

LANDBAY[®]

Rental Index

Results for June 2017

Powered by MIAC

Key Findings

Area Spotlight

UK Rental Index by No. of Beds



South-West England Bucks the Trend, as Rental Growth Slows Nationwide

As the rest of the UK continues to experience a steady deceleration in rental prices, the South-West of England is bucking the trend, to stand out as an 'island' of largely positive rental growth.

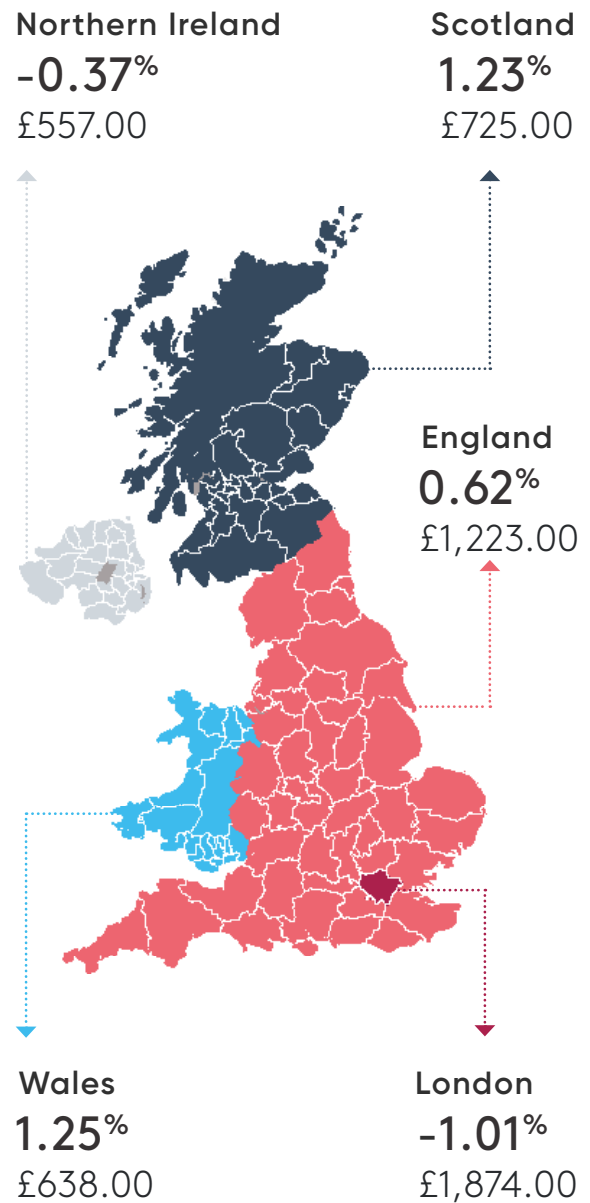
Out of the 15 regions that make up the South-West, properties in 2/3 of the areas experienced an increase in rental prices since the previous month (May 2017), with the greatest increase being in Bath and North-East Somerset at 0.55%. The South-West also took 1/5 of the top 30 spots for UK areas with the greatest positive change since June 2016. Swiping 10th, 17th, 21st, 24th, 26th and 30th spots, the areas of Bath and North-East Somerset, North Somerset, Bristol, South Gloucestershire, Swindon and Bournemouth, respectively, each boasted an average annual rental growth of up to 3.28%. Other areas outside this region which celebrated significant growth are Luton, Edinburgh City and Peterborough, all of which experienced an average annual price increase of up to 4.59%.

In comparison and according to our data, rents across the rest of the UK have only risen by an average of 0.24% during the first six months of 2017. This is a third of the pace at which they grew at the same time during the previous year. The nationwide slowdown suggests that the stock of rental accommodation is still high and that despite tax changes, landlords are yet to leave the market in-force.

Meanwhile, London continues to operate as the centre of negative growth, with this month marking 1 year since rental prices in the capital first began to fall. With an average price of £2,052, the greatest drop in average price, since June 2016, is in the City of London. However, there are still a few outer pockets of the capital hanging on to a marginal increase in growth. Bexley and Greenwich are the few outer boroughs to experience positive growth at an average of 0.16%.

