Be with Belvoir!

June 2017
(Q2 17)

Rental Index

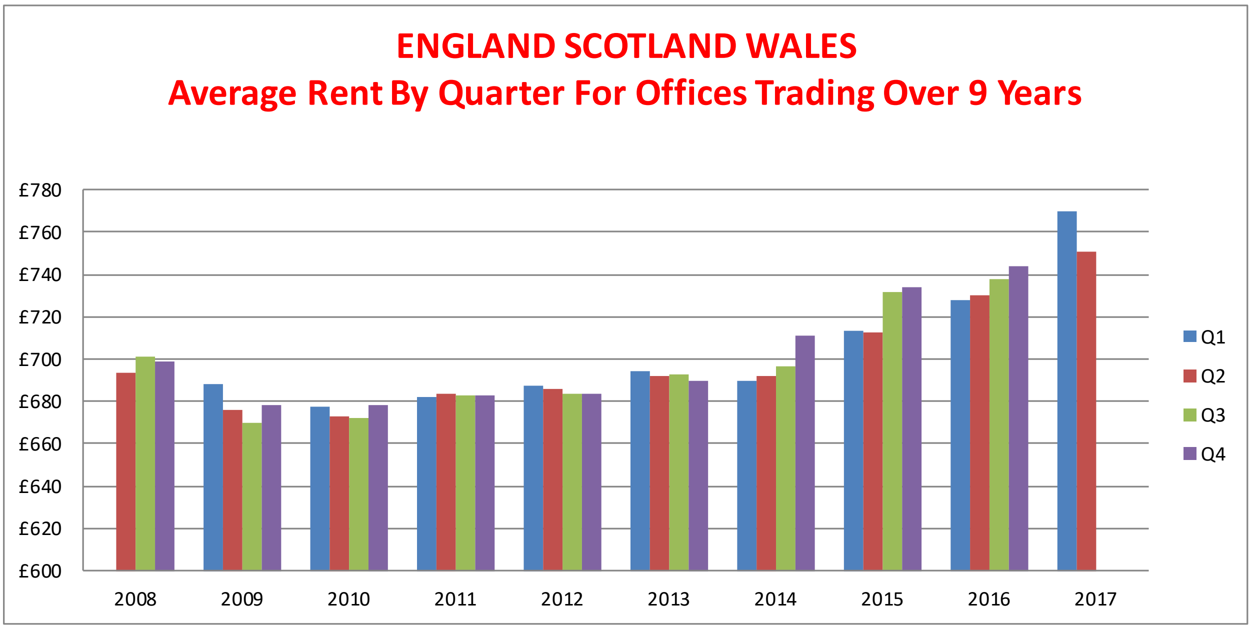
Contents

National Rental Trends

For the offices that have been trading consistently over the last nine years in England, Wales and Scotland, the data suggests a year on year increase in average rents of just over 2.75%, from £730 in Q2 2016 to £751 in Q2 2017.

The Q2 2017 average rent versus the 2016 annual average of £735 would indicate an increase of just below 2.25%.

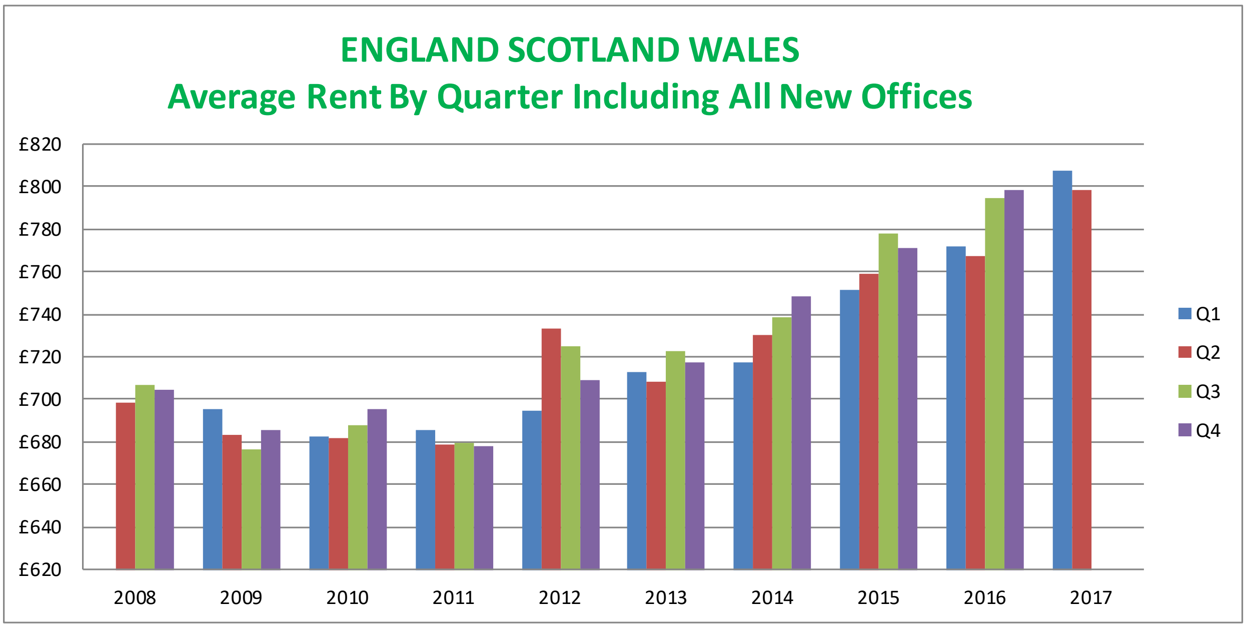
Chart showing the national rental trends for the last nine years over consistently trading offices



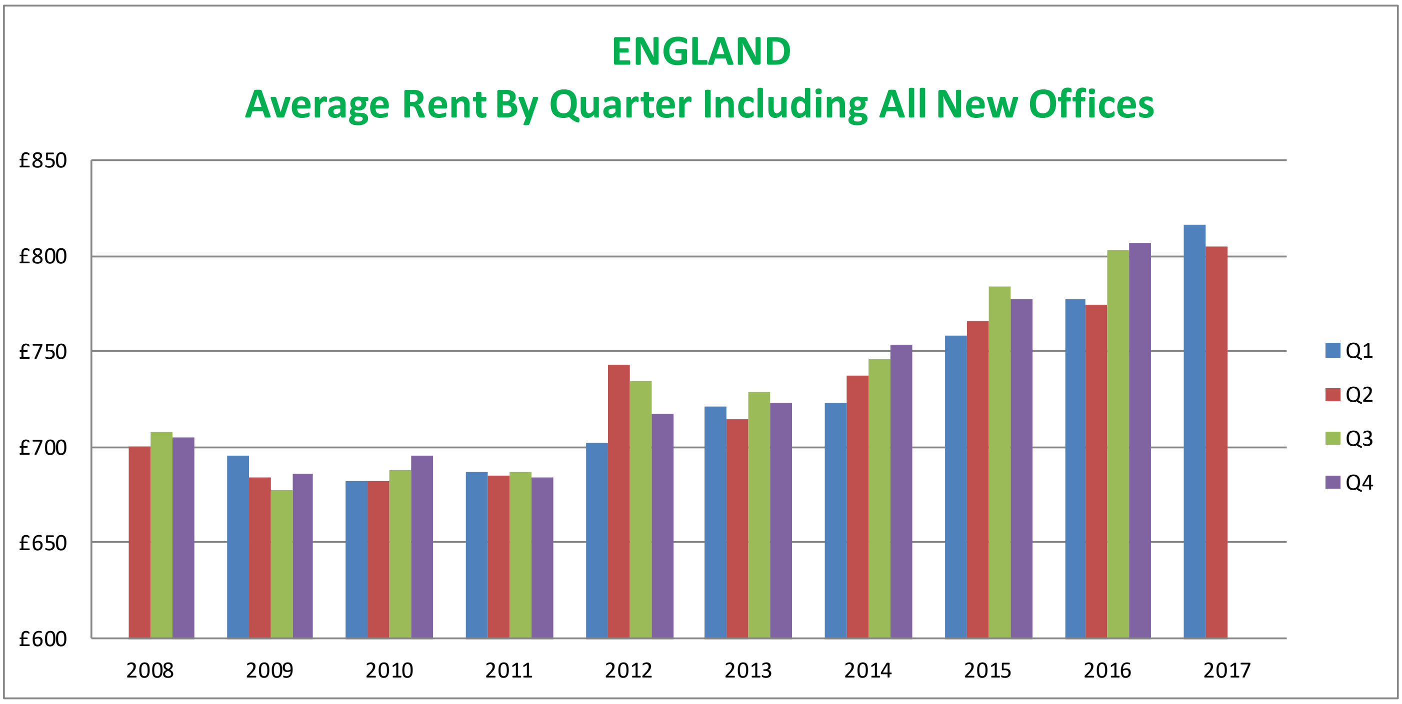
Taking all the offices in England, Wales and Scotland, including all new Belvoir offices, the Q2 2017 average is £798 per month, which indicates an increase of 4%, year on year, versus Q2 2016.

