

RICS UK Housing Market Survey

January 2013

Activity levels edge up

- **National price balance indicates stable picture**
- **Newly agreed sales rise**
- **Price outlook more positive for 2013**

The RICS January 2013 Housing Market Survey highlights four key points. Firstly, the national price picture remains stable. Secondly, whilst transactions increased, new buyer enquires and new instructions dipped slightly, partly due to the bad weather seen over the month. Thirdly, the price outlook continues to improve, especially at the 12 month horizon. Finally, the regional price picture remains fragmented, with the London and the South East continuing to record positive price balances.

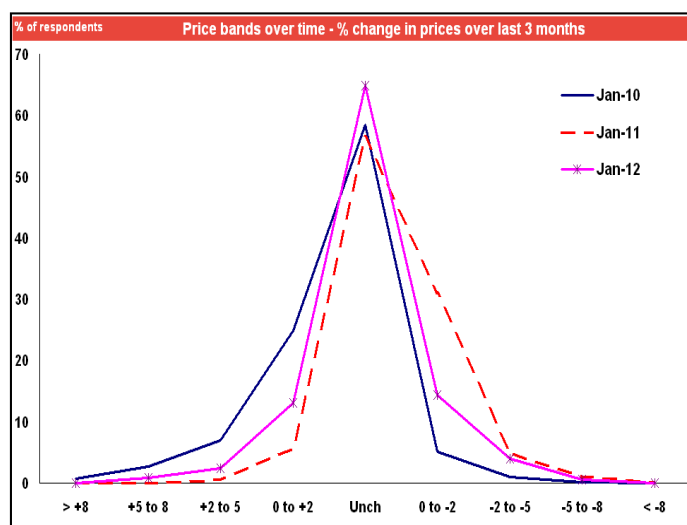
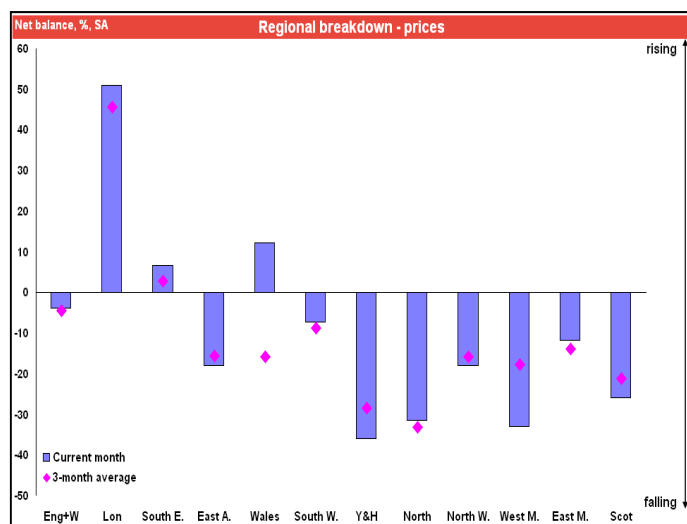
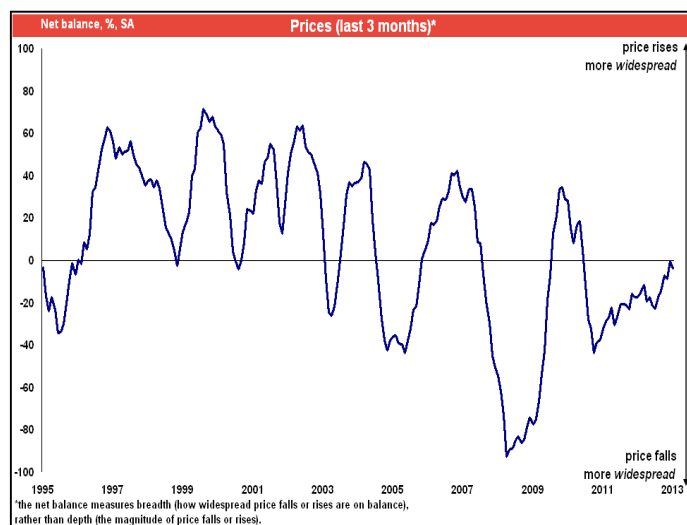
The headline national price balance edged down this month, from -1 to -4 i.e. 4% more surveyors recorded falling rather than rising prices over the last three months.

Turning to activity levels, the bad weather depressed new buyer enquiries and new instructions in January, with both recording slight falls. However, newly agreed sales volumes continued to trend upwards in January, with the net balance recording its fourth consecutive positive reading. Additionally, sales per surveyor also increased by 3%, rising to 15.9.

The pickup in transaction volumes is being supported by falling mortgage rates (the 2-year 75% LTV rate has dropped 40 basis points since June 2012). Indeed, net secured lending to individuals increased to a seven month high in December, indicating some success from the government's Funding for Lending Scheme.

Looking ahead, the near term outlook is a little mixed but the medium term view is rather more positive. Indeed, sales are expected to improve at the three month horizon but prices are expected to remain flat. However, both measures are positive at the twelve month horizon.

At the regional level, the divergence in price balances continues, with London recording its highest reading since May 2010. In addition, the South East and Wales were the other two regions showing positive net balances. The West Midlands and Yorkshire & Humberside are seeing the most severe price falls. Outside of England & Wales, surveyors in Scotland and Northern Ireland continue to record falling prices.



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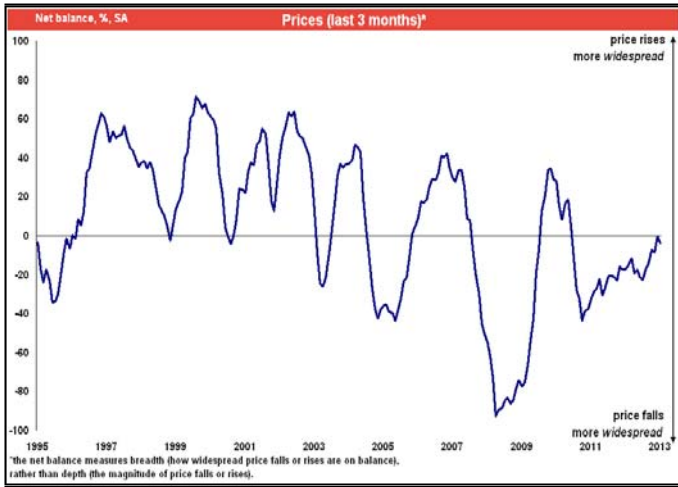


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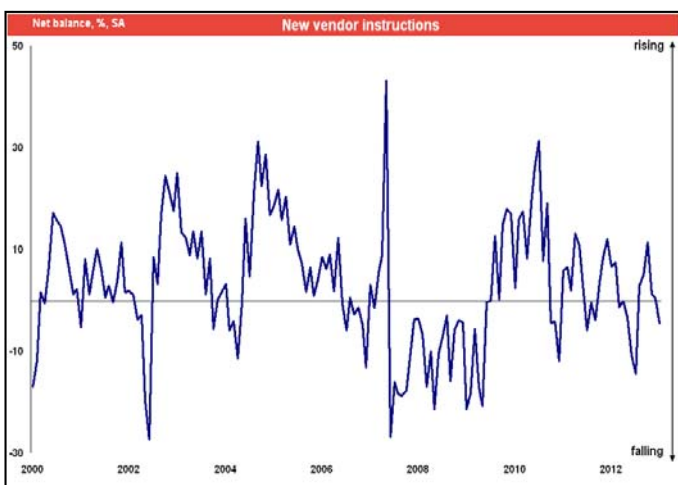
National summary (England & Wales)



The price balance edged down from -1 to -4.

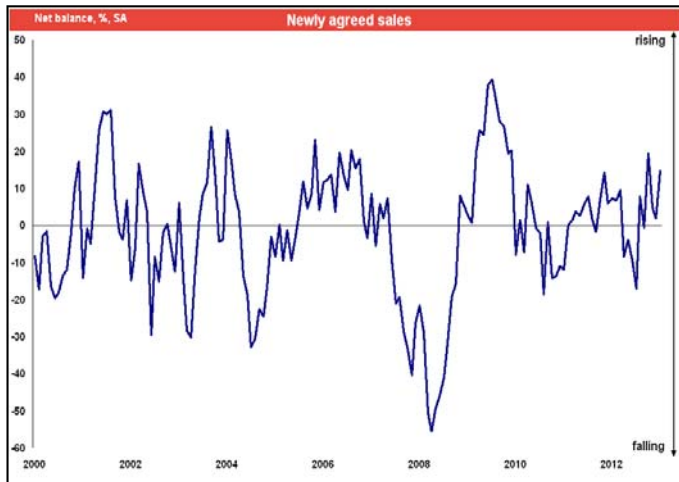


The new buyer enquiries balance slipped from +10 to -9.



The new instructions balance declined from +1 to -5.

National summary (England & Wales)

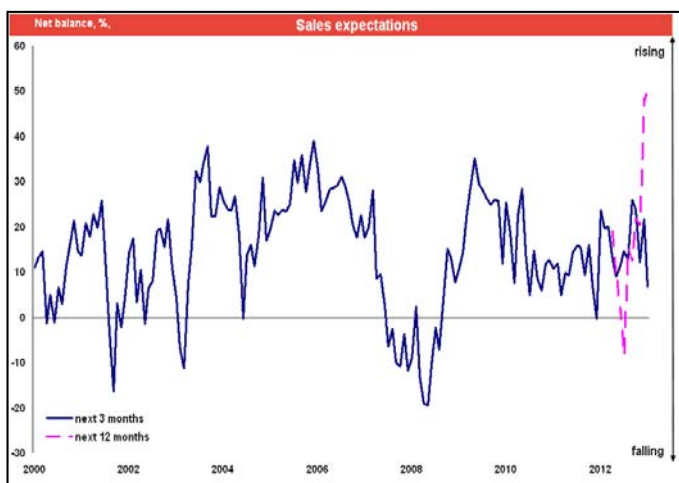


The newly agreed sales balance increased from +2 to +15.



