



Press Release

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Hamptons International Monthly Lettings Index – April 2020

Average time to let reaches record high in Great Britain

- It took 29 days on average to let a rental home in Great Britain in April 2020, five days longer than in April 2019 and the highest level recorded in any April since our records began (in 2013) (table 1).
- Wales (34 days), Yorkshire & Humber (33 days), the South East (33 days) and North East (33 days) were the slowest regions to let a property last month. However, the North East aside, these regions also saw the time to let increase the most year-on-year (chart 1, table 1).
- Generally one-bedroom homes let the quickest, however this changed last month when three-bedroom homes let the fastest taking 29 days on average (table 2).
- Rental growth in Great Britain continued to slow in April. The average rent of a renewed tenancy in Great Britain fell to £925 pcm in April, down -1.1% year-on-year (table 3).

The Hamptons International Lettings Index shows that the average time to let a property rose to a record high last month. In April it took 29 days on average to let a rental home in Great Britain, five days longer than in April 2019 (chart 1, table 1). To put the figures into context, it took 25 days to let a home in April 2015 and just 18 days in April 2013 when our records began. Lockdown measures led to a decline in rental demand, with more people staying put, and this is reflected in the figures.

The time it took to let a property last month rose in every region. The four slowest regions to let a property were in Wales (34 days), Yorkshire & Humber (33 days), the South East (33 days) and the North East (33 days). These same regions – aside from the North East - also recorded the biggest year-on-year increases in the time it took to let. The average time it took to let a home in April rose the most in the South East (+10 days), followed by Yorkshire & Humber (+9 days) and Wales (+7 days) compared with the same period last year (table 2).

The South West, which up until last month had seen some of the strongest rental growth, was the quickest region to let a home. On average it took 25 days to let a home in the South West in April 2020, just three days longer than in April 2019. The East of England was the second quickest region, taking 26 days on average or four days longer than last year. London followed in third place where the average home let in 27 days, three days longer than the same period last year (table 1). The North West saw the smallest increase in time to let (+1 day).

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Demand for one-bedroom homes means that these usually rent the fastest, however this changed last month when three-bedroom homes let the quickest. It took 29 days on average to let a three-bedroom home in April 2020, six days longer than the same time last year. Whereas one-bedroom homes took 30 days on average to let last month, seven days longer than in April 2019 (table 2).

Rental growth on renewed tenancies

Rents on renewed tenancies fell for the second month in a row. In April, the average rent on a renewed tenancy stood at £925 pcm, down -1.1% year-on-year (table 3). Rental growth on renewed tenancies continued to slow from -0.5% in March 2020 and down from 1.5% in February which marked an 18-month high.

London (-3.2%) and the South East (-2.4%) were the only regions where renewed rents fell. Meanwhile Scotland recorded the strongest annual rental growth (4.2%), followed by the North (2.7%) and Midlands (1.9%) (table 3).

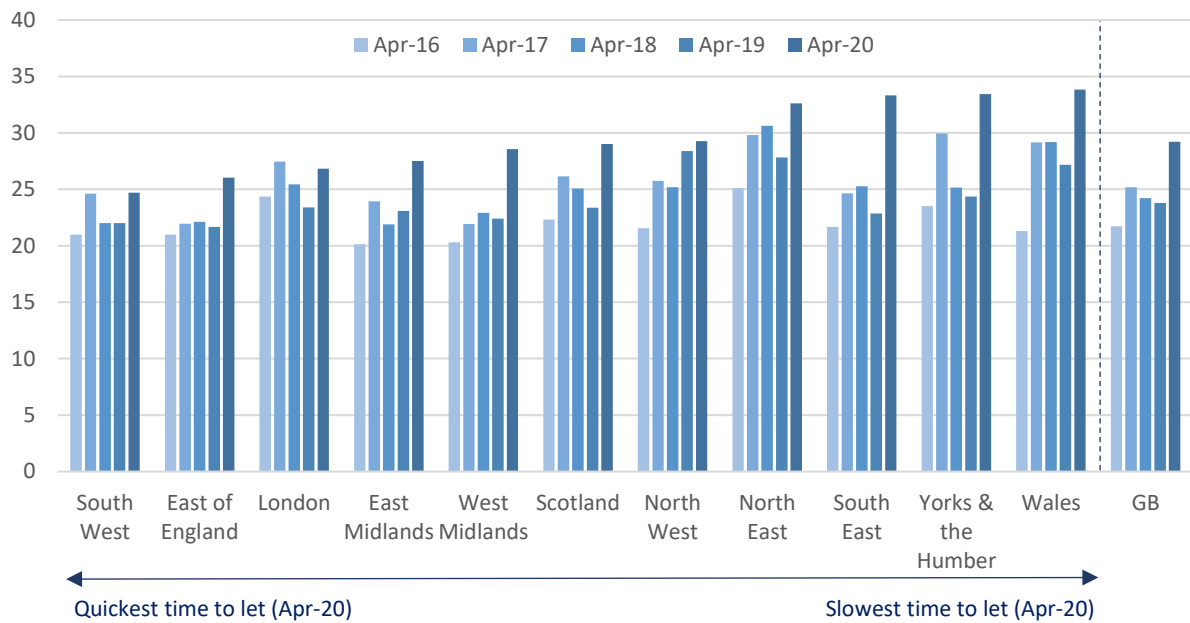
Commenting Aneisha Beveridge, Head of Research at Hamptons International, said:

“Restrictions on movement throughout April meant that those homes available to rent took much longer to let than usual. Demand fell back as most tenants chose to stay put and extend their existing tenancies. It took 29 days on average to let a home in Great Britain last month, the longest time recorded in any April since our records began in 2013.

“Rental growth continued to slow last month, with average rents on renewed tenancies in Great Britain falling for the second consecutive month. Uncertainty regarding household incomes has led to the fall in rents in London and the South East, where tenants’ incomes tend to be most stretched.

“While demand in the rental market dropped following the introduction of lockdown measures in March the latest indicators show that it has now almost recovered to pre-lockdown levels. And given the changes to government advice on home moving announced last week, we expect activity in the rental market to return quickly.”

Chart 1 – Average days to let by region (April of each year)



Source: Hamptons International

Table 1 – Average days to let by region

	Average days to let (Apr-20)	YoY Change
South West	25	+3 days
East of England	26	+4 days
London	27	+3 days
East Midlands	28	+4 days
West Midlands	29	+6 days
Scotland	29	+6 days
North West	29	+1 day
North East	33	+5 days
South East	33	+10 days
Yorkshire & the Humber	33	+9 days
Wales	34	+7 days
GB	29	+5 days

Source: Hamptons International

Table 2 – Average days to let by number of bedrooms

Beds	Average days to let (Apr 2020)	YoY Change
1	30	7
2	30	6
3	29	6
4+	34	6

Source: Hamptons International

Table 3 – Average rent of renewed tenancies (pcm)

Region	Apr-19	Apr-20	YoY
Greater London	£ 1,701	£ 1,647	-3.2%
South East	£ 997	£ 973	-2.4%
South West	£ 763	£ 775	1.6%
East of England	£ 917	£ 922	0.5%
Midlands	£ 646	£ 658	1.9%
North	£ 593	£ 609	2.7%
Scotland	£ 622	£ 648	4.2%
Wales	£ 610	£ 616	1.0%
Great Britain	£ 935	£ 925	-1.1%
Great Britain excluding London	£ 738	£ 744	0.8%

Source: Hamptons International

Please note the Hamptons International Monthly Lettings Index for May will be issued on Friday 12 June 2020, embargoed for 00.01 hours Monday 15 June 2020.

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About the Hamptons International Monthly Lettings Index

The Hamptons International Monthly Lettings Index (formerly the Countrywide Lettings Index) has been running since 2012. From May 2018 the index has included an inner and outer London split.

The index is a mix adjusted series, with rent and rental growth figures for each month based on a three-month rolling average. The most expensive decile of homes let are excluded to reduce volatility and the mix includes the most recently published government stock statistics.

The Hamptons International Lettings Index uses data from the Countrywide Group, Great Britain's largest letting agent, to track changes to the cost of renting. The index is based on the 90,000 homes let and managed by Countrywide in each year, adjusting for their location and type. It is based on achieved rather than advertised rents.

About Hamptons International

Hamptons International is a leading residential estate agent and property services company, operating in London and the South of the UK.

Hamptons International offers a wealth of award-winning services including UK and international Sales, Lettings, Property Management, Corporate Services, Residential Development, Development Land, Valuation Property Finance, and is a subsidiary of Countrywide, the UK's largest estate agency and property services group.