Comparing the Q2 2017 average to the 2016 annual average of £783, this indicates rental increases of just under 2%.

Chart showing the national rental trends for the last nine years, including new Belvoir offices



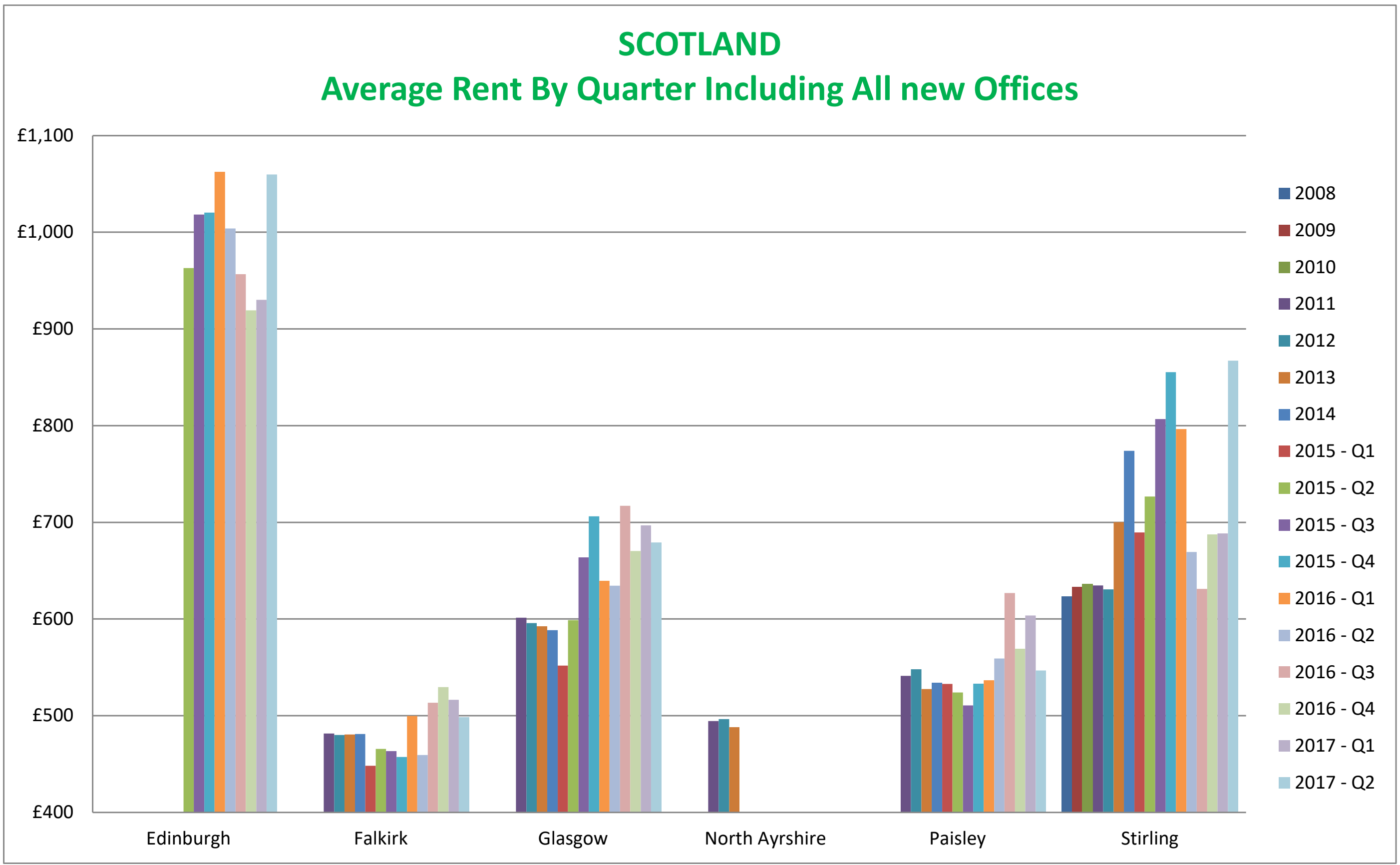
Summary for England



For all the offices in England, including new ones, the data for Q2 2017 shows the average rent is £805 - a year on year increase of 4% versus the average for Q2 2016.

When comparing the Q2 2017 average to the 2016 annual average of £791, this indicates increases of around 1.75%.

Summary for Scotland



Falkirk

For Falkirk, the Q2 2017 average monthly rent recorded is £498, which would indicate a year on year increase of 8.5%. When comparing Q2 2017 to the 2016 annual average, this shows a very slight fall in rents of around -0.5%.

Amanda Campbell of the **Falkirk** office reports rents increasing for two bed flats and houses, and three and four bed detached houses, with rents remaining static for all other property types and sizes. During Q2 2017, tenant demand has increased for flats, and anticipate demand increasing for both flats and houses during the next quarter.

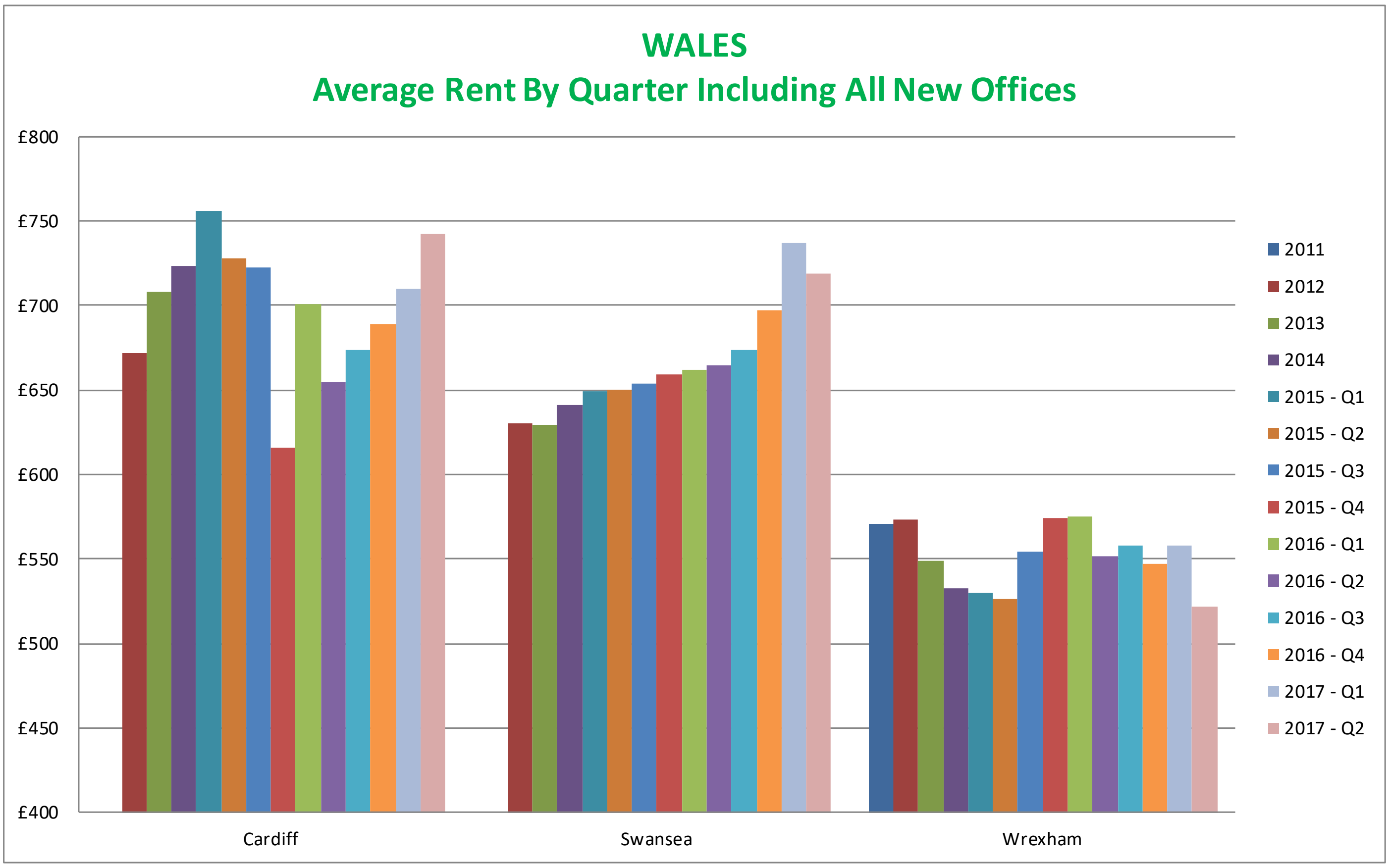
City of Glasgow

The average rent recorded for Q2 2017 for the City of Glasgow is £679, indicating year on year increases of around 7% versus the Q2 2016 average. Comparing Q2 2017 to the 2016 annual average of £665, this indicates a much smaller increase of just over 2%.

Sharon Walker of the **Glasgow** office has reported increasing rents for one and two bed flats for Q2 2017, with no change in tenant demand, however expect tenant demand to increase over the next quarter. Currently they have a stock shortage of one and two bed flats.