The 3-month price expectations net balance remained unchanged at +1.

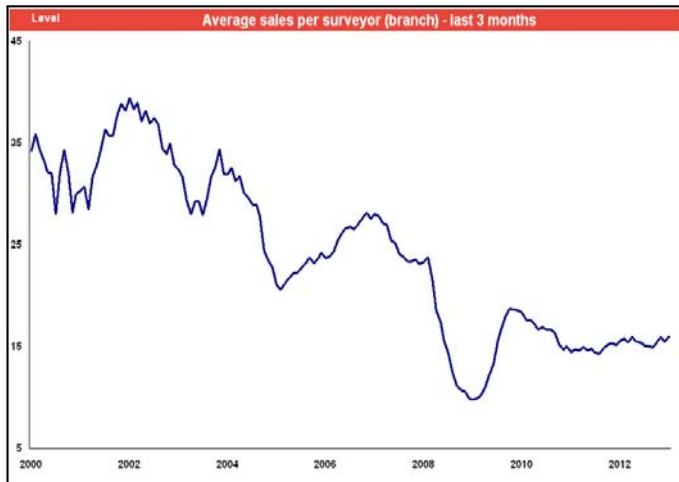
The 12-month price expectations (NSA) net balance rose from +5 to +18.



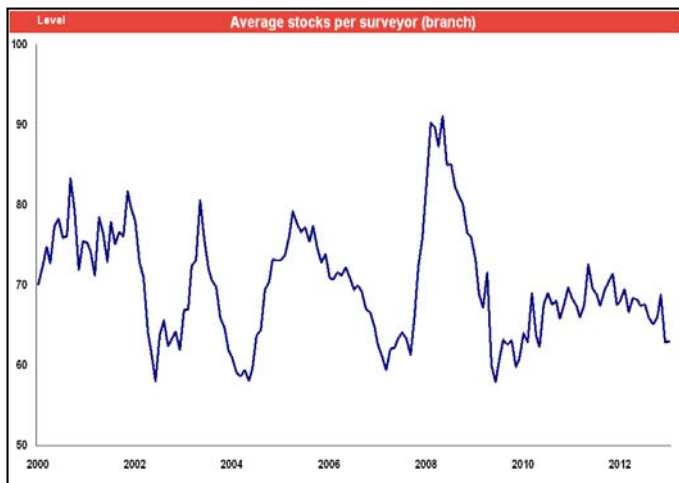
The 3-month sales expectations net balance declined from +22 to +7.

The 12-month sales expectations (NSA) net balance edged up from +48 to +50.

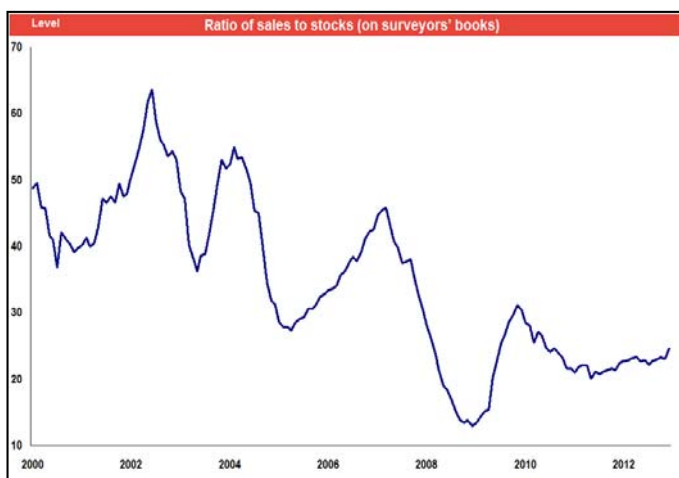
National summary (England & Wales)



Average sales per surveyor (branch) increased from 15.5 to 15.9.

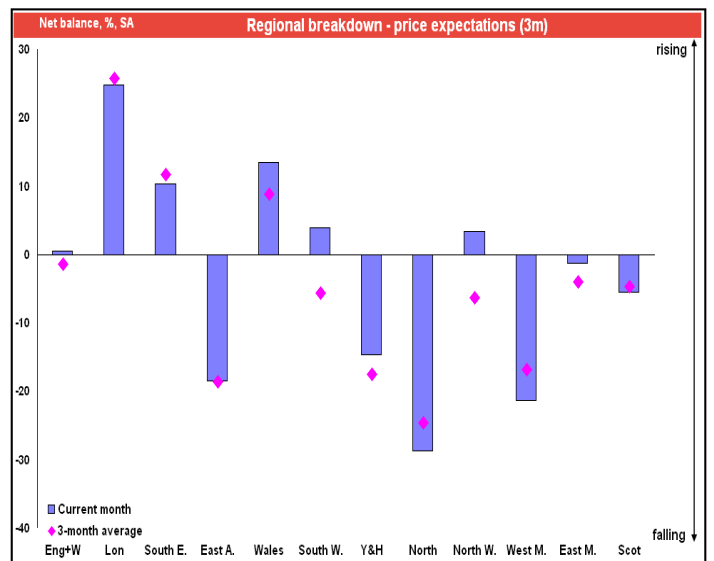
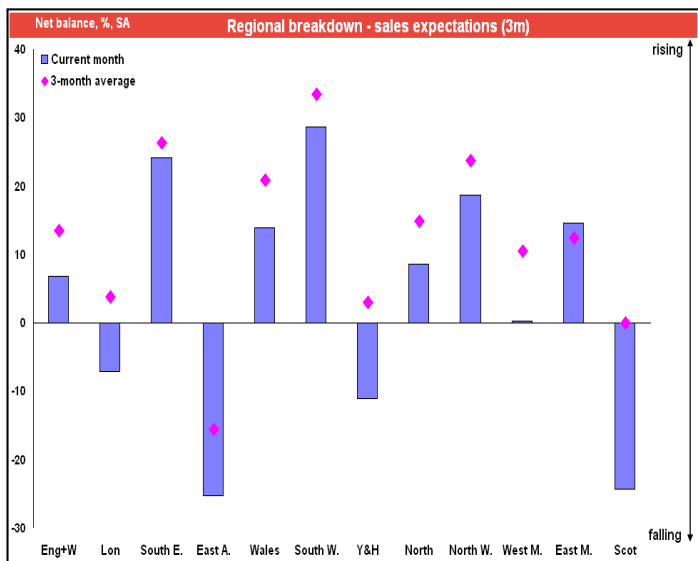
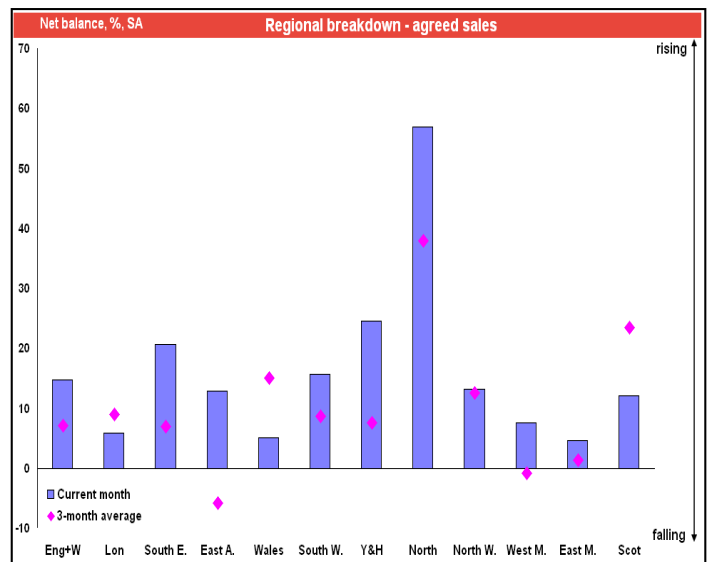
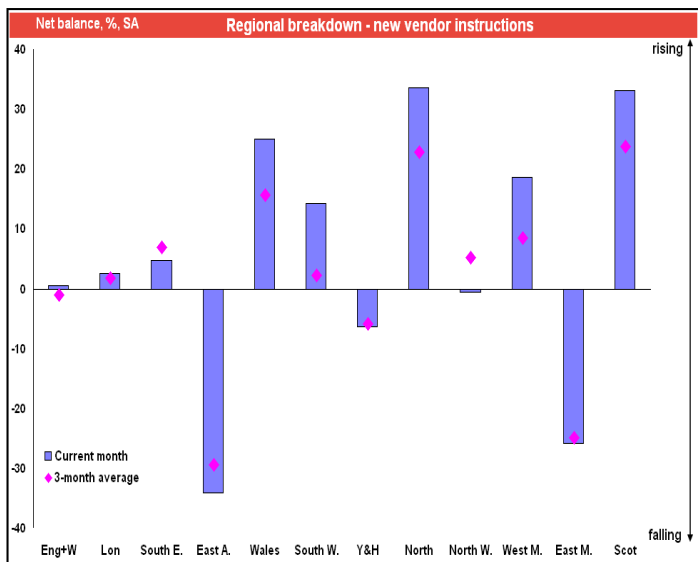
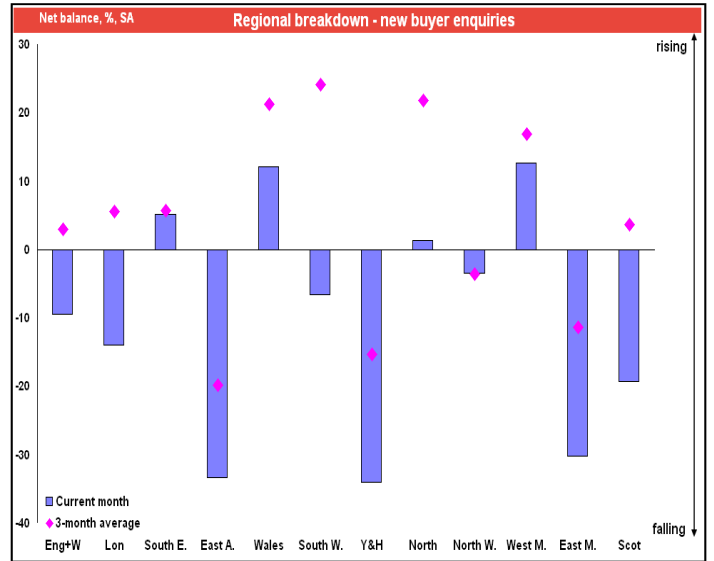
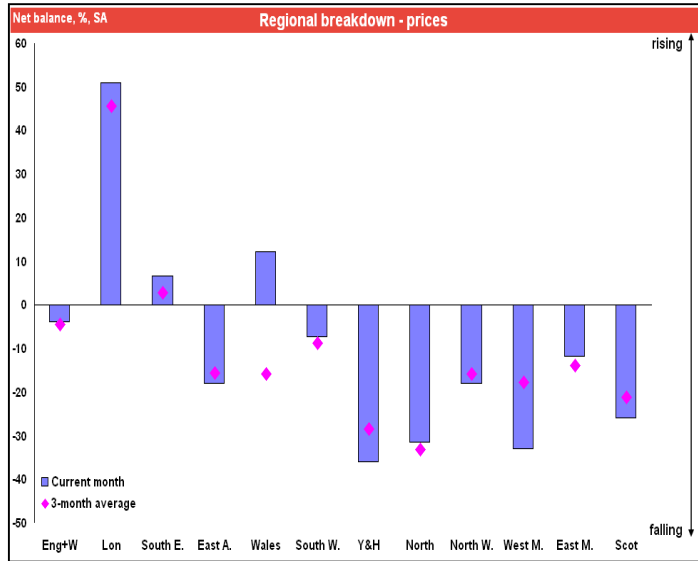