Average Rental Price Rise

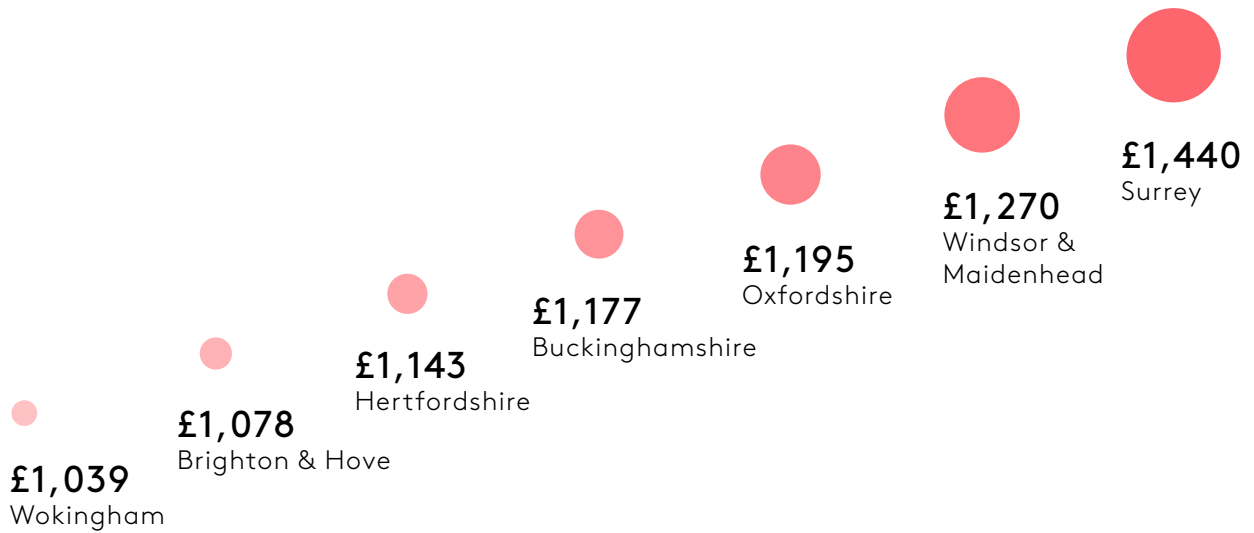
Across the UK - Year on Year



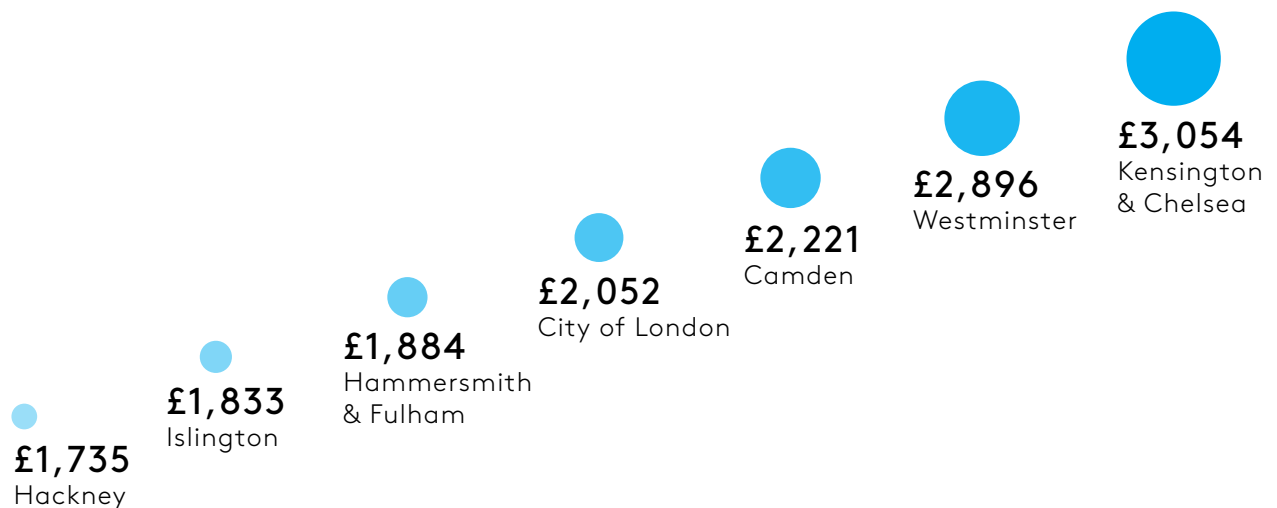
Since June 2016, average rents in the UK have risen by 0.67% to £1,192. In England, rents were up by 0.62% to £1,223/month; in London, however, rents fell by -1.01%. In Northern Ireland, rental prices also fell by -0.37% to £557/month. Meanwhile, in Scotland, rents levelled at £725/month, following an average annual growth of 1.23%; in Wales the average rent rose by 1.25% to £638.