Mike Campbell of **Belvoir Edinburgh** reports that demand remains buoyant, ahead of new supply, and the average time to let remains low. On average tenants are staying longer with demand strongest in the inner ring around the city centre and 2 beds have been performing best, with average rent rises of 6% resulting in average rents of £950 per month.

Summary for Wales



Swansea
In Swansea, the average rent recorded for Q2 2017 is £719 per month, which is an increase of just over 8%, year on year, versus Q2 2016. Compared to the 2016 annual average, this indicates to rental increases of just over 6.5%.

Cardiff
The average rent recorded in Cardiff for Q2 2017 is £742 per month, showing large year on year increases of around 13.5%, versus the Q2 2016 average. Comparing Q2 2017 to the annual average for 2016, this indicates rental rises of just over 9%.

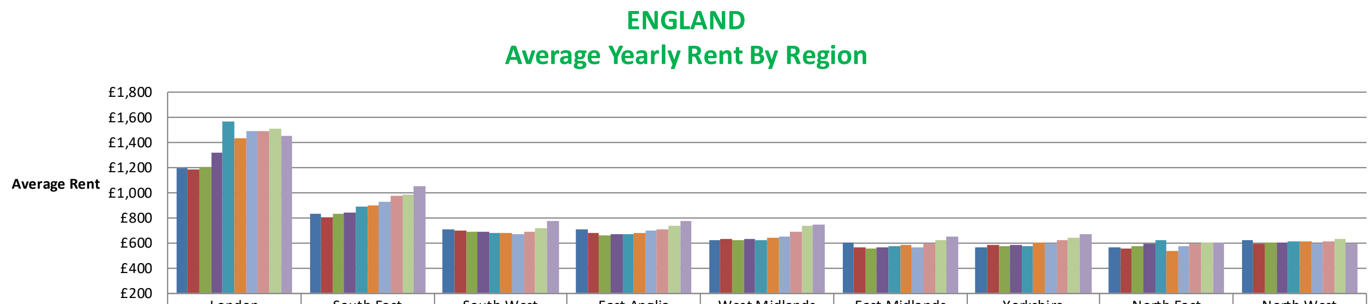
Wrexham
For Wrexham, the average rent recorded for Q2 2017 is £521 per month, indicating a year on year decrease of around -5.5% compared to Q2 2016 and a decrease of just under -6.75% when compared to the 2016 annual average.

Vaughan Schofield of the **Wrexham office** reports increased rents for all houses, with the highest increases on four/five beds, and static rents for all flats, however, rents are expected to increase for houses over the next quarter. Wrexham are experiencing a shortage of three/four bed houses with tenant demand remaining stable.

Belvoir Regional Rental Trends Summary

The annual average monthly rents for the regions are shown on the chart below, taken from the beginning of the Belvoir Index in 2008. The latest data shows rents range from £597 in the North West, £665 in Yorkshire, through to £1,048 in the South East and £1,446 per month in London.

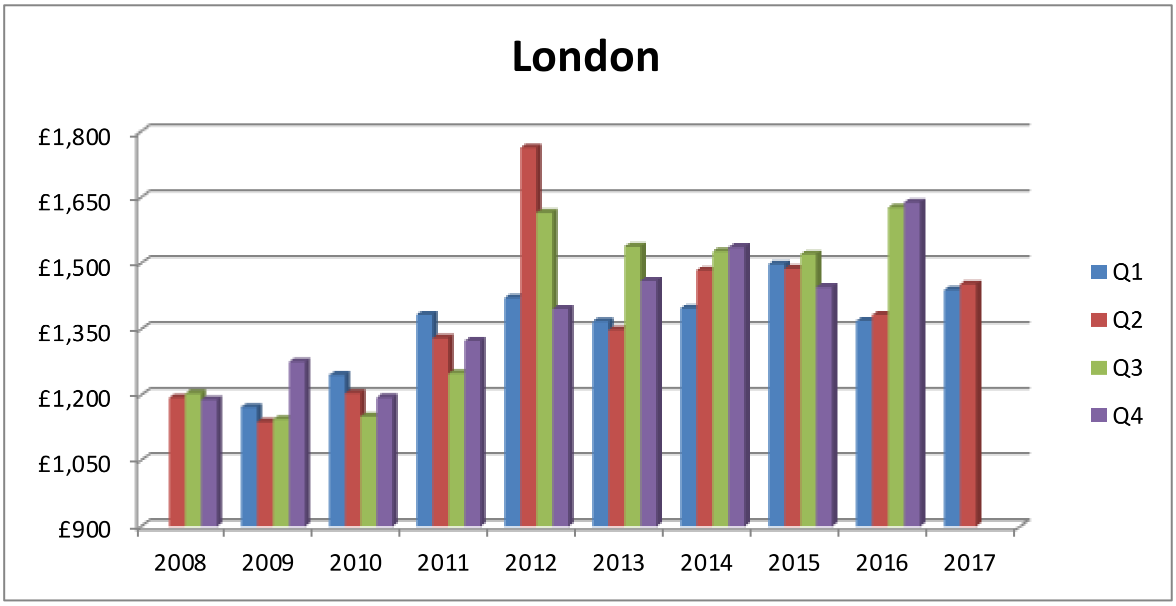
Annual average rents by region 2008 to 2017 for all Belvoir English offices



	London	South East	South West	East Anglia	West Midlands	East Midlands	Yorkshire	North East	North West
2008	£1,196	£835	£704	£702	£625	£597	£568	£560	£623
2009	£1,182	£803	£696	£680	£626	£564	£581	£552	£596
2010	£1,199	£827	£686	£663	£620	£551	£573	£574	£599
2011	£1,320	£838	£684	£668	£626	£560	£585	£593	£603
2012	£1,566	£889	£678	£671	£624	£569	£576	£619	£609
2013	£1,429	£895	£678	£682	£642	£578	£604	£537	£607
2014	£1,491	£926	£666	£697	£653	£568	£595	£573	£591
2015	£1,491	£971	£690	£708	£685	£593	£618	£590	£612
2016	£1,511	£982	£717	£738	£733	£619	£641	£598	£629
2017	£1,446	£1,048	£775	£771	£744	£654	£665	£600	£597

Belvoir Regional Rental Trends

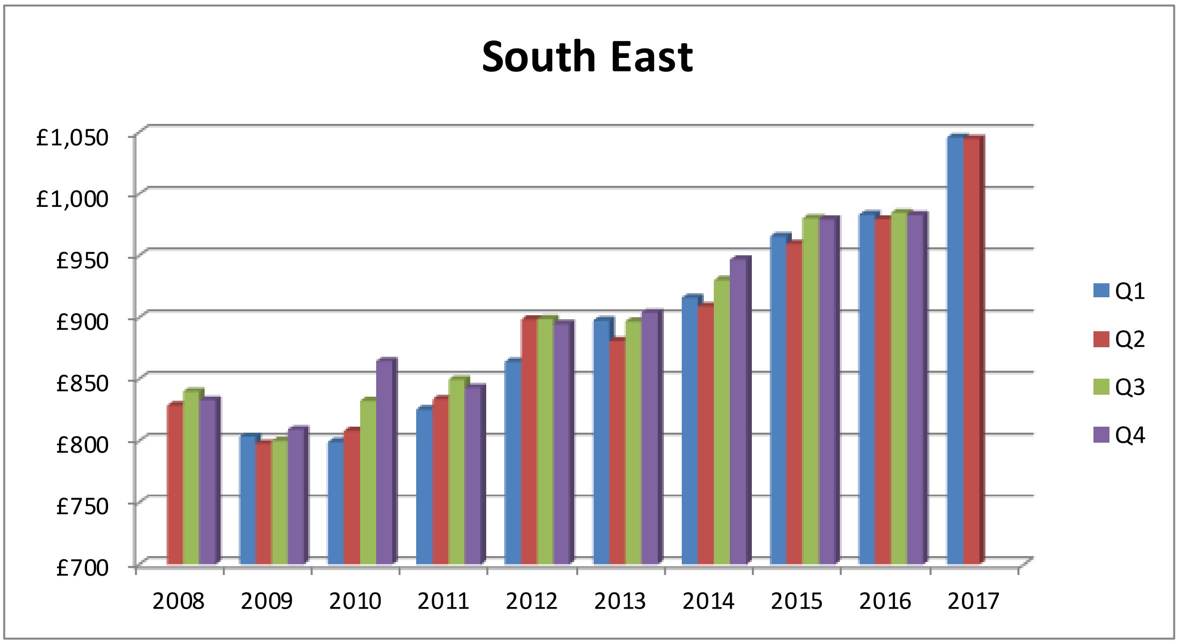
London



In London, the average rent recorded in Q2 2017 is £1,452 *(excluding Central London)*, which is an increase of 4.5% compared to Q2 2016. Q2 2017 versus the 2016 annual average of £1,511 shows a fall in rents of around -4%.

For London, during Q2 2017, half of the offices recorded a slight fall in rents including Gants Hill, and half recorded slight increases, including Enfield.