The average stock on surveyor books (per branch) edged up slightly from 62.9 to 63.



The ratio of sales to stocks (on surveyors' books) increased from 24.6 to 25.3.

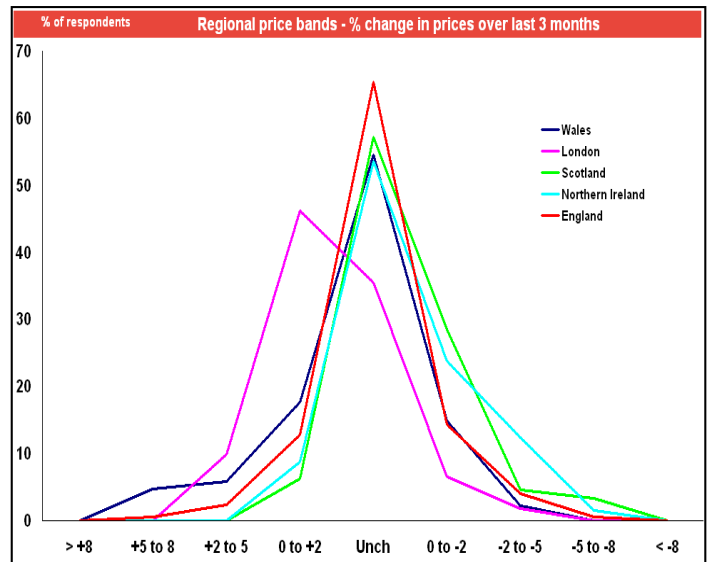
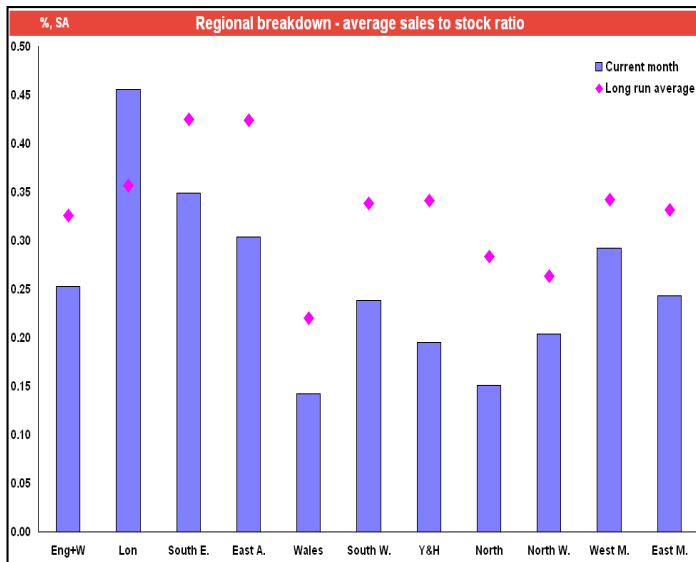
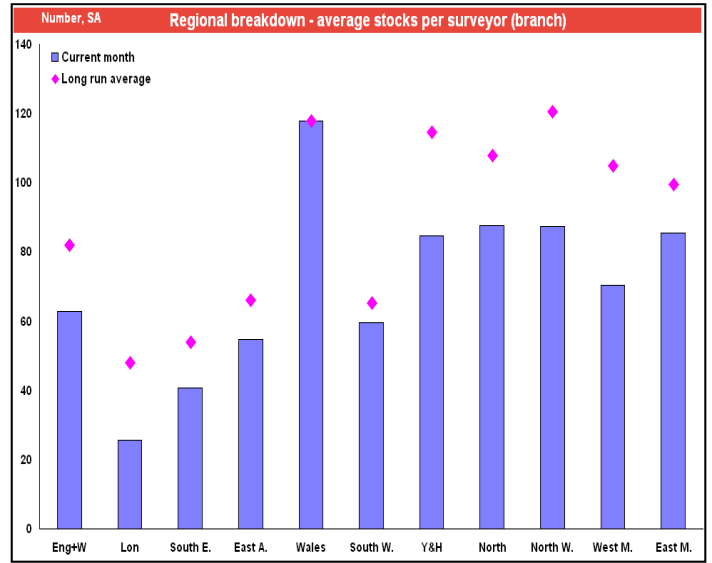
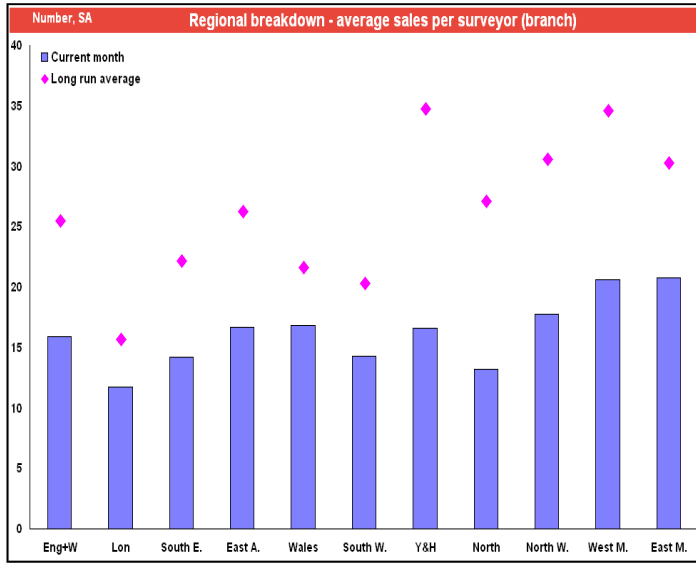
Regional comparisons for the current month



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Regional comparisons for the current month



Price change (%) by band	Proportion of surveyors reporting changes in price over last three months*									
	Price rise -----				Price fall -----					Balance**
	> +8	+5 to 8	+2 to 5	0 to +2	Unch	0 to -2	-2 to -5	-5 to -8	< -8	
North	0	0	0	3	63	25	9	0	0	-31
Yorkshire & Humberside	0	0	0	1	64	23	11	1	0	-34
North West	0	0	0	0	76	24	0	0	0	-24
East Midlands	0	0	0	10	64	18	4	4	0	-17
West Midlands	0	0	0	4	73	17	6	1	0	-19
East Anglia	0	0	0	0	87	12	1	0	0	-13
South East	0	3	4	16	63	8	5	0	0	11
South West	0	0	0	11	73	11	5	0	0	-5
Wales	0	5	6	18	55	15	2	0	0	11
London	0	0	10	46	36	6	2	0	0	48
Scotland	0	0	0	6	57	29	5	3	0	-30
Northern Ireland	0	0	0	9	54	24	12	1	0	-29
England	0	1	2	13	65	14	4	1	0	-3
Headline (England+Wales)	0	1	2	13	65	14	4	1	0	-3

* Not Seasonally Adjusted
 ** Balance = the percentage of surveyors reporting a rise, minus those reporting a fall. Numbers may not add up due to rounding

Notes to editors

About:

- The RICS Housing Market Survey is a monthly sentiment survey of Chartered Surveyors who operate in the residential sales market.