Top Areas in England with the Highest Average Rents

Outside London

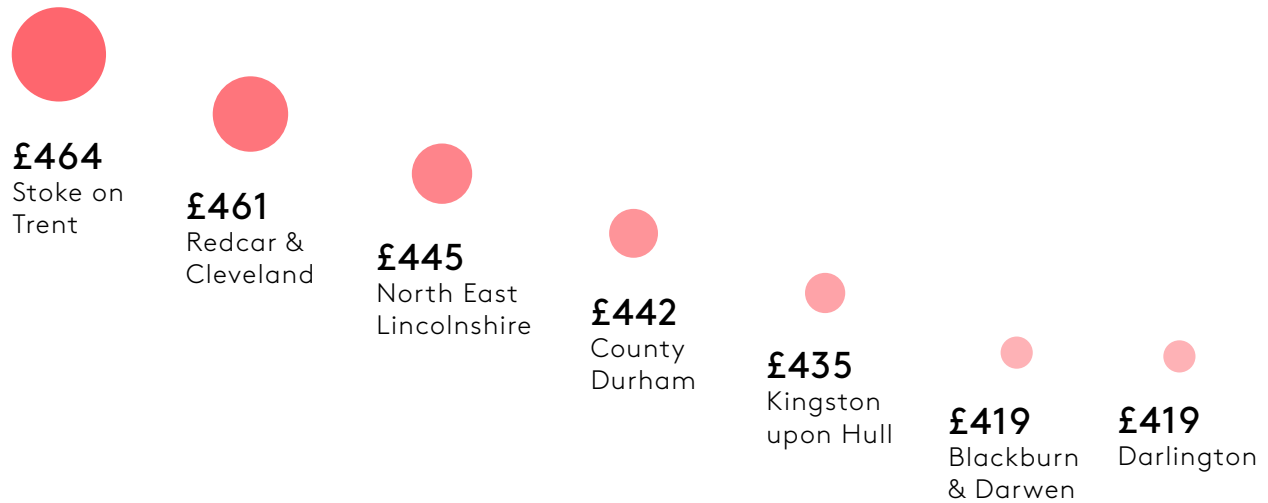


London

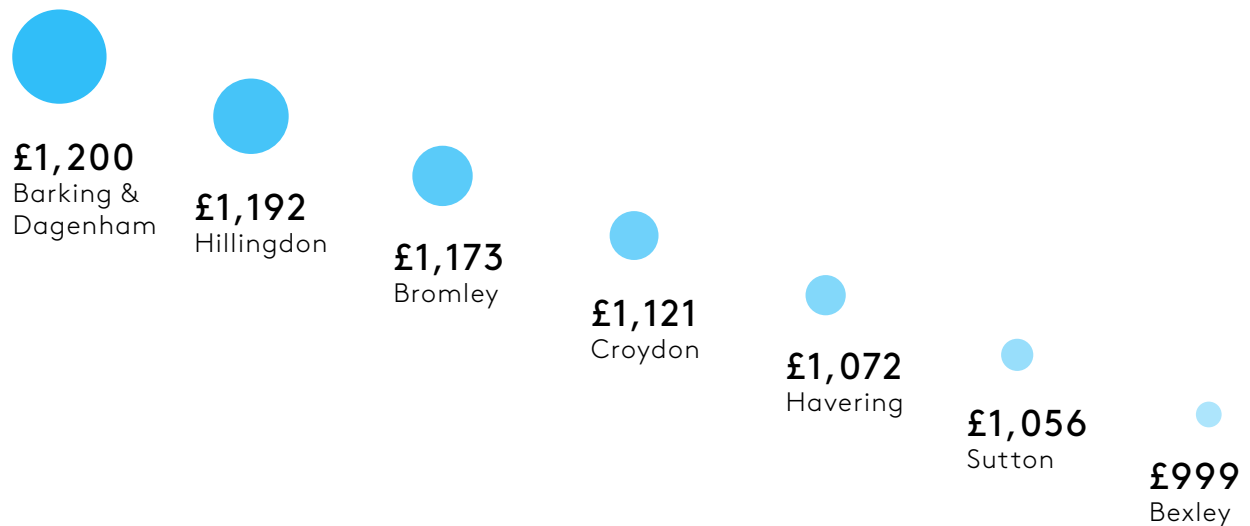


Top Areas in England with the **Lowest** Average Rents

Outside London



London



Bristol - Britain's Blooming City



As rental prices in London continue to tumble, another British city is revelling in stable and steady growth. Over the last few years, landlords based in Bristol, a city in the South-West of England, have been enjoying a period of rapid rental growth across the region, with many surrounding areas also experiencing a similar upwards trend.