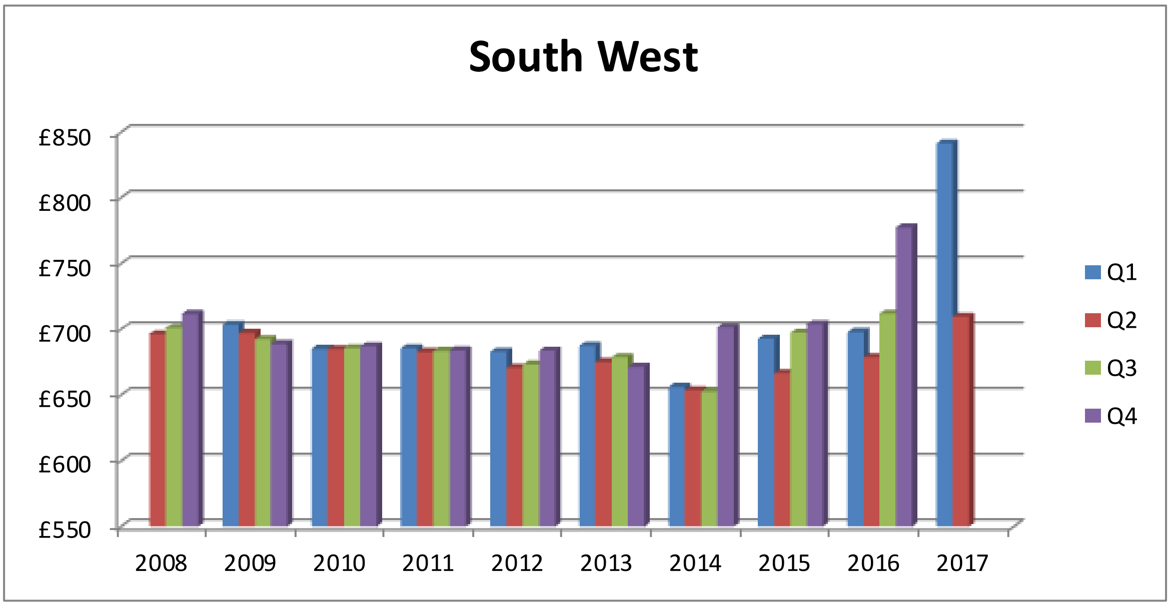
South East



The average monthly rent in the South East for Q2 2017 is £1,045, which is an increase of around 6.25%, year on year, versus Q2 2016. When comparing the Q2 2017 average to the 2016 annual average, this reveals rental increases of just below 6.5%.

Around 40% of offices in the South East experienced slight rises, including Newbury, during Q2 2017. 40% recorded slight falls and the remaining 20% experienced static rents.

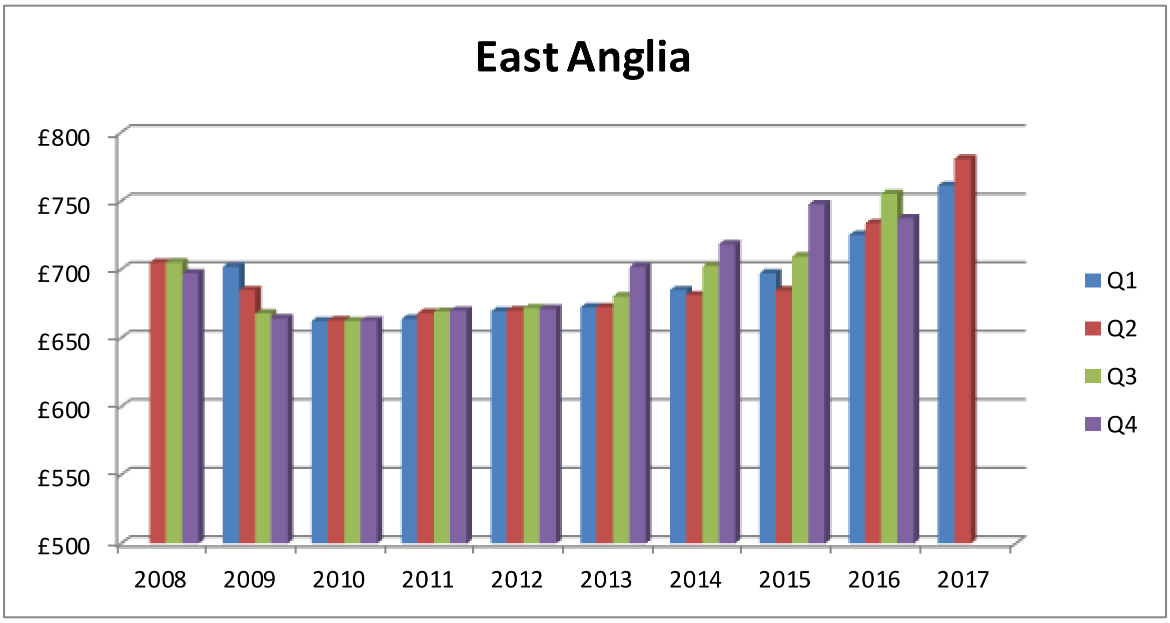
South West



For the South West, the average monthly rent recorded for Q2 2017 is £710 – a year on year increase of around 4.25% versus Q2 2016. Comparing Q2 2017 to the 2016 annual average shows a slight overall decrease of -1%.

Three quarters of the offices in the South West experienced a decline in rents during Q2 2017, with the remaining quarter recording slight increases, including Christchurch.

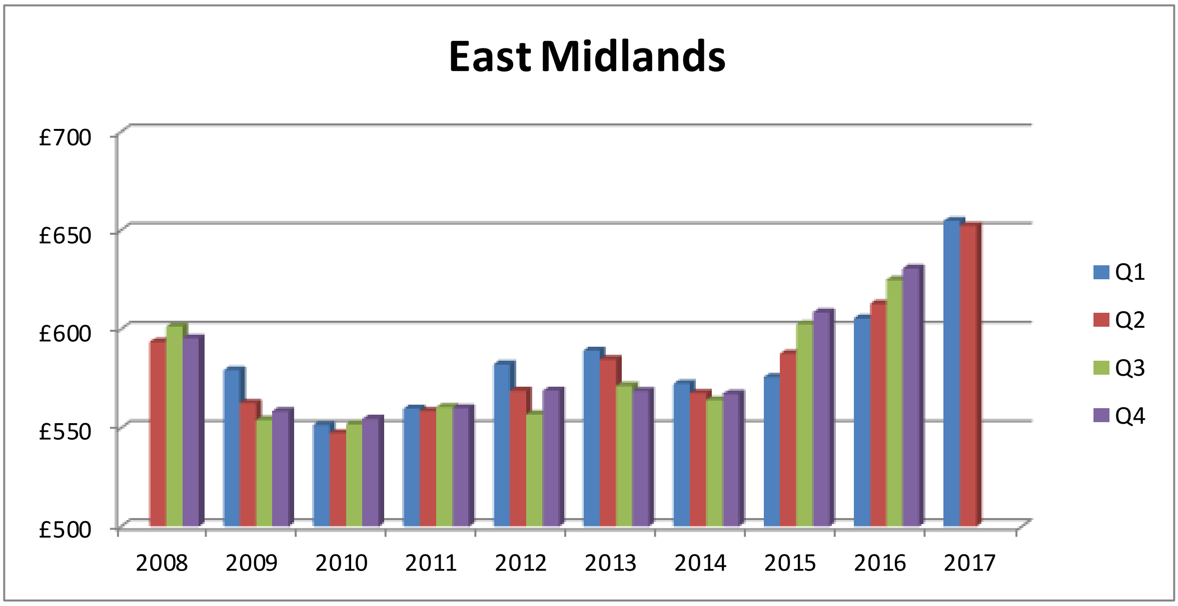
East Anglia



In East Anglia, the average for Q2 2017 is £781 per month, which is a 6% increase, year on year when compared to Q2 2016. Q2 2017 compared to the 2016 annual average also shows increases of just over 5.75%.

In East Anglia, just over half of offices recorded small rental increases during Q2 2017, including Kings Lynn, and the remaining offices experienced slight falls, including Bury St Edmunds.