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:

1. How have house prices have changed over the **last three months**? (up/ same/ down)
2. Over the **last month** how have the number of new enquiries regarding property purchases changed? (up/ same/ down)
3. Over the **last month** how has the number of new instructions changed? (up/ same/ down)
4. Over the **last month** how did the number of agreed sales change? (up/ same/ down)
5. Over the **next three months** how do you expect house price levels to change? (up/ same/ down)
6. Over the **next twelve months** how do you expect house price levels to change? (up/ same/ down)
7. Over the **next three months** how do you expect the number of agreed sales to change? (up/ same/ down)
8. Over the **next twelve months** how do you expect the number of agreed sales to change? (up/ same/ down)
9. How many dwellings have been sold during the last 3 months i.e. where contracts have been exchanged? Number
10. How many dwellings are there currently for sale i.e. where contracts have not been exchanged? Number
11. How many branches do these relate to? Number

Net balance data:

- **Net balance = Proportion of surveyors 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 Housing Market Survey data is seasonally adjusted using X-11.



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Chartered surveyor market comments

North

Caroline Thompson FRICS, Edwin Thompson, 017687 72988, Keswick - This is an area where capital values are high. Many houses are sold for holiday accommodation or second homes. Most people who rent are employed in the tourist industry. This is notoriously low paid and, as a result, rental values are low.

Ed Alder RICS, Gleeson Homes, Tyne and Wear - Sales activity has been encouraging in the last month.

Edward Seymour, Edwin Thompson LLP, 01289 304 432, Berwick upon Tweed - The market seems to be maintaining its early momentum. The viewing figures are dropping slightly, probably due to new stock taking a while to come to the market. Offers are still being made with a few sales getting competitive.

Mr T H Brannen FRICS, Brannen and Partners, 0191 2517878, Whitley Bay - A very strong rental market coupled with a decent start to the year in terms of sales.

Paul McSkimmings BSc MRICS, Edward Watson Associates, 0191 281 2444, Newcastle upon Tyne - The recent poor weather does not appear to have stopped buyers proceeding with their purchases and I would expect the number of transactions to be at a similar volume to last year. Lack of mortgage finance continues to be an issue.

Peter M Hayward FRICS, Hayward Tod Associates LTD, 01228 810300, Carlisle - Things have kicked off well enough into the New Year with steady instructions, sales and keen interest regarding lettings. Early days yet, but with no high expectations on the economy we will see if it persists.

Richard A Sayer BSCF RICS, Rook Matthews Sayer, 01665 510044, NE66 1SS - Good start to the year for listings and sales. Poor weather has slowed things but encouraging so far.

Richard Towler MRICS, Eden Lettings & Management, 8453958679, Penrith - Local market affected by new housing association and town centre redevelopment scheme making market performance unpredictable.

Simon Bainbridge MRICS, Smiths Gore, 01325 370500, Darlington - Activity over the last 2 months has been exceptionally good and transaction levels have been high, particularly for the time of year. Hopefully this will continue and we will see better and more stable conditions in 2013.

Yorkshire & Humberside

Alex McNeil MRICS, Bramleys, 01484 530361, Huddersfield - A slow start to the new year compounded by continuing high profile business failures, negative economic indicators and poor weather. These of course are not the reason for the current market malaise but reflect sentiment.

Andrew Fallows MRICS FAAV, Carter Jonas, 1904558200, York - A sluggish end to 2012 has been followed by a rather brisk start to 2013 with city centre stock flying off the shelves and rural properties receiving renewed interest. This can be partially attributed to the seasonal dip in stock levels.

Ben Hudson MRICS, Hudson Moody, 01904 650650, York - One of the busiest starts to a year since 2007 in terms of applicants registering, valuations and sales.

Chris Clubley FRICS CAAV, Chris Clubley & Co., 01430 874000, Market Weighton - The market appears fairly stable at present, however, if we see any increase in interest rates, repossession will rise and have a derogatory effect on the market and house prices.

David J Martindale MRICS, FSL Residential and Commercial, 1924365250, Wakefield - The rental market is very strong with good demand for mainly 2 and 3 bed property. Sales are steady but gradually improving.

Ian Adams MRICS, Metropolis Surveyors, 7703329933, Kingston upon Hull - Poor high street performance and redundancy or perceived threat of redundancy still stifling housing market. Bank lending still not fluent.

Ian Briggs FRICS, Dacre, Son & Hartley, 01943 600655, Ilkley - Triple dip induced paranoia appears to be stalking the market with many would be buyers in the family sector choosing to rent for the time being.

James Brown MRICS, Norman F Brown, 1748822473, Richmond - After not a bad start to the New Year the weather will now take its toll on sales.

John Haigh MRICS FAAV, Lister Haigh, 01423 860322, Knaresborough - Poor weather and tight money supply.

JWG Cameron FRICS, Stanton Mortimer Property Consultants, 01609 773004, Northallerton - Early signs are showing a positive start to 2013 with more instructions and sales being made in January.

Ken Bird MRICS, Renton & Parr, 01937 582731, Wetherby - With a strong finish to 2012 and busy January I believe 2013 could be a fresh start for the housing market with several positive signs that hint at a growing level of confidence.

Luke Whitaker BSc Hons, Jowett Chartered Surveyors, 01484 536799, Huddersfield - Poor weather in January has been detrimental. Last 3 months of 2012 encouraging. Achieved sales in £250 - £500,000 region. Cautiously optimistic for New Year subject to slow economic growth.

Mark John Hunter MRICS, Grice and Hunter, 01302 360141, Doncaster - Activity during the month has been severely curtailed by snow.

Mike Darwin MRICS, M W Darwin & Sons, 01609 773567, Northallerton - Christmas and New Year have slowed the market in conjunction with the bad weather. N M Atkins FRICS, Ulyotts, 01377 424515, Driffield - Christmas/New Year and weather - all cause reduction in general levels of activity.

Richard J Graves FRICS, D. Dunk, Lewis & Graves, 01262 672576, Bridlington - January has proved to be very active with agreed sales well up on January 2012. No apparent reasons other than prices have come down since then and vendors prepared to accept lower offers.

Tim Brown MRICS, George F White LLP, 01677 425301, Bedale, Wensleydale - A remarkably active January to kick off 2013 with buyer activity particularly pleasing. Need to boost stock levels to maintain the momentum.

North West

Andrew Duncan MNAEA, J B & B Leach, 01744 22816, St. Helens Merseyside - We have seen activity levels in all areas significantly increase since the 2nd January 2013, year on year. Normally the market is slow to recover from the festive holidays but this is a very encouraging start and it is good to see some positive press.

Chris Cockwill MRICS, Cockwill & Co, 01704 827075, Southport - There has been some very encouraging level of enquiries and offers made since the start of 2013.

Daniel Procter, Countrywide Residential Lettings, 01253 290492, Blackpool - The sales team are receiving more offers that are being agreed. More mortgage applications are being approved. I think the rental market will slow down.

Derek Coates MRICS, Venmores, 0151 236 0301, Liverpool - Following the traditional Christmas slow down the New Year has started well. We have experienced quite strong demand for all sectors of the market with good levels of enquiries. The lettings market remains particularly buoyant.

Ed Goodwin, Frank Marshall, 01606 41318, Northwich - Shortage of new instructions.

Ian Macklin FRICS, Ian Macklin & Company, 0161 980 8011, Hale, Hale Barns, Timperley - The proposed high speed rail link will pass close to the boundary of Hale Barns, leading toward the airport, some properties in the vicinity may therefore be blighted.

John Halman FRICS, Gascoigne Halman, 01625 460344, Wilmslow - January has seen a marked increase in viewing levels and new instructions. Sales started slowly but picked up towards the end of the month. Press sentiment is positive and we are encouraged.

Jonathan Clayton FRICS BSc, Bentley Higgs & Co., 01253 302928, Blackpool - Buy to let and rental market remains buoyant. House sales for owner occupation remain fairly flat.

Stephen Farnsworth MRICS, 07970 205 903, Gtr Manchester - Overall, the owner occupied sector remains in what I regard as 'essential transactions' mode with weak effective purchasing demand from able and willing buyers.

Stephen Holland FRICS, Carter Jonas, 01539 722592, Cumbria - Holiday home buyers are back in the market as well as lifestyle movers.

East Midlands

Adam Farnsworth, Berrys, 01536 532376, Kettering - The weather is playing a huge part in putting the market on hold. A very late start to the year. Buyers and sellers have yet to get going in the market as yet.

Adrian Loak, Peachey Loak, 01933 403233, Wellingborough - Enquiries from tenants seems to have fallen considerably over Christmas and New Year.

Anthony Pascual, BSc (Hons) MRICS, Spencers, 01162 855455, Leicester - Very slow start to the year with regard to activity.

C Shallice FRICS, Hick & Sons, 01406 422777, Holbeach - Current winter weather - particularly snow.

David Hawke FRICS, David Hawke & Co., 01909 531450, Worksop - A poor start to 2013.



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David Johnson Dip Arb FRICS MCIArb, Readings Property Group Ltd., 0116 204 6157, Leicester - Initial signs show increased sales activity despite poor weather and a slow return from the festive break. Confidence and availability of finance is fragile however.

Edward Wreglesworth FRICS, Escritt Barrell Golding, 01529 302271, Sleaford - Confidence remains at a low level. There is however significant interest and activity especially relating to new stocks coming on the market in 2013.