At an average yearly growth of 4.2%, Bristol is becoming a hotspot for potential tenants searching for the best of affordability, bustling city life and good transport links to London and northern parts of the UK. In comparison to the rest of the UK, the city ranks 23rd out of the top 30 areas for average rental growth in 2-bedroom properties. Moreover, since June 2016, average growth increased by 2.42% to £901. However, despite the price rise from £892 in December 2016, this still comes in at under half the average monthly cost of a London home, making it an attractive area for potential tenants who feel squeezed out of the London price bracket.

Average Rental Prices Across the City



● £3,054	Kensington & Chelsea	● £1,685	Southwark	● £1,285	Kingston Upon Thames
● £2,896	Westminster	● £1,644	Lambeth	● £1,251	Waltham Forest
● £2,052	City of London	● £1,581	Richmond	● £1,249	Enfield
		● £1,478	Newham	● £1,240	Redbridge
		● £1,472	Barnet	● £1,237	Lewisham
		● £1,472	Merton	● £1,200	Barking & Dagenham
● £2,221	Camden	● £1,465	Ealing	● £1,192	Hillingdon
● £1,884	Hammersmith & Fulham	● £1,448	Brent	● £1,173	Bromley
● £1,833	Islington	● £1,397	Haringey	● £1,121	Croydon
● £1,735	Hackney	● £1,394	Hounslow	● £1,072	Havering
● £1,727	Wandsworth	● £1,324	Harrow	● £1,056	Sutton
● £1,726	Tower Hamlets	● £1,311	Greenwich	● £999	Bexley

Average Rental Growth Across the City June 2016-17



● -3.61% City of London	● -1.11% Barnet	● 0.06% Newham
● -2.63% Westminster	● -0.93% Richmond	● 0.12% Bromley
● -2.50% Kensington & Chelsea	● -0.67% Merton	● 0.15% Greenwich
	● -0.64% Hackney	● 0.28% Harrow
	● -0.46% Southwark	● 0.50% Lewisham
	● -0.44% Lambeth	● 0.66% Redbridge
● -1.93% Hammersmith & Fulham	● -0.38% Kingston Upon Thames	● 0.71% Hillingdon
● -1.90% Tower Hamlets	● -0.32% Hounslow	● 1.0% Enfield
● -1.64% Islington	● -0.31% Sutton	● 1.62% Waltham Forest
● -1.39% Ealing	● -0.11% Brent	● 1.71% Barking & Dagenham
● -1.32% Camden	● -0.11% Croydon	● 1.71% Bexley
● -1.15% Wandsworth	● -0.08% Haringey	● 2.06% Havering

UK Rental Index **by Number of Beds**

June 17

Year on Year

Month on Month

Average Rent

All bedrooms

UK	0.67%	0.04%	£1,192
England	0.62%	0.04%	£1,223
Scotland	1.23%	0.09%	£725
Wales	1.25%	0.12%	£638
London	-1.01%	-0.11%	£1,874
UK minus London	1.59%	0.12%	£755

1 bedroom

UK	0.36%	0.03%	£1,012
England	0.31%	0.03%	£1,045
Scotland	0.95%	0.03%	£546
Wales	1.21%	0.13%	£541
London	-1.08%	-0.09%	£1,446
UK minus London	1.54%	0.13%	£595