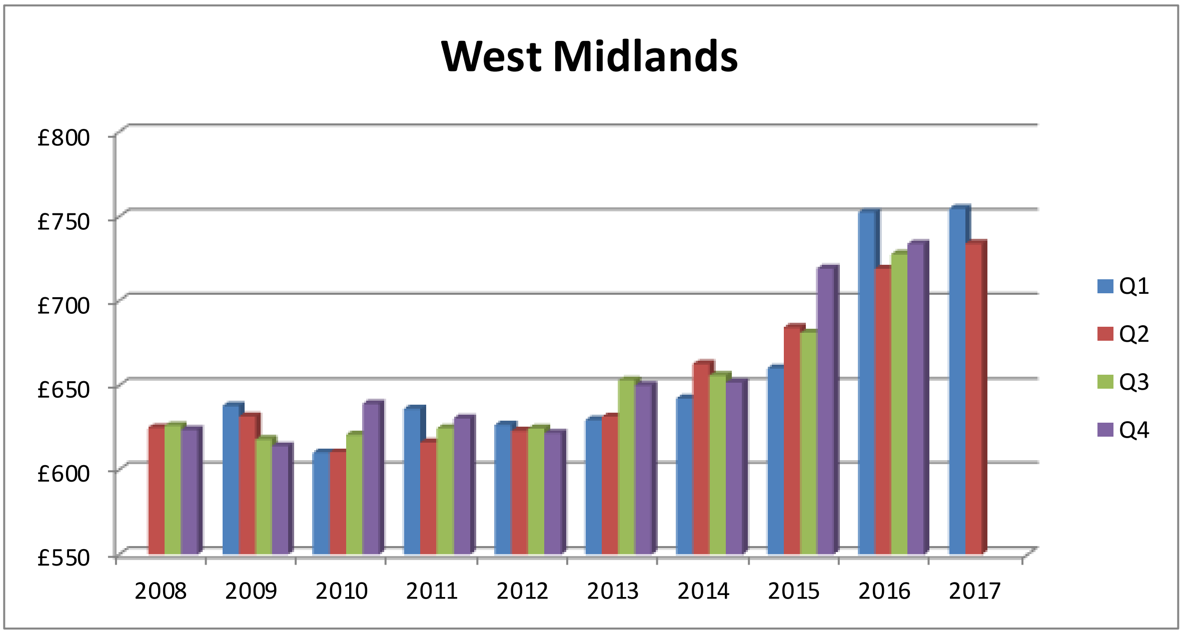
East Midlands



The average rent recorded for Q2 2017 in the East Midlands is £652, indicating a 6% increase, year on year, compared to Q2 2016. Q2 2017 versus the 2016 annual average rent reveals rental rises of just over 5.25%.

Just over half of offices in the East Midlands recorded slight rental rises during Q2 2017, offices including Newark and Melton Mowbray, whilst the remaining offices experienced slight falls.

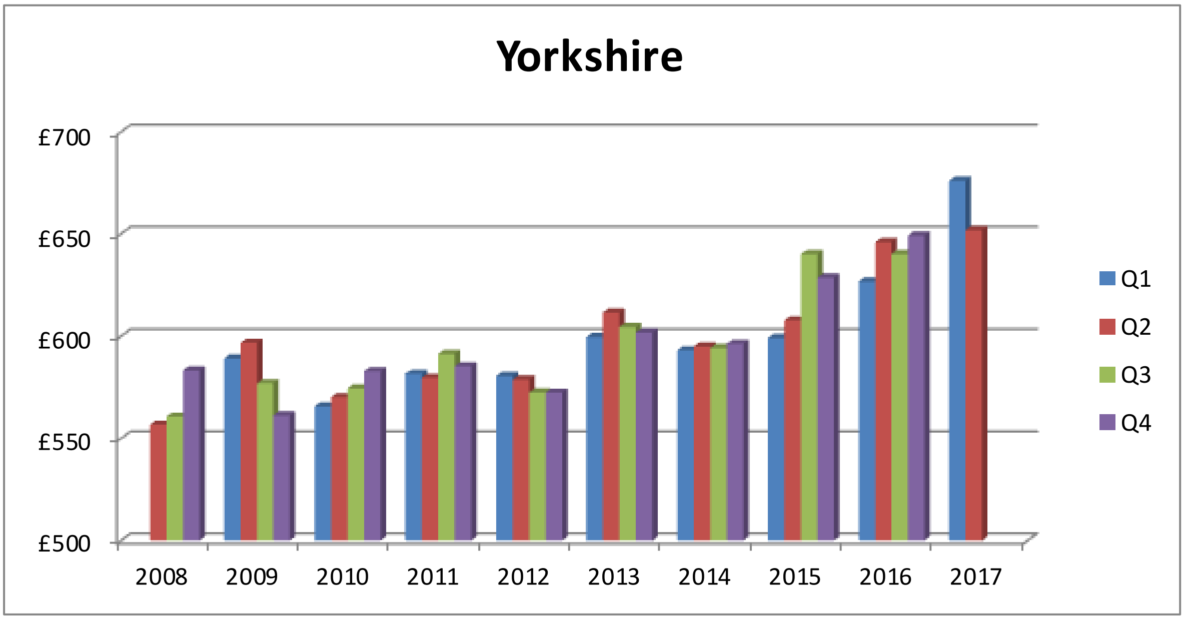
West Midlands



For the West Midlands, the average rent recorded for Q2 2017 is £734, which is a year on year increase of 2% versus the Q2 2016 average, and just a £1 increase compared to the 2016 annual average.

During Q2 2017, just under two thirds of offices in the West Midlands recorded slight falls in rental levels, just over a third experienced some increases, including Sutton Coldfield and Telford, and rents remained static for Evesham.

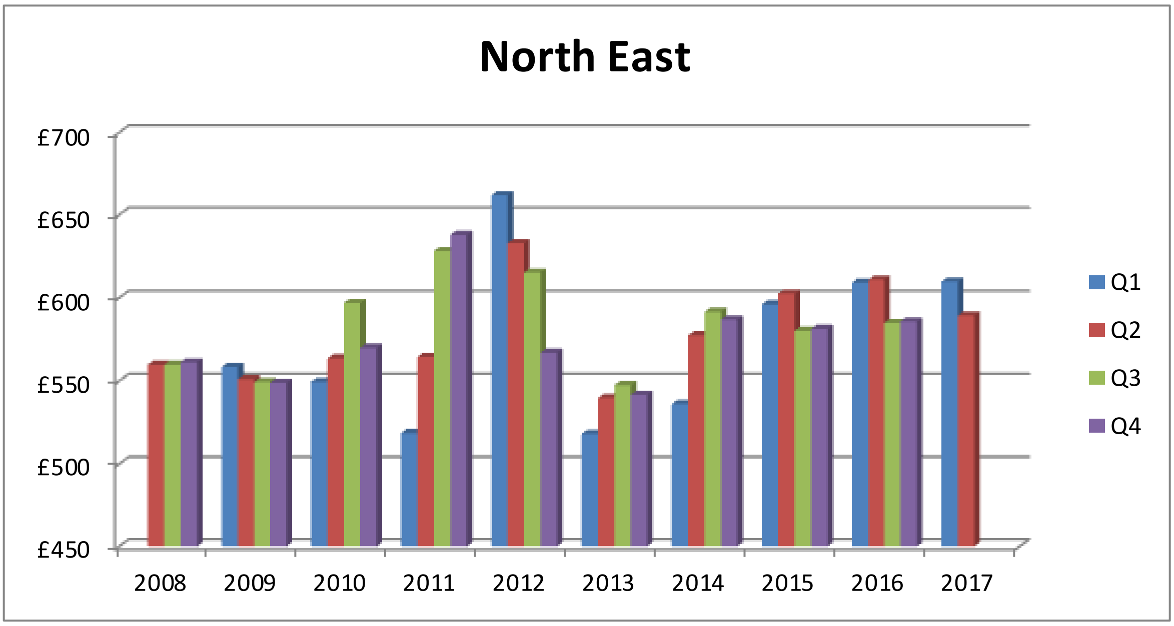
Yorkshire



In Yorkshire, the average monthly rent for Q2 2017 is £652, which is less than a 1% year on year increase compared to Q2 2016, and just below a 1.75% increase versus the 2016 annual average.

Just over half of the Yorkshire offices recorded slight falls in rents during Q2 2017, including Harrogate, with the remaining experiencing slight increases, including the York office.

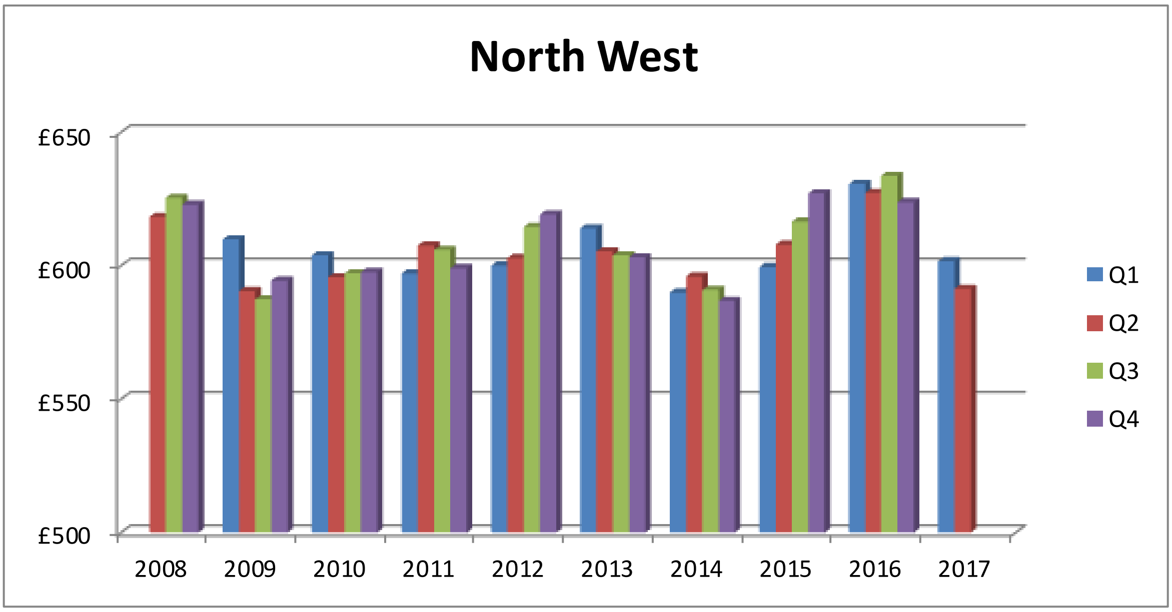
North East



The **Newcastle** office reported stable rental prices during Q2 2017 for one, three, four and five bed properties, with small rises for two and three bed flats and houses, with no change to tenant demand for flats and houses.