Kirsty Keeton MRICS, Richard Watkinson & Partners, 01636 611811, Newark - Good start to the year, with many agreed sales, despite the inclement weather conditions. Most sales were at the lower end of the market with first timber buyers trickling back in, along with more investors. New instructions are however down.

Mark Newton, Newton Fallowell, Grantham - A good start to the year with sales up 50% on 2012

Neil Hunt FRICS, Wilkins Vardy Residential Limited, 01246 270123, Chesterfield - Despite the snow, there has been a strong start to the year with both new instructions and sales at higher levels than last year.

Peter Buckingham, Andrew Granger & Co, 01858 431315, Market Harborough - A refreshing start to the year with a much required increase in valuations and instructions, and a marked increase in new applicants, viewings and sales. First time buyers and investors are competing for the same market, and all price brackets are selling.

Peter Mountain FRICS, Peter Mountain, 01507 603366, Louth - Difficult January as we were affected by snow for half of it. Early indications do not suggest any great change in selling conditions.

Robert Laverack MRICS, John Taylors, 01507 603648, Louth - January so far has been very quiet with very little buyer interest and new instructions with the weather not helping. We expect 2013 to be at least as tough as 2012. In particular there has been very little interest in the higher end of the market.

Stephen Gadsby BSc FRICS FSVA, Gadsby Orridge, 01332 296396, Derby - Increase in enquiry levels, viewings and new instructions early in the month hampered by weather conditions mid month. Initial signs are slightly more optimistic than same period in 2012.

West Midlands

A Champion FRICS, Halls, 01905 611066, Worcester - Market activity has been slow during January, not helped by the adverse weather conditions, with both new instructions and enquiries to a minimum. The rental market has continued to remain buoyant.

Andrew Oulsnam MRICS, Robert Oulsnam & Company, , Barnet Green - Whilst the snow and Christmas has had a bearing on the sales market, January started much busier than expected in terms of sales. However, there seems to be a shortage of new properties coming to market.

Colin Townsend MRICS, John Goodwin, 109, Great Malvern - Though there are signs of higher levels of activity the market has still not really got under way yet. The floods at the start of the month followed by the snow at the end have not helped.

Dean Taylor MRICS, Fishers, 0121 4281000, Harborne - The market is seasonally quiet and with the current weather conditions potential tenants are not viewing properties to let. We do however, expect the market to pick up in February and continue throughout the year.

Edward Gallimore FRICS, Edward Gallimore, 01584 810436, Tenbury Wells - Announcement of major restructuring of Worcestershire County Council jobs and loss of 650+ staff to 2017 does add another reason for households not to make long term housing commitments.

James Morgan MRICS, John German, 01889 567444, Stafford - Quiet time of year are around Christmas.

Jane Canning, Brian Holt Estate Agents, 01926 450999, Leamington Spa - Poor weather conditions have impacted on activity over the last few weeks.

Jayne Tart, Balfours LLP, 01743 277069, Shrewsbury - Despite the bad weather we are extremely busy and have had a very good January.

Jeremy Dell MRICS FAAV, J J Dell & Company, 01691 653437, Oswestry - Sales are up this month, and the letting market is still strong but there is little uplift in rental values. Oswestry is a traditional market town, with reduced employment and increasing numbers of empty town centre shops.

John Andrews FRICS IRRV, Doolittle & Dalley, 01562 821600, Kidderminster - After a number of sales being completed before Christmas, the property sales market has seen buyer enquiries drop off. More property starting to come for sale and improvement in sales anticipated into early spring.

John Andrews FRICS IRRV, Doolittle & Dalley, 01562 821600, Bridgnorth - After a busy end to 2012, a slower start to 2013 consistent with the usual market conditions in January. As more property comes available, enquires will increase, although still a very strong rental market, likely to continue throughout this year.

John Andrews FRICS IRRV, Doolittle & Dalley, 01562 821600, Bewdley - A quieter sales market after Christmas with adverse weather likely to be affecting volume of new instructions for sale. Still a strong letting market, although tenants currently have a wider choice of property available.

John Andrews FRICS IRRV, Doolittle & Dalley, 01562 821600, Stourport - Quieter period after Christmas on property sales, partly due to inclement weather. Letting enquiries on the increase and more property coming to the market to let. Property sales should recover as the spring approaches.

John C Stevenson MRICS, John German, 01543 419121, Lichfield - There is a buoyancy in the sales market the like of which we haven't seen for some time. I don't fully understand why this is happening now other than perhaps people are fed up with incessant adverse media comment and have decided to ignore it.

John Oswell FRICS, Hunters, 01564 771000, Solihull - The market has been more active in January as expected. Government measures have had no effect on the market, they need to help the resale sector as well as the new sector. Government need to consult the house sales industry soon to introduce more useful measures.

Lex Allan MRICS, Lex Allan Ltd., 01384 442464, Stourbridge - Really buoyant start to 2013 for lettings. House sale market cautious with offers coming in but significantly below asking price.

Nicola Moulson, R A Bennett & Partners, 01789 267670, Stratford upon Avon - Weather in January, lack of new property to market & re-lets not coming through.

Ryan Williams, McCartneys LLP, 01497 820778, Hay on Wye - Much hesitancy still hence strong rental market as buyers wait to see what's happening. More vendor realism as true transaction levels become apparent as opposed to optimistic 2007 levels which are still on some vendors mind. We need more proceedable buyers.

Sarah Scaysbrook, R A Bennett, 01926 330435, Leamington Spa - I believe benefit changes will have a large impact on demand from applicants looking for affordable property, the competition will continue to push rents up slightly.

Stephen Smith MRICS, Fraser Wood, 01922 629000, Walsall - General activity in both sales and lettings has improved considerably since Nov/Dec and we are finding a number of committed sellers now putting properties onto the market. There have been a surprising number of sales agreed at the beginning/middle of January.

Tom Dennes, CPBigwood, 01789 294444, Stratford upon Avon - I expect prices to stay the same for the next 12 months but see increased volumes of sales now that more buyers are coming forward having finally agreed sales on their own property.

Victoria Smith, Countrywide Residential Lettings, 01564 776648, Solihull - Due to the economics the larger properties are really taking a hit. 2 to 3 bedroom semis are the strongest properties on the market currently with rental increases every quarter.

East Anglia

Alan Williams, Fenn Wright, 01206 216551, Colchester - Following the pre Christmas lull and taking into account the impact of the wintery weather, January has been a positive start to the year with underlying confidence continuing to improve. We are optimistic that this year will see an improvement in activity.

Andrew Wagstaff MRICS, Bedford, 01328 730500, Burnham Market - Compared with the immediate previous years, activity has been very encouraging over the winter of 2012/13. The media appear to be upbeat about the market for this year and as long as this trend continues for the next few months then the buying and selling of property should strengthen.

Christopher Philpot BSc FRICS, Lacy Scott & Knight, 01449 612384, Stowmarket - The market had just got back its appetite after Christmas, when the snow came down, and slowed everything down again.

Jeffrey Hazel FRICS, Geoffrey Collins & Co., 01553 774135, Kings Lynn - Typical post Xmas and bad weather market: few instructions; reasonable demand.

John Petcocks FRICS, Pocock and Shaw, 01223 322552, Cambridge - After the usual very quiet pre-Christmas period, the amount of activity, generally, during January was disappointing and lower than expected.



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M. F. Harrison for Richard Bannister MRICS, Bannister & Co, 01394 282828, Felixstowe Suffolk - Still a shortage of rental properties with most tenants staying put longer because of the cost of moving and a shortage of suitable alternatives. On the residential sales side there is a general malaise traditionally due to the time of the year.

Mark Wood, Bradshaws, 01223 837346, Cambridge - A very promising start to the New Year, with very strong levels of new enquiries, new instructions and sales.

Mike Harrison for Richard Bannister MRICS, Bannister & Co, 01394 282828, Felixstowe - General malaise in selling market due to time of year and currently weather. Also the cost of moving is expensive and has a bearing on this as well as the rental market where tenants are staying put longer.

Mike Sarson MRICS, TW Gaze LLP, 1379641341, Diss - Snow has caused a backlog of valuations and viewings. Market active.

Nick Harcourt-Powell FRICS, Harcourt-Powell Chartered Surveyors, 01787-881177, Sudbury, Suffolk - Very busy start to 2013. New tenant demand strong, lack of 3 bedroom properties. Existing tenants increasingly now renewing and not moving.

Nigel Steele FRICS, Jackson-Stops & Staff, 01603 612333, Norfolk - The market is at a standstill while the snow is here. It is likely to continue as a slow market till the economy picks up.

Nigel Steele FRICS, Jackson-Stops & Staff, 01603 612333, Norwich - January started surprisingly busy but with the coming of the snow it petered out. Now the snow has gone we are expecting an upturn in activity but not prices.

Oliver Holloway MRICS FAAV, Clarke & Simpson, 01728 621200, Framlingham - The market remains very strong in all sectors. We are continuing to see an excellent number of lettings with slightly greater demand than supply.

Ollie Peacock MRICS, Jackson-Stops & Staff, 01284 700535, Bury St Edmunds - Buyer activity is very specific to individual houses. We are experiencing a good demand for quality town houses at present. We anticipate a busy spring market for village and country property, once vendors begin to launch in earnest.

Robert Swiney, Strutt and Parker, 01473 220428, Ipswich - A quiet January not helped by the cold snap. As soon as snow and ice thaw we are expecting activity to start picking up.

