

**LANDBAY<sup>®</sup>**

# Rental Index

Powered by MIAC  
Results for March 2017

Key Findings

Analysis

UK Rental Index by Number of Beds



## Key Findings - March 2017

### Rents in London Rise and Fall

#### Top 3 boroughs with rising rents

Barking & Dagenham	↑ 2.72%	£1,203
Havering	↑ 2.70%	£1,070
Bexley	↑ 2.25%	£998

#### Top 3 boroughs with falling rents

Kensington & Chelsea	↓ -3.65%	£3,039
Westminster	↓ -2.64%	£2,909
Camden	↓ -1.49%	£2,224

Tenants occupying properties in London are now spending an average of £1,880 on rent, whilst tenants outside the capital are paying £752 on average.

### March UK Average Rents by Number of Bedrooms

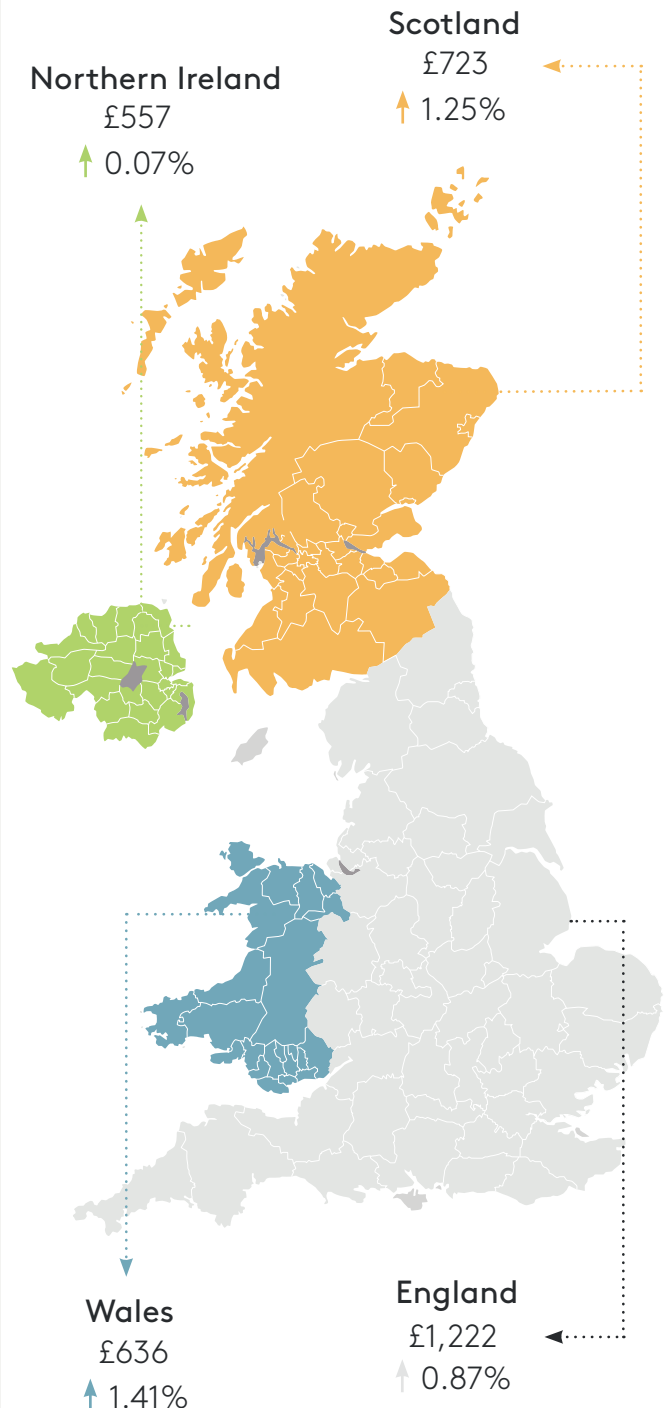
1<sup>x</sup>  **£1,012**

2<sup>x</sup>  **£1,152**

3<sup>x</sup>  **£1,321**

Average rents for one, two and three bed properties hit £1,012, £1,152 and £1,321 respectively in March 2017.

### Overall Rents Rise Across the UK - Year on Year



Since March 2016, average rents in the UK have risen by 0.9% to £1,191. In England, rents were up 0.87% to £1,222; in Northern Ireland they rose by 0.07% to £557; meanwhile in Scotland rents rose to £723 following annual growth of 1.25%; and in Wales the average rent is up 1.41% to £636.

## Rental Growth impacted by Rise in Stamp Duty

The speed at which rents across the UK are growing more than halved in the twelve months following the introduction of an additional 3% stamp duty levy on second homes in April 2016.

Annual UK rental growth slowed to 0.90% in March 2017, less than half of the rate of 2.27% seen at the end of March 2016. Outside of London, the pace of growth has slowed by over a quarter since the tax hike, from 2.43% in March 2016, to 1.78% in March 2017. At the end of April 2016, the first full month of the changes, rental growth had slowed to 2.17% in the UK and to 2.40% outside of London. The average rent paid in the UK has now reached £1,191; £1,880 in London and £752 outside of the capital.

Although at a slower pace than they were a year ago, rents are continuing to rise in the rest of the UK. In London however the average rent paid fell for the eleventh consecutive month in March, falling by -0.70%, nearly four times less than the pace of rental inflation in March 2016; 1.96%.

Average rents in the London boroughs of Kensington & Chelsea, Westminster and Camden have seen the most significant fall in rents over the last twelve months, falling by -3.65%, -2.64% and -1.49% respectively. In contrast, rents within the boroughs of Barking and Dagenham, Havering and Bexley have grown by 2.72%, 2.70% and 2.25% as demand for properties in the outer boroughs of the city increases.

In the rest of the UK, while rents continued to rise, the speed at which they are growing lagged to 0.11% in March, the slowest monthly rate since February 2013. Rents in England (without London), have seen the most substantial growth over the last year, growing by 1.86%, followed by Wales (1.41%) and Scotland (1.25%). Just Northern Ireland saw rental growth below the UK annual average of 0.9%, growing by 0.07% since March 2016.

# UK Rental Index by number of beds

March 17	YoY%	MoM%	Av.£
UK	0.90%	0.04%	1,191
England	0.87%	0.04%	1,222
Scotland	1.25%	0.10%	723
Wales	1.41%	0.09%	636
Northern Ireland	0.07%	0.16%	557
London	-0.70%	-0.09%	1,880
UK without London	1.78%	0.11%	752
One Bed	YoY%	MoM%	Av.£
UK	0.66%	0.02%	1,012
England	0.60%	0.02%	1,046
Scotland	1.18%	0.07%	546
Wales	1.88%	0.08%	541
Northern Ireland	-3.51%	-0.19%	424
London	-0.71%	-0.07%	1,452
UK without London	1.78%	0.10%	594
Two Bed	YoY%	MoM%	Av.£
UK	0.75%	0.03%	1,152
England	0.71%	0.02%	1,187
Scotland	1.14%	0.07%	687
Wales	1.30%	0.06%	652
Northern Ireland	0.55%	0.57%	542
London	-0.94%	-0.12%	1,924
UK without London	1.63%	0.10%	709
March 17	YoY%	MoM%	Av.£
UK	1.24%	0.09%	1,321
England	1.22%	0.08%	1,342
Scotland	1.61%	0.16%	1,113
Wales	1.41%	0.16%	609
Northern Ireland	0.11%	-0.09%	568
London	-0.51%	-0.08%	2,685
UK without London	1.84%	0.15%	818

## LANDBAY Rent Check

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](https://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.