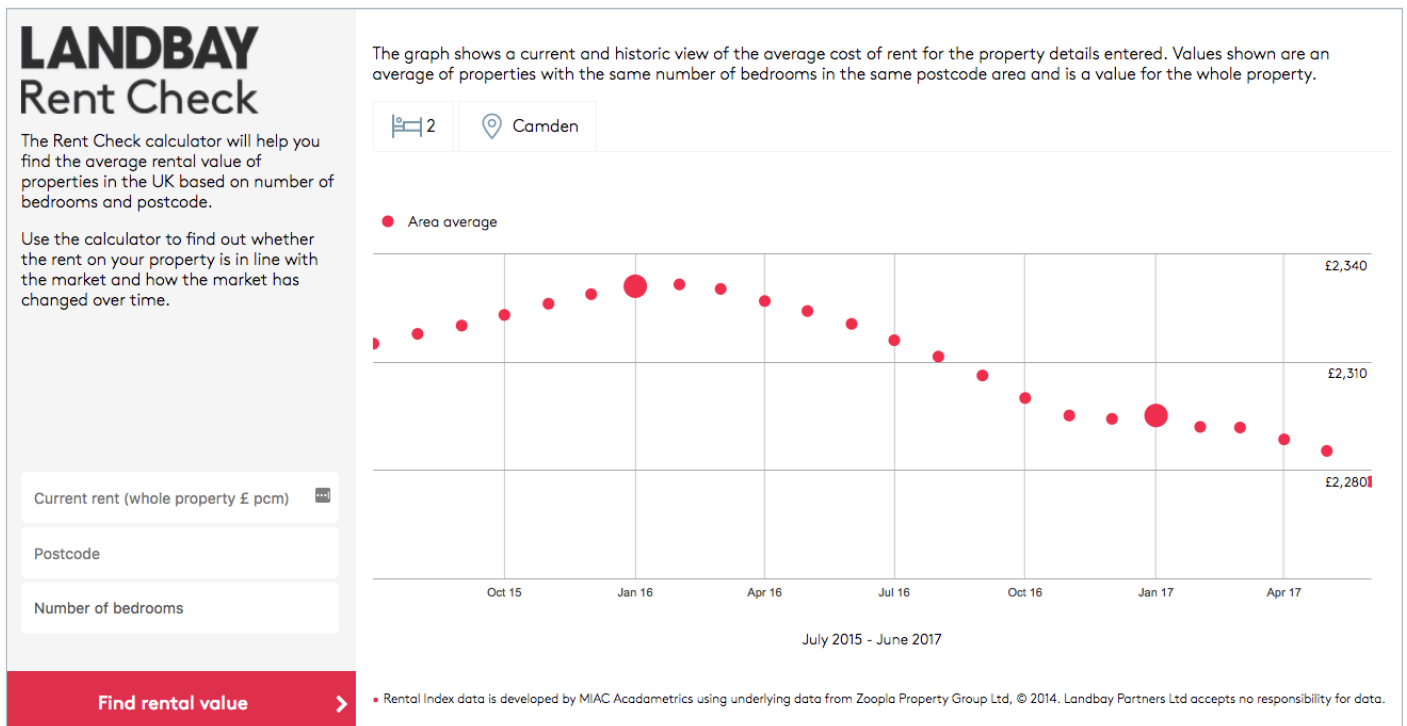
2 bedrooms

UK	0.57%	0.03%	£1,154
England	0.52%	0.03%	£1,189
Scotland	1.26%	0.14%	£691
Wales	1.05%	0.07%	£653
London	-1.20%	-0.14%	£1,917
UK minus London	1.50%	0.12%	£711

3 bedrooms

UK	1.10%	0.07%	£1,325
England	1.04%	0.07%	£1,345
Scotland	1.65%	0.05%	£1,119
Wales	1.73%	0.18%	£613
London	-0.79%	-0.10%	£2,681
UK minus London	1.74%	0.13%	£821

About Rent Check & the Landbay Rental Index



Rent Check is an online tool that allows tenants and landlords to validate movements in their own rents against others in their area in a fast and user-friendly way.

The postcode search widget harnesses sophisticated UK wide data from Landbay's monthly Rental Index, powered by MIAC. The index maps annual and monthly trends in advertised and actual rents, both geographically and by bedroom number, providing unique and sensitive insight into market movements and social mobility.

To validate your rent change by area and number of bedrooms, please visit rentcheck.landbay.co.uk

The Landbay Rental Index

The Landbay Rental Index includes unique granular level detail, looking at local trends to the county and London Borough level, including further segmentations by number of bedrooms.

The credibility of any index is highly dependent on the breadth and depth of underlying data used, which is why this rental index utilises data from Zoopla, the British property website. Approximately 100,000 properties are analysed each month to form the index.

The rental values are mix adjusted by property type, number of beds and geography to ensure that any change in the composition of the data over time does not skew the results. The changes in rents are calculated based on matched samples of homogenous or identical data points over time. MIAC employs sophisticated smoothing techniques and interpolation to filter 'noise' and optimise the signal from the data.

Landbay and MIAC do not make any declaration regarding the accuracy or completeness of the Rental Index; collectively reserving the right to adjust the methodology and to edit or withdraw any reports or data. Landbay and MIAC shall not be liable for any decisions made or action taken in response to the published data.