Tim Trembath FRICS, Mullucks Wells, 01371 872117, Bishops Stortford - Poor weather in January made for a very slow pick-up in activity after New Year but figures similar to this time last year. A lot of valuations but instructions slow to follow through.

Tom Goodley MRICS, Strutt & Parker, 01603 617431, Norwich - Some sellers still have their heads buried in the sand and are expecting 2007 style sales. These are virtually non-existent.

South East

Anthony Jamieson MRICS, Clarke Gammon Wellers, 01483 880905, Guildford - There appears to be more positivity and confidence in the market. However, the shortage of stock is still preventing the market from moving forward at present.

Anthony Webb FRICS, Trenchard Arlidge, 01932 864242, Cobham - The slow return of first time buyer mortgages continues to dictate market activity levels.

Antony Bromley-Martin MRICS, Strutt & Parker, 01245 254600, Chelmsford - There is very definitely more activity, up on last month and on the same period last year. There also seems to be a little more confidence. Lack of good quality instructions remains an issue and vendors price expectations need adjusting.

B. Driscoll FRICS, Connells, 7917592831, Southampton - The early part of 2013 was slow due to seasonal and weather factors but there are signs of increased activity now mortgage lending has eased.

C Rutland FRICS 0033389, Rutland Chartered Surveyors, 023 8066 3451, Southampton - The run-up to Christmas saw a lot of sales complete leaving a reduced level in sales to complete in the New Year. Activity has recommenced since Christmas and the expectation is for a higher number of sales this year more particularly at first time buyer end.

Chris Gooch MRICS, Carter Jonas, 1962842742, Winchester - Encouraging start to 2013 with increased enquiries and viewings.

Christine Fitzpatrick MARLA, Touchstone Residential Lettings, 01227 457441, Canterbury - Rents are expensive and people are struggling to afford them.

David Lambley MRICS, FAAV, Longdown Management Ltd, 023 8029 2107, South West Hampshire - The rents achieved on our 'Estate' style housing are reviewed on a 2 year cycle with increases in rent between 3-8% being the normal increase. Any rent reviews higher than this are unsustainable due to other cost of living expenses increasing etc.

David Nesbit FRICS, D.M.Nesbit & Company, 023 9286 4321, Portsmouth - The month has been affected by the weather, although viewings have been encouraging. Confidence remains low, many are holding back. Springtime may improve sentiment.

David Parish FRICS, Gates Parish & Co., 01708 250033, Upminster - The market is being hampered by a shortage of good quality instructions.

David Porter MRICS, Knight Property Management, 01992 308181, Hertford - A busy start to the year. Lots of tenant enquiries but properties remain in short supply.

David Sherwood, Fenn Wright, 01206 763388, Colchester - High tenant demand but increasingly tenants in rent arrears as the recession bites.

Edward Robinson MRICS, Robinson Estate Agents, 01628 637600, Maidenhead - Buy to let investors are coming back to the market noticeably. Quality properties remain in short supply and creating additional pent-up demand.

Ian Denton MRICS FAAV, Jackson-Stops & Staff, 01525 290641, Woburn - The market remains very cautious and realistic pricing is key to achieving sales.

Ian Perry FRICS, Perry Bishop and Chambers, 01285 655355, Faringdon, Shrivenham, Lechlade, Highworth - Despite snow, some heavy, the market has started the year more brightly than for the last 5 years.

Jeremy Q Fisher MARLA, The Frost Partnership, 07776 297202, Beaconsfield - With the current economy we will continue to see stronger tenant demand than that of new stock coming to the market. That would normally result in rents increasing but with the climate as it is tenants are not prepared to pay these increases.

John Frost MRICS, The Frost Partnership, Amersham - More buying/renting activity post Christmas, snow and cold weather slowed market for a week or so. Generally good viewing activity but buyers slow to commit.

John Frost MRICS, The Frost Partnership, 01494 680909, Burnham - The market has struggled to maintain any momentum, public holidays which vary in terms of school holidays etc., have a big impact as does the snow which has delayed properties coming into the market in the new year.

John Frost MRICS, The Frost Partnership, 01494 680909, Gerrards Cross - New applicants - similar number to 2012 but far more motivated. Generally more optimistic outlook with a desire to 'get on with it'. Europe - seems more settled. Stock market high. Businesses doing well, now ready to make aspirational move.

John Frost MRICS, The Frost Partnership, 01494 680909, Langley - Weather - negative publicity. Banks refusing to do their prime function properly. When will someone in a position of influence realise the housing market is a major driver of the economy.

John Frost MRICS, The Frost Partnership, 01494 680909, Staines - January has been a bit of a struggle because we had a long weekend written off by snow so lots of appointments cancelled. Lack of valuations/instructions continues to be a problem.

John Frost MRICS, The Frost Partnership, 01494 680909, Windsor - The weather has recently been detrimental to activity and there is an artificial price bottleneck caused by the stamp duty threshold - especially at £250,000.

John Frost MRICS, The Frost Partnership, 01494 680909, Ashford - A cautious start by buyers to the 2013 market place.

John Frost MRICS, The Frost Partnership, 01494 680909, Beaconsfield - Demand remains high, many good buyers are taking advantage of low mortgage rates. Competition exists for some houses in the market place. Town centre of Beaconsfield still remains very popular.

Kelly Bullimore MRICS, Touchstone Residential, 01732 874990, West Malling - Holiday seasons always quiet is now picking up after Christmas.

Kevin Rolfe MRICS, Aitchison Raffety, 1442875509, St Albans - A strong month despite awful weather.

Kevin Rolfe MRICS, Aitchison Raffety, 1442875509, Berkhamsted - A slow start to year due to seasonal factors/ weather.

Kevin Rolfe MRICS, Aitchison Raffety, 1442875509, Watford - Quiet month-season and weather.

Kevin Rolfe MRICS, Aitchison Raffety, 1442875509, Hemel Hempstead - Quiet start to year.

Mark Everett FRICS, Michael Everett & Company, 01372 724477, Epsom - Encouraging start to the year with strong flow of new instructions and plentiful quality buyers to match. Activity continued throughout the snow and no sign of slowing to date.



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Martin Allen MRICS, Elgars, 1227720557, Wingham, Canterbury - More coming on the market since Christmas as expected but recent cold snap and continuing wet weather seems to have taken the edge of interest from potential buyers and renters.

Martin Seymour BSc FRICS, Crow Watkin, 01737 245886, Reigate - Early signs of an improvement in activity during January, despite the adverse weather conditions.

Michael Brooker FRICS, Michael Brooker Estate Agents, 01892 663377, Crowborough - Snow past two weeks but busy. Traditional activity. Mortgages still difficult.

Mike Hewson, Howard Cundey, 01342 833333, Lingfield - The second half of January has seen very encouraging viewing levels, some good offers and sales agreed and at the same time it has been a good month for exchanges. A blip or the start of an improved market?

Mr Ian Oswin FRICS, Curchods Residential Lettings and Management, 01932 823625, Weybridge, Walton, Cobham, Oxshott, West Byfleet, Esher - The rental market is obviously less busy at this time of year and the corporate section is most determined by term times for schools.

Nick Watson MRICS FAAV, Strutt & Parker, 01273 475411, Lewes - Christmas period and recent snow effects lettings demand.

Paul Westcott Dip SP, Haslams Estate Agents, 0118 960 1000, Reading and Western Thames Valley - Currently there is a shortage of available stock which is having a positive impact on values. This is a consequence of demand increasing without the adequate stock to satisfy that demand which has been a continued problem in our market place over the last year.

Peter Clark, Countryside Residential Lettings, 01403 271630, Horsham - Lettings still the stronger and will continue to be strong all year. Sales will be tough.

Peter Fearn FRICS, Keats Fearn, 1252718018, Farnham - Christmas holidays took usual toll on demand in December.

Peter Mockett FRICS, Hilbery Chaplin, 01708 732732, Romford - Sales market continues to be fragile due to lack of first time buyers unable to raise required deposit and general lack of confidence in those wishing to trade up. Lettings market is contracting as tenants decide to stay put and lack of new instructions.

Philip Hiatt MRICS, Your Move Philip Hiatt, 01342 321142, East Grinstead - A positive start to the year with more coming on the market. The adverse weather had an impact for 7 -10 days and sales were less than expected.

R A Sumner BSc FRICS, Sumner Pridham, 01892 516615, Tunbridge Wells - There has been a marked increase in sales. As a consequence our stock is very low and prices have increased moderately already this year because demand exceeds supply.

Richard Irlam MRICS, Michael Graham Surveyors, 01908 218850, Home Counties - School catchment significant impact in this area; March and April being busy due to the admissions cut off date.

Ryan Williams, McCartneys LLP, 01497 820778, Hay on Wye - Much hesitancy still hence strong rental market as buyers wait to see what's happening. More vendor realism as true transaction levels become apparent as opposed to optimistic 2007 levels which are still on some vendors mind. We need more proceedable buyers.

Sam Tabor, Countrywide Residential Lettings, 0208 688 9876, East Croydon - Bad weather! Sales market and rental market affect one another!

Stuart Gray, Strutt & Parker LLP, 01727 738297, St Albans - The market was typically quiet in the run-up to Christmas, but whereas the new year's recovery seemed remarkably slow last year, it has sprung into life this January. Demand from tenants is high.

Tony Jamieson MRICS, Clarke Gammon Wellers, 01483 880900, Guildford - Very buoyant January market, aside from the week disrupted by the snow.

