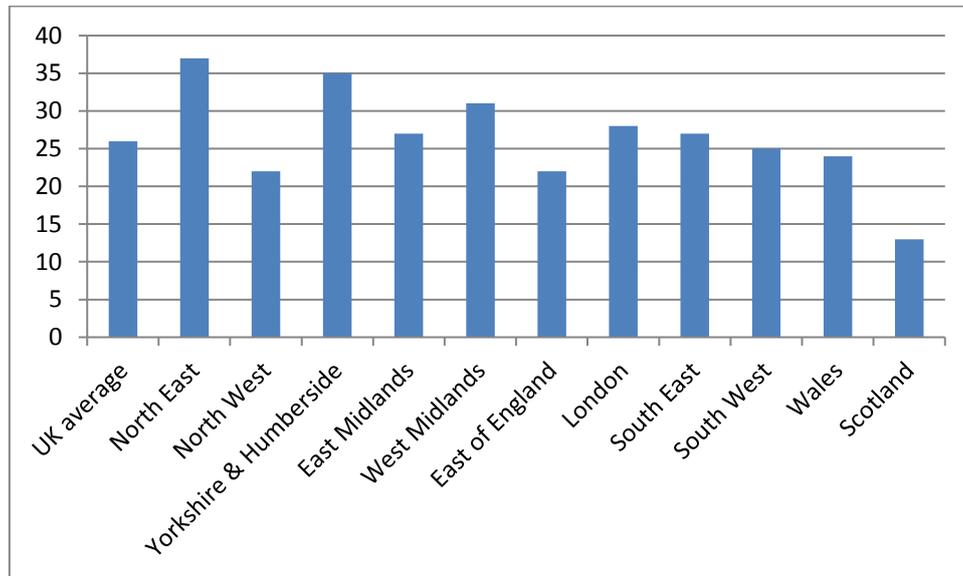


Figure 1: Average number of prospective tenants per branch in December

NUMBER OF MANAGED PROPERTIES

*Average number of properties managed per branch was **188** in December, up from 185 in November*



For the second month running, supply of rental stock was highest in Yorkshire and the Humber, where agents managed an average of 259 properties per branch. Also for the second month in a row, rental stock was lowest in London where agents had just 120 properties registered per branch on average.

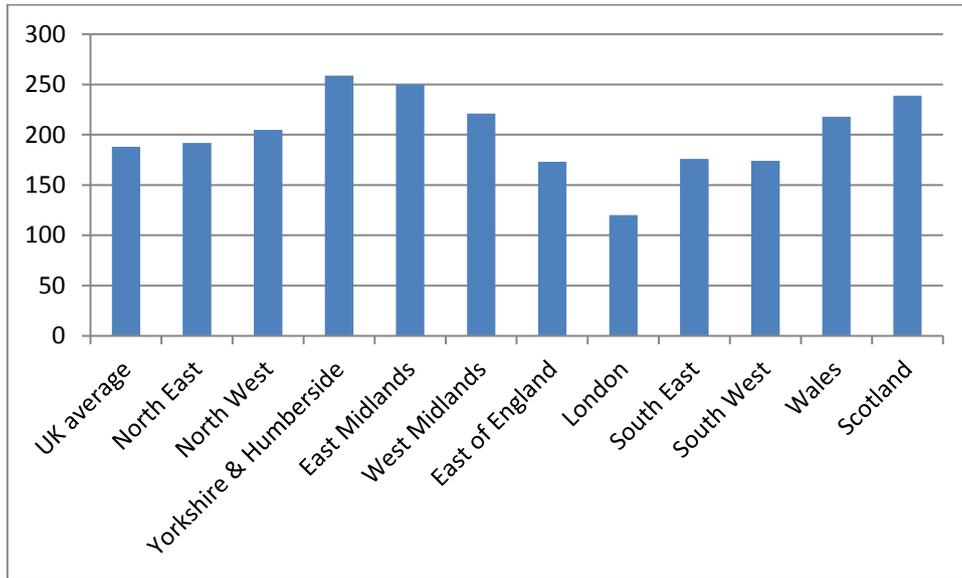


Figure 2: Average number of properties managed per branch in December

AGENTS WITNESSING RENT HIKES

*The number of landlords hiking rent costs increased to **19 per cent***



It was bad news for tenants in Wales, as over half (57 per cent) of agents in the area saw rent increases in December. On the other hand, London renters got off lightly, with only four per cent experiencing price rises.

LANDLORDS SELLING BTL PROPERTIES

*The number of landlords selling their BTL properties **decreased to three***



The number of landlords selling their BTL properties decreased to three per member branch, after it rose in November for the first time in six months

LENGTH OF TENANCY

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



In December, tenants in the East of England and the South East stayed in their rental properties for the longest period of 22 months.

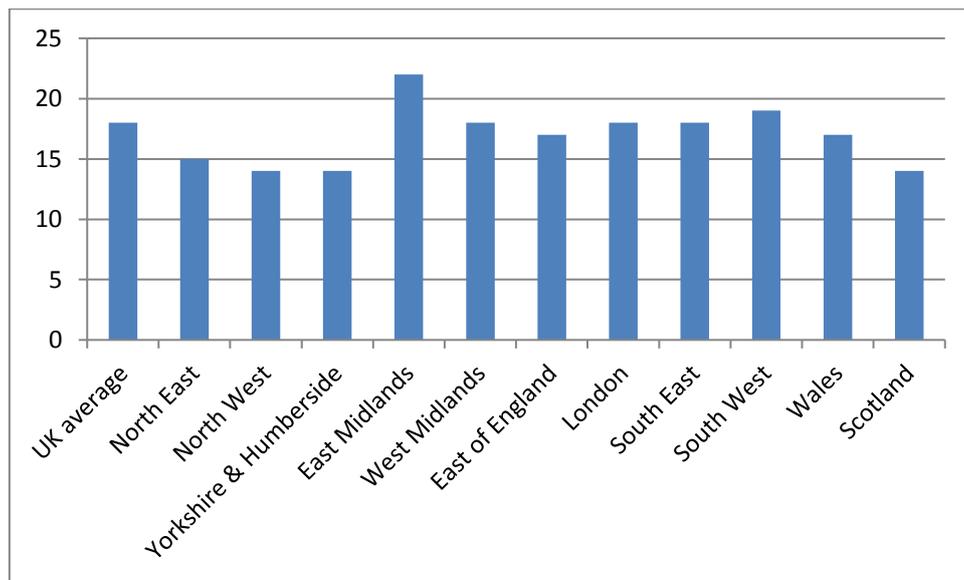


Figure 3: Average length of tenancy per branch in December

AVERAGE VOID PERIODS

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





In the West Midlands, properties were empty for just two weeks, whereas in the North East and London, properties were empty for marginally longer at four weeks.

-ENDS-

Notes to Editors:

About the research

Opinium Research carried out an online survey among 355 ARLA member branches in 29 December 2016 to 11 January 2017. 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.

For further information contact:

ARLA Press Office

Tel: 020 7566 9777

E-mail: propertyprofessionals@lansons.com