W J Hartnell FRICS, Simon Matthew & Co., 01277 355255, Brentwood - Sales of property over Christmas period have been slow. The market has not picked up yet. Lettings of flats and 4-bed houses have improved.

Will Peppitt MRICS, Savills, Cranbrook - Uncharacteristically busy January

Yvonne Cox, Countrywide Residential Lettings-Freeman Forman Lettings, 01435 862766, Heathfield - December was a quieter month but January is proving to be really busy with increased tenant demand for properties.

Zaza Gilmore, FARLA, Carter Jonas, 01962 876838, Winchester - Demand and rental levels peak in the summer especially for family houses

South West

Alison Whitfield, Whitton & Laing, 1392285060, Exeter, Devon - Viewing activity continued throughout the festive period. Prospective tenants want to maximise their value for money and landlords whilst wanting maximum rents are increasingly unwilling to incur any costs beyond the legal requirements.

Bobby Marshall, Harrison-Lavers & Potbury's, 01395 515935, Sidmouth - Noticeable slowdown from end of November 2012. Not expecting the market to pick up again until February 2013.

David J Dark FRICS, Seldons Estate Agents, 1237477997, Bideford - The poor weather in January has stalled the market a little this month after a very busy December. However the early signs suggest a better year for 2013.

David Mackenzie, Carter Jonas, 01225 747250, Bath - Market still stagnant. Vendors becoming more realistic and reducing prices to allow sales activity to increase.

David McKillop FRICS, McKillop and Gregory, 01722 414747, Salisbury - A good January despite the weather. Great increase in activity with viewings well up. Sales have been good but instructions slow. Everybody feeling more optimistic, but accurate pricing is still vital.

Duncan Challis MRICS, Quay Living, 01202 683444, Poole - Availability (or otherwise) of interest only mortgages will have a big impact on demand and price/rent growth.

Ian Matthews, Stratton Creber, 01392 498336, Exeter - Demand continues to outstrip supply particularly in the 20 - 30 age demographic and those looking for 1 and 2 bedroom properties.

Ian Perry FRICS, Perry Bishop and Chambers, 01285 655355, Cheltenham, Cirencester, Nailsworth, Tetbury, Fairford - Despite snow, heavy in places, the market has started the year more brightly than for the last 5 years.

Jeff Cole MRICS, Cole Rayment & White, 1208813595, Wadebridge - As we would expect in January a few more new instructions and sales. Despite the terrible weather we have been reasonably busy as people ready themselves for the Spring. market. Wadebridge and North Cornwall continues to be very popular but realistic pricing is essential.

John Corben FRICS FCIArb, Corbens, 01929 422284, Swanage - Unseasonable weather and lack of mortgage money still causing problems.

John Cowley, Crisp Cowley, 01225 789333, Bath - January has seen a quiet start to the year, probably partly due to the cold snowy weather. The second half of the month showed an improvement.

John Hobbs FRICS, Hobbs and Webb Ltd, 01934 644664, Weston super Mare - Snow has effect on market activity.

John Woolley FRICS FAAV, Woolley & Wallis, 01722 424512, Salisbury - The market a buyer's market, but there are signs of more deals being done - if the price is right. There are no signs that Christmas or a period of extended bad weather has had anything other than a temporary effect.

Mark Annett FRICS, Mark Annett & Company, 01386 841622, Chipping Campden - Christmas, snow and media speculation all effect the market. For Christmas 2012 we had an unexpected rush and sold 9 houses in 7 weeks from going on the market to completion.

Mark Lewis FRICS, Symonds & Sampson, 01258 472244, Sturminster Newton - Buyers in rented very motivated. Buy to let investors keen. Vendors becoming realistic.

Martin Taylor MRICS, Gooch & Burley Ltd., 01531 822777, Gloucestershire - Still unpredictable and quieter than previous Januarys due to localised flooding and snowfall.

Matthew Harvey MRICS, Tayler and Fletcher, 1451820913, Bourton-on-the-Water - Winter weather over past couple of months has definitely suppressed market activity. Nevertheless keenest buyers have overcome this. Very low volume of viewings, but ratio of viewings to offers very high.

Michael Dukes MRICS, Greenslade Taylor Hunt, 01823 277121, Taunton - Usual end of year blues with the usual quiet December. A busy start to the year but snow and rain have been a pain and are probably holding back instructions.

Pam Selley Not RICS but MCMI, Jefferys Ltd, 01726 73483, St Austell - Issues regarding Housing Benefit will affect the market. Number of investors will affect the availability of property to market.

Paul Oughton MSc. MARLA, Moore Allen & Innocent LLP, 1285651831, Cirencester - More frustrated sales vendors increasing supply of property (albeit short term) to the lettings market which is providing applicants more choice and less impetus to commit.

Peter Olivey MRICS, Cole Rayment and White, 01841 533386, Padstow - Following a strong final quarter in 2012, 2013 saw a sluggish start regarding sales - due mainly to the extreme weather conditions, more viewings cancelled than honoured!!!

Philip Greenway FRICS, Chesterton Humberts, 1823200400, Taunton - The market in November and December was good especially with local flooding causing additional tenant demand. January has started with indecision again and an excess of available property.

Rhona Haslewood, Touchstone Residential Lettings, 01225 447744, Bath - The market has been busier than expected over the Christmas and New Year period with tenant demand high leading to asking prices being achieved on most rentals.

Richard Addington MRICS, Savills, 01392 455755, Exeter - January activity busier than December until snowfall.

Roger Punch FRICS, Stags, 01752 223933, Plymouth - General sentiment from potential buyers is increasingly good especially in high price ranges, although we still remain cautious. Our negotiated sales this month above £600,000 have been encouraging.

Sheila Pinson, Cooper & Tanner, 01985 219188, Warminster - The rental market is rather unpredictable at present. I would have no idea what rents are going to do in the next 5 years. I hope they will increase but am not sure.

Stephen Morris MRICS, Davies & Way, 01225 400400, Bath & North East Somerset - Starting to get busier in the offices. Plenty of viewings taking place which are starting to lead to sales.

Wales

Andrew Morgan FRICS, Morgan & Davies, 01570 423623, Lampeter - More activity than in recent months, particularly in the lower price thresholds. The market however remains over supplied in most sectors and will bulk up further come late spring with new instructions putting further pressure on prices.

Charlotte Burles MRICS, William Parkman & Daughters Ltd, 1495244396, Blackwood - We have had a slow start to 2013 as a result of the weather conditions affecting viewing arrangements. Generally we have experienced less market activity including a lower level of demand for rental properties than in previous January's.

Dafydd Hardy MRICS, Dafydd Hardy Property Sales and Lettings, 01248 371212, Bangor Gwynedd - Student demand increased looking towards next University year.

David E Baker FRICS, David Baker Co Ltd., 02920 702622, Penarth - The market continues to tick over slowly down slightly - but still a reasonable number of viewings for this time of the year.

David K Jones FRICS, Jones & Redfean, 01745 351111, Rhyl - The market continues to tick over slowly with tentative signs of recovery. Sellers need to price realistically and money is still tight for buyers. More investment in the housing market would benefit the economy.

Giles Birt BSc MRICS, Birt & Company, 01834 842204, Tenby - Stamp duty thresholds.

Jaclyn Griffiths, Beresford Adams Lettings, 01745 887166, Prestatyn - Future plans to regulate the rental market further could lead to more landlords letting privately and not complying with regulations set out. May avoid using agents to bypass the additional costs that come about as a result of more regulations.

John Nicholas. MRICS, JJ MORRIS, 01437 760440, Haverfordwest - A very quiet start to 2013 with little buyer confidence and several prospective buyers advising difficulty obtaining competitive mortgage quotes particularly if requesting a high loan to value. Vendors still have unrealistic expectations.

Melfyn N Williams MRICS, Williams & Goodwin The Property People Ltd, 01248 751000, Bangor - Market continues to slowly improve. Fragile to media comment. Turn off News 24 (or at least get them to report fairly - no scaremongering) and market will improve quicker. January has been one of our best January sales agreed for last 10 years.

Nigel Jones FRICS, John Francis, 01267 221554, Carmarthen - A busy start to the year though activity interrupted by adverse weather.

Paul Lucas FRICS, R.K.Lucas & Son, 01437 762538, Haverfordwest - Very quiet before Christmas. The New Year has heralded an increase in market activity.

RJL Wilkins MRICS, Newland Rennie Wilkins, 01633 221441, Newport - January good for instructions. Even with the heavy snow people still wanting to sell and move on.

Ron Temperton MRICS, Temperton Estate/Letting Agents & Surveyors, 01952 812519, Newport - A steady demand for rental properties is being maintained in all types.

Tony Filice BSc FRICS, Kelvin Francis Ltd., 029 207 66538, Cardiff - There has been an increased number of new instructions, matched by a high level of viewings and viewers wishing to buy. An increase has been noted in the numbers of first time buyers purchasing, assisted by the number of mortgage lenders, now offering 95% LTV loans.

London

Alexander Millett MRICS, Knight Frank, 2078611780, Knightsbridge - London - The long awaited government announcement in December 2012 has finally given clarity to the new tax changes. Confidence is now up and the market seems to be moving positively.

Benson Beard MRICS, Bective Leslie Marsh, 020 7589 6677, Central London - Quiet start to the year on both buying and new instruction fronts. Very top end very slow leading to fears that investors are choosing to buy elsewhere. Worrying!

Charles Puxley, Jackson-Stops & Staff, 020 7581 5881, Chelsea - The London market is waking up with more instructions coming on and demand picking up. For prime property with views, very high prices are being achieved. Otherwise prices are generally steady.

Chris Morris FARLA, Cluttons, 0207 354 6666, London - Weak demand persisting into the New Year so far.

Edward Reeve BSc, Edward Reeve, 020 7976 6957, Pimlico - Market for renting still strong. Eight new flats marketed on 14th January all let by 17th January at full asking price.

James Perris MRICS, De Villiers Chartered Surveyors, 020 7887 6009, Central London - December and January have proved busier than expected with the reaction to the government's publication of the Finance Bill providing the clarification that some buyers needed.

James Wilson DipSurv MRICS FCI Arb, W A Ellis, 020 7581 7654, Knightsbridge & Belgravia - Sentiment has become markedly more optimistic in Central London following the crystallisation of the measures within the Finance Act. There remains a duality in value and activity between large lateral flats and taller family houses.

Jeffrey Doble MRICS, Thamesview (incl. Dexters Estate Agents), 020 8614 1228, Twickenham - As usual December is a short month and this skews the numbers. The market remains very busy indeed and the last quarter of 2012 was well ahead on sales and slightly ahead on lets. We expect a very busy January.

Jeremy Leaf FRICS, Jeremy Leaf & Co., 020 8446 4295, North Finchley - 2013 started strongly with new buyer enquiries and instructions rising (sales and lettings). There was one significant difference, lettings instructions have increased which has resulted in a market reasonably well balanced between supply and demand.

John J King Dip Surv MRICS, Andrew Scott Robertson, 020 8971 4999, Wimbledon - January has picked up towards the end of the month with more instructions and sales taking place due to a sharp increase in the number of new enquires.

John J King Dip Surv MRICS, Andrew Scott Robertson, 020 8971 4999, Merton - A great deal more activity this month from vendors now bringing their properties to market. This has resulted in more potential buyers emerging for the first time and keen to inspect new stock.

Keith Barnfield FRICS, Barnfields, 020 8363 3394, Enfield - An encouraging start to the year. The principal problem is the length of time it is taking for mortgage offers to come through.

Mark Wilson MRICS, Globe Apartments, 020 7034 3430, Central London - The continued lack of tenant demand cannot be explained by the weather, New Year blues or the euro. We anticipate a market correction.

Mary Musgrave, Cluttons LLP, 020 7584 1771, Chelsea - The year began well with an increase in applicant enquiry levels, however adverse weather conditions over the past week have resulted in several cancellations.

Paul Whitley, R Whitley & Co., 01895 442711, West Drayton - Fewer new instructions to let properties are received prior to the end of the year. Pick up in this respect usually happens in February when tenants are looking to move on.

Simon Aldous MRICS, Savills, 2070163861, London - We are forecasting a market with reduced number of transactions but with no significant price changes, the tax changes affecting high value property will take a little time to digest, but the fundamentals of the prime London market remain strong.

Tim Wordsworth MRICS, Anderson Wilde Harris, 2070611100, Central London - The market was active towards the end of the year. The first quarter of 2013 will set the tone for the year and we expect to see an increase in lending corresponding to increased activity in the market.



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Scotland

Alasdair Seaton BSc MRICS, D M Hall, 01383 621262, Kinross, Dunfermline and Environs - Market is generally slow following the festive period. It is usual for a pick up in properties coming to the market at the end of January.

Alexander Inglis, CKD Galbraith, 01573 224 244, Kelso - We have had a busy start to the year which usually happens once Christmas is out of the way. Viewings and requests for market appraisals have risen significantly over the last month.

Carolyn Davies MRICS, G M Thomson & Co, 01387 254424, Dumfries - Lack of new employment and negligible movement in the sales marketing now impacting on lettings.

Chris Highton FRICS, Allied Surveyors Scotland plc, 01750 724170, Scottish Borders - The market seems to have started with a bit of a flourish after the Christmas break, with replacement Home Reports being instructed and new properties coming to the market. Prices still remain subdued in most cases and are often below the Home Report valuations.

Craig Henderson, Graham & Sibbald, 0141 332 1194, Glasgow and West Scotland - We have seen a quieter period over November, December and January, however I expect the market to see increased activity through the spring months, typical of what we have seen over recent years. The will be an increase in new sellers, but buyers also.

Fraser G Crichton, Dove Davies & Partners, 1312283999, Edinburgh and The Lothians - Following a quieter period in December the start of the year has returned to the busy theme of 2012. There is very little property available in each sector. Most existing tenants are staying and there is very little supply of new properties to the market.

G S Macdonald FRICS, Allied Surveyors Scotland, 01224 571163, Aberdeen - The market is currently moribund for seasonal factors, though a surprising number of sales took place towards the end of 2012. On market stock is currently limited in some sectors.

Gareth Muir MARLA, Slater Hogg Lettings, 01355 264 205, East Kilbride - Expecting rents to increase slightly due to agents unable to charge tenants fees.

Gavin Miller MA (Hons) MRICS, Graham & Sibbald Chartered Surveyors, 01786 463111, Stirling - 2013 has got off to a good start with there being a healthy number of new instructions coming on to the market. There have also been instructions for replacement home reports, showing that there is still activity within the market place.

Grant Robertson MRICS, Allied Surveyors, 0141 330 9950, Glasgow - The New Year has started briskly in Glasgow although activity markedly higher in the West End against Southside or Eastend. We didn't see prices drop as significantly in November and December as in previous years due mainly to low levels of supply.

Greg Davidson MRICS, Graham & Sibbald, 01738 445733, Perth - Some positive market activity already in 2013 as the New Year brings a fresh appetite. Have seen good interest in new stock and am cautiously optimistic about the year ahead. Values are unlikely to change significantly but a slight increase in sales volumes is probable.

Ian Morton BSc(Hons) MLE MRICS, Bradburne & Co., 01334 479 479, St Andrews - A few sales have concluded early in January 2013. Preparation underway for sales in spring. Recent poor weather is slowing viewings and market in general.

Jacqueline Balogun, Speirs Gunley Residential Lettings, 0141 332 9225, Glasgow - The new premium legislation will affect the market with both landlords and letting agents looking to increase rental values to recap 'lost income'. It's been reported that some rental values are rising in the Edinburgh and Aberdeen markets but so far Glasgow has been more subdued.

Jonathan Gordon MRICS, Clan Gordon Limited, 0131 602 7000, Edinburgh - 1. Additional landlord regulation in Nov/Dec 12: TDS + stopping agents charging tenant fees. 2. Continued - unavailable mortgages for first time buyers.

Kevin MacDonald MRICS, Graham & Sibbald, 01463 236977, Inverness - 2013 got off to an encouraging start with many Home Report replacements coming through for deals done early in the New Year. This confirms our view that buyers are still active.

Kevin Murchie BLE MRICS, Graham & Sibbald, 0131 225 1559, Edinburgh - Despite the time of year which is normally fairly sluggish, there has been an encouraging start to 2013 but too early to predict where this might lead in the forthcoming months.

Louisa Raistrick RICS, Simpson & Marwick, 0131 525 8600, Edinburgh - Good start to the year with both new instructions and buyer enquiries looking positive.

Neil Woodhead FRICS, Castle Estates, 1475784781, Renfrewshire - Tenant supply is being matched by new enforced Landlords entering the market resulting in stagnating rents. A number of new landlords migrating from bigger firms following takeovers. Marked decrease in email enquiries matched by increase in telephone enquiries.

Pau Nicoll, Bell Ingram, 01631 566122, North Argyll - Lack of finance. Large percentage of public sector employment. Reduction in second home owners. General uncertainty. Unrealistic vendors.

Thomas Baird MRICS, RICS Registered Valuer, Select Surveyors, 0141 632 6589, Glasgow - After the traditionally quiet Christmas period there has been a progressive start to the year with a number of home report instructions and the prospects appear to be positive. I would expect to see an increase in business over the same period of last year.

Northern Ireland

Aidan Conway MRICS, P Andrews Chartered Surveyors, 2871263635, Londonderry - Increased first time buyer interest entering the Spring period due to more affordable house prices.

Eoin Lawless MRIS, Lawless Estate Agents Ltd, 2841754522, Warrenpoint - There has been a marked increase in customer enquires and the market has seen a small lift in confidence in January which is normally static.

Martin Pendered FRICS, Martin Pendered & Co Ltd, 01933 228822, Wellingborough - Despite the snow, January has been a marked contrast to the period before Christmas. Enquiries are up, valuation requests have increased and the volume of activity is substantially greater than the previous 3 months.

Michael Hannath MRICS, Michael Hannath Property Consultancy, 2838399911, Portadown - Significant improvement in market activity over the past 6-9 months. Main demand still with low value properties and investment sector. Notable increase in transactions from £150k£250k. Confidence returning evidenced by 31 sales agreed.

Samuel Dickey MRICS, Samuel Dickey Estate Agents, Belfast - The demand for property continues to grow with significant numbers of property available at auction and repossession sales continuing to punctuate the market. This will retain values at lower levels.

Terry Finlay MRICS, Montgomery Finlay & Co., 028 66 324485, Enniskillen - Economic uncertainty. Lack of job security.

Tom McClelland FRICS, McClelland Salter, 2892674121, Lisburn - As price falls have slowed there is more buyer confidence. In rentals tenants are staying longer less tenant movement and if long term, tenants are negotiating rent reduction.

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Events/ Conferences

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Research

Regulation on letting agents is out now.

<http://www.rics.org/uk/knowledge/research/research-reports/regulation-of-sales-and-letting-agents-report/>

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