During Q2 2017, in **Tynedale**, the office reported small rental rises for most property types and sizes, with the exception of studio and one bed flats where rents remained static. Tenant demand remained stable for all property types.

North West



The average rent for Q2 2017 in the North West is £591 per month, showing a decrease of around -6% versus Q2 2016 and the annual average rent for 2016.

In the North West, just over two thirds of offices experienced slight increases during Q2 2017, including Chester and Crewe, just under a third of offices experienced slight falls, with stable rents in the remaining offices, including Northwich.

Belvoir Rental Trends by County

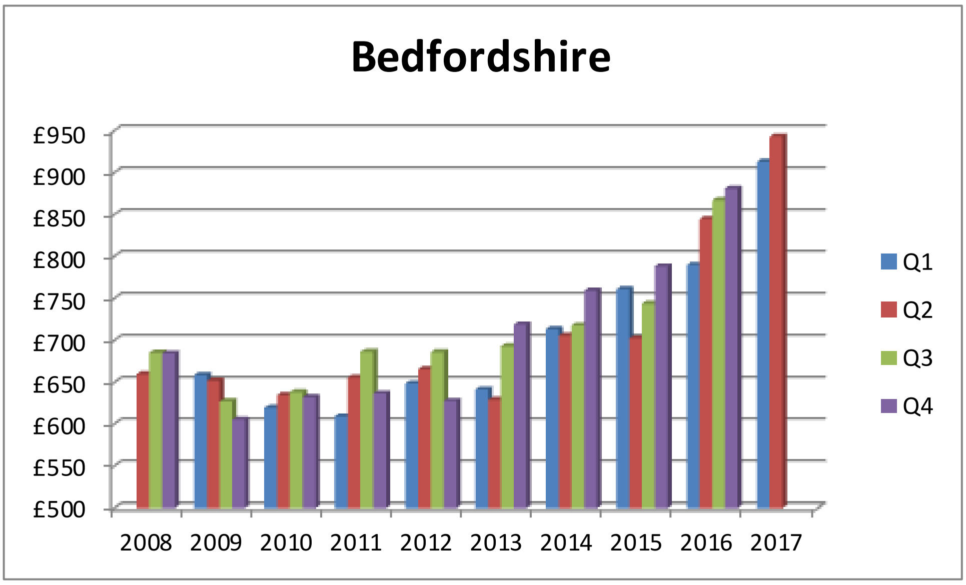
In this section we look at the **average rent in each quarter by county and compare it to the average rent in the same quarter the previous year eg Q2 2017 versus Q2 2016.** This helps to evaluate how rents are doing versus the same period in the previous year, taking some seasonality into account.

We also compare **the current average rent to the annual average for the previous year eg Q2 2017 versus 2016.** We find overtime that the annual rental average gives the most accurate picture of average rents for an area, so we compare the latest quarter to the previous year's average to see if it is up or down.

We then calculate the **actual amount of extra/lower rent that a tenant is paying/landlord benefiting from.** The percentage increase in this amount helps to see how much rents are rising/falling versus wages and inflation, to give an idea if rents are actually keeping up with the cost of living or falling in real terms.

This is where we compare the Q2 2017 rental averages to Q2 2016 averages, county by county, and how they are performing versus the 2016 annual averages.

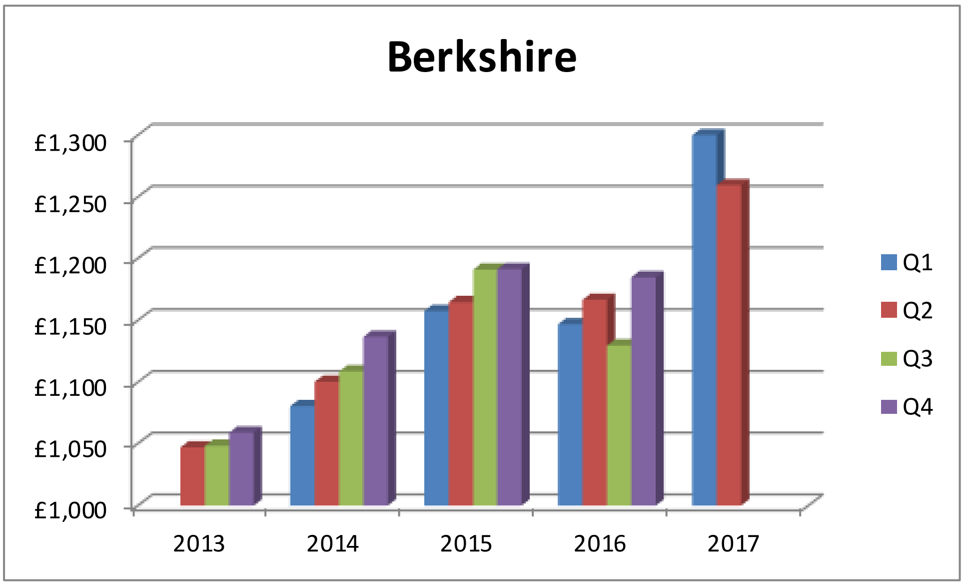
Bedfordshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Bedfordshire	£ 943	£ 844	11.73%	£ 846	11.47%	£ 97

Rents are increasing for the majority of property types in Bedford, with two and three bed houses having the highest increases. Rents are expected to continue to rise over the next quarter on most styles of property. The office also reports low stock levels and high tenant demand which is driving up rents.

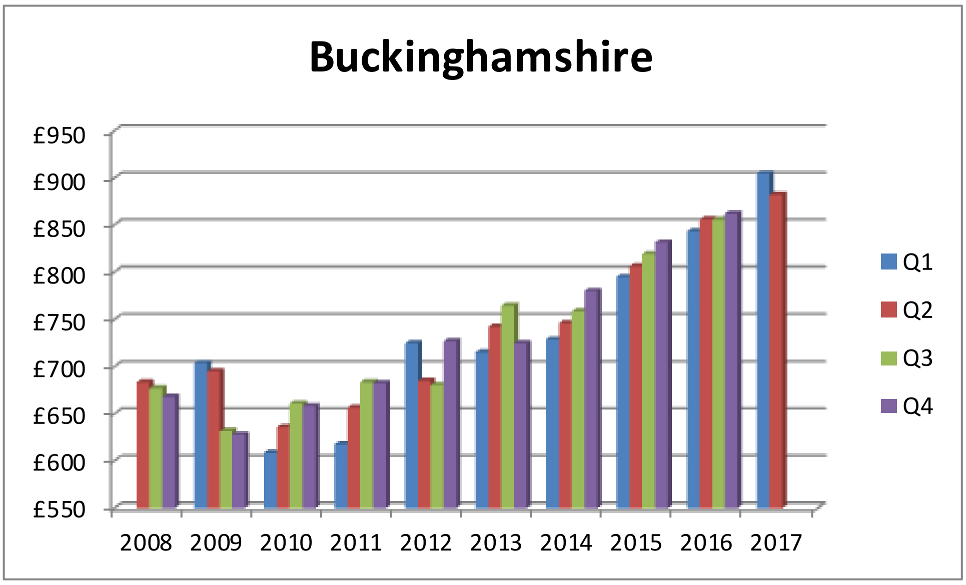
Berkshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Berkshire	£ 1,260	£ 1,167	7.97%	£ 1,157	8.90%	£ 103

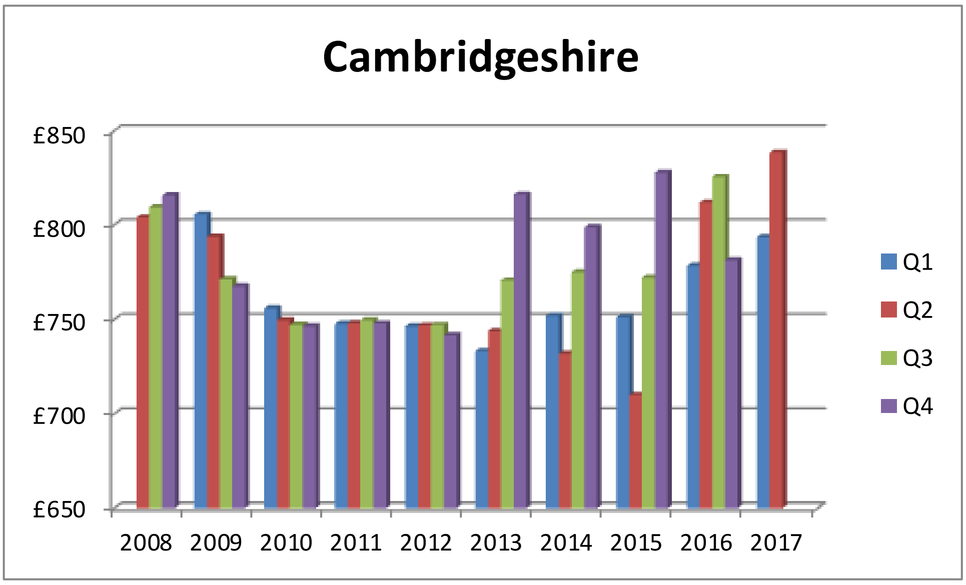
The higher than average rent for Q1 2017 is chiefly due to the Maidenhead office advertising a number of premium properties with much higher than average asking rents. The Maidenhead office also reports that rents for flats are levelling out due to good stock levels. Rents in Newbury and Bracknell remain fairly static.

Buckinghamshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Buckinghamshire	£ 882	£ 856	3.04%	£ 854	3.28%	£ 28

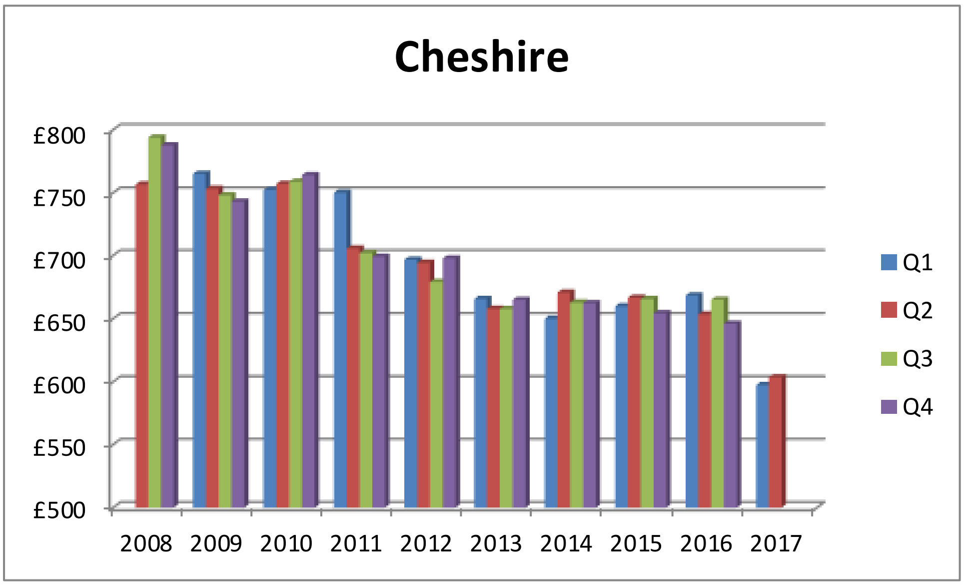
Cambridgeshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Cambridgeshire	£ 839	£ 812	3.33%	£ 799	5.01%	£ 40

The Peterborough office report increasing rents during Q2 2017 for the majority of properties, with two and four bed houses experiencing the highest increases – a trend which is expected to continue. Tenant demand also increased over the quarter and this is also expected to continue in an upward trajectory. Belvoir Peterborough also report stock shortages of most property types, pushing up rents.

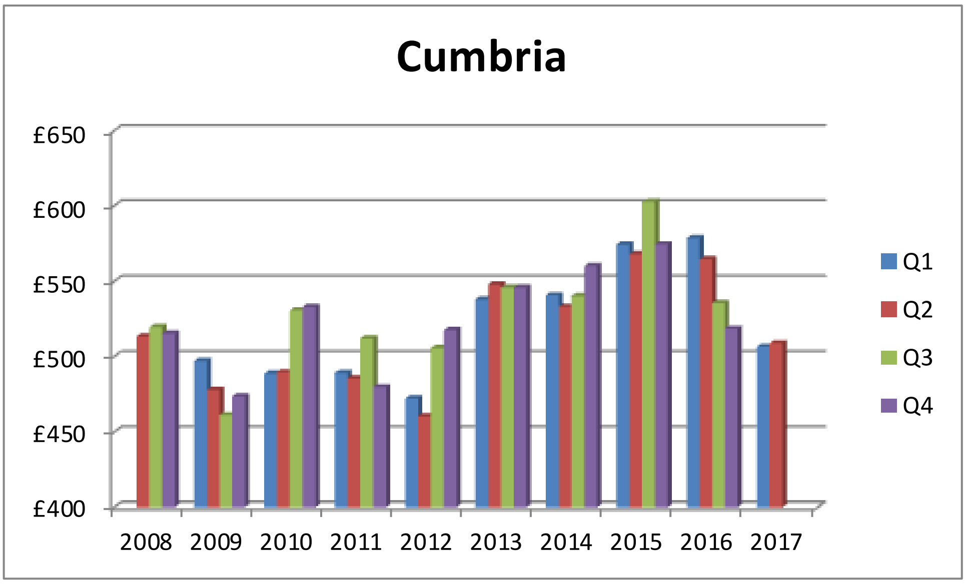
Cheshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Cheshire	£ 604	£ 653	-7.50%	£ 658	-8.21%	-£ 54

The apparent year on year fall in rents for Q2 2017 is predominantly due to the closure of the Cheadle Hulme office at the start of the year, where monthly rents averaged £870. The Northwich office reports static rents across the board with an increase in tenant demand for houses.

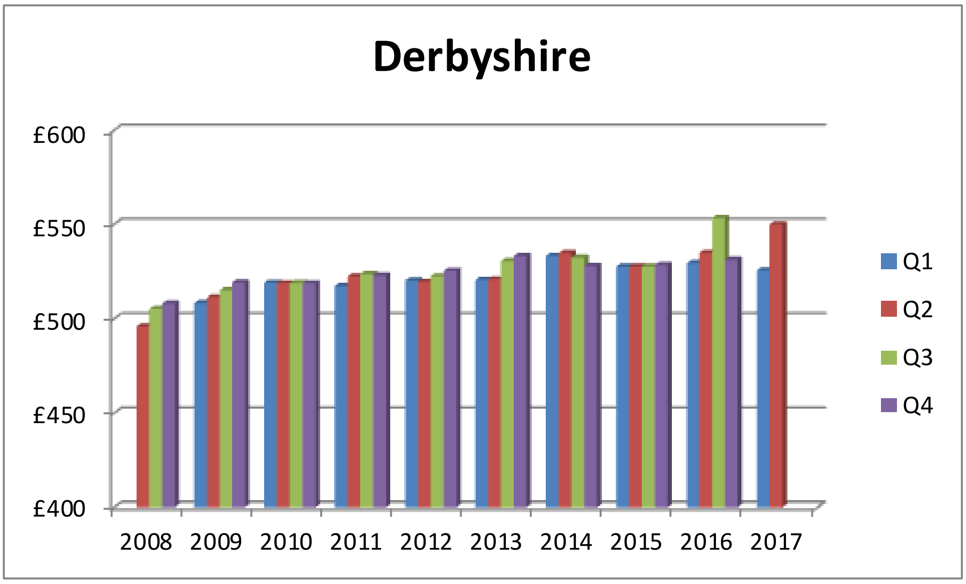
Cumbria



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Cumbria	£ 509	£ 565	-9.91%	£ 549	-7.29%	-£ 40

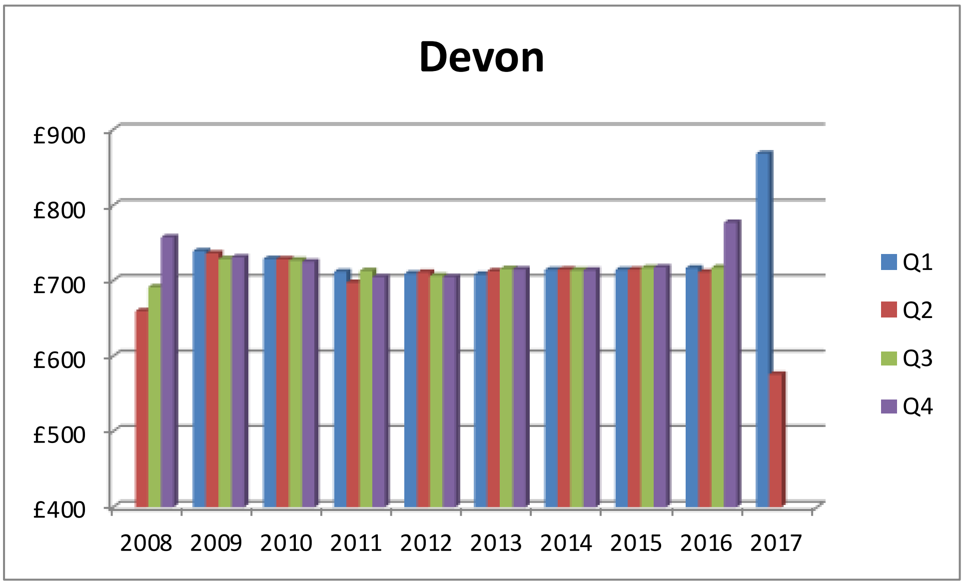
Whitehaven is the only office in Cumbria, and they report static rents with the exception of two and three bed houses, which are decreasing. Tenant demand has also fallen during Q2 2017.

Derbyshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Derbyshire	£ 550	£ 535	2.80%	£ 537	2.42%	£ 13

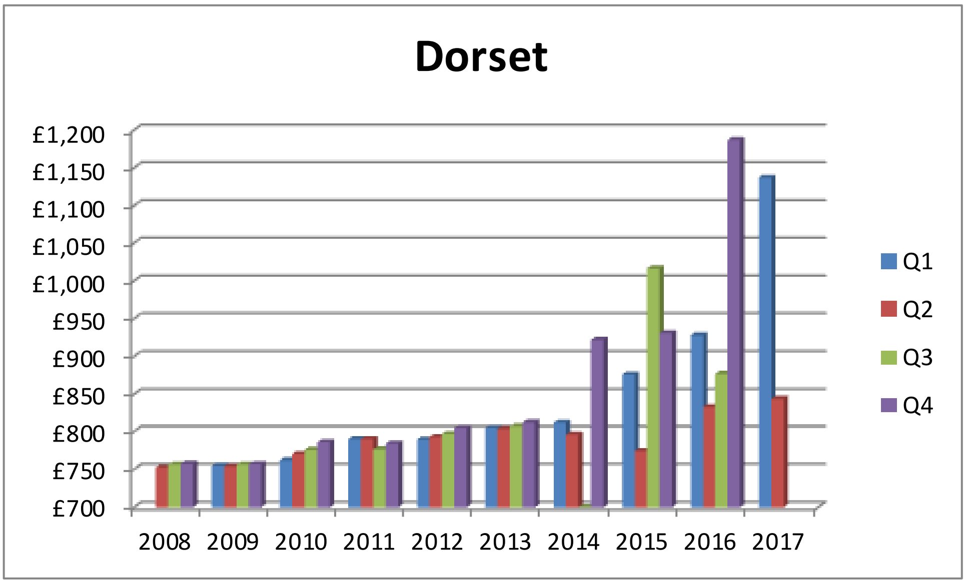
Devon



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Devon	£ 576	£ 711	-18.99%	£ 730	-21.10%	-£ 154

Plymouth is the only office in Devon. The apparent large fall in rents in Q2 2017, particularly versus the previous quarter, is due to a few higher than average priced properties in the first quarter, coupled with a change in the mix of property sizes and styles advertised during Q2 2017. The Plymouth office report very low stock with increased demand for most flats and houses. Rents remained stable for flats but three and four bed houses experienced small rises.

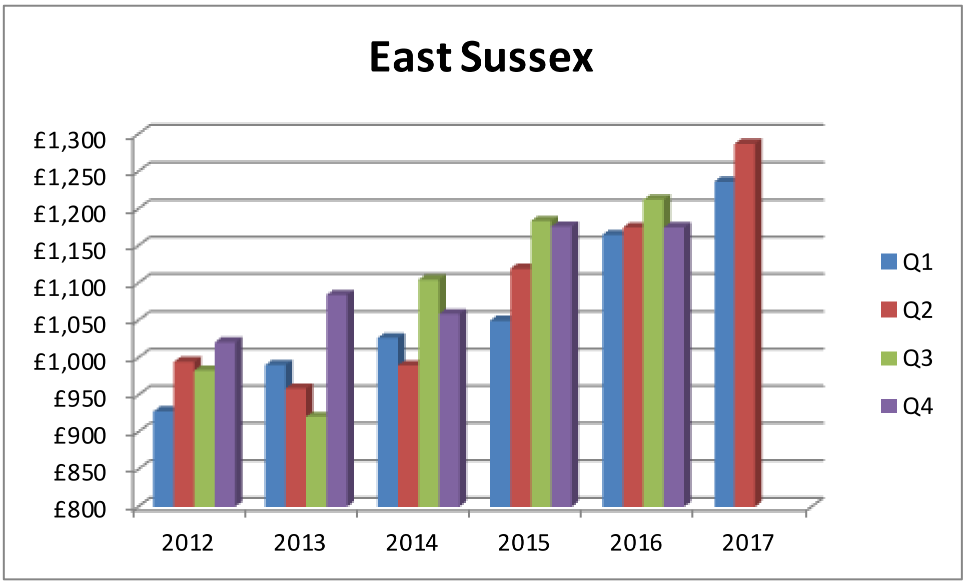
Dorset



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Dorset	£ 844	£ 833	1.32%	£ 962	-12.27%	-£ 118

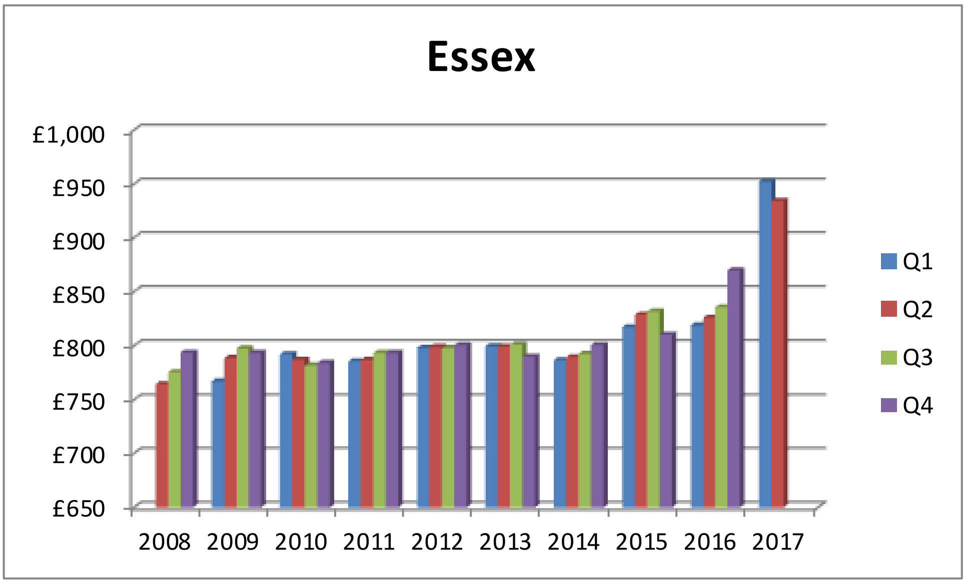
The quirk in the reported data for Q2 2017 is predominantly due to the opening of the Bournemouth office during the last quarter of 2016, where monthly rents initially averaged in excess of £1,000. This, coupled with a change in the mix of property styles and sizes, and advertising a number of small properties with weekly rents, thereby reducing the overall average for the office. The data for the Christchurch office isn't a true reflection of what's actually happening as the office is currently experiencing a severe shortage of properties, having only one property advertised to rent, thus distorting the overall average.

East Sussex



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
East Sussex	£ 1,287	£ 1,174	9.63%	£ 1,181	8.98%	£ 106

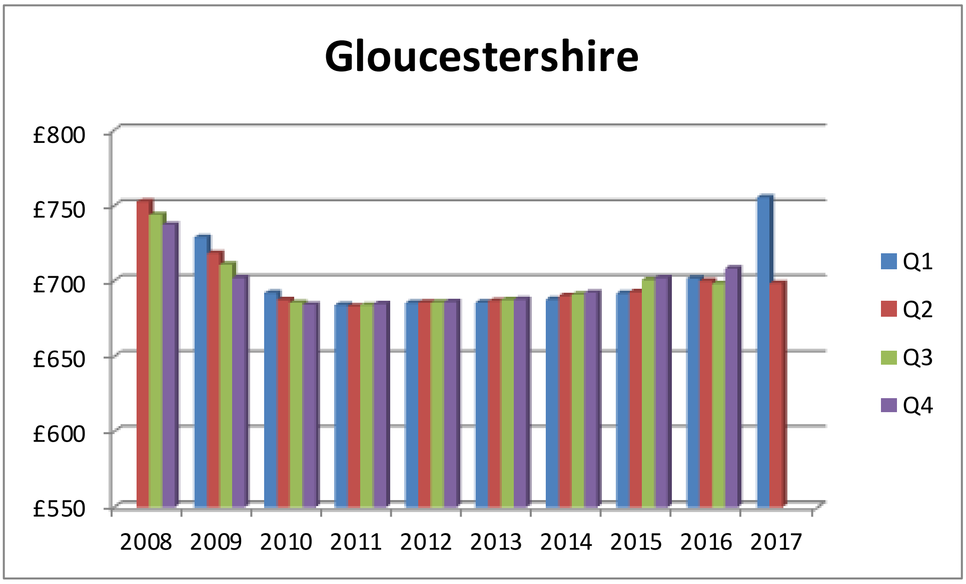
Essex



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Essex	£ 935	£ 826	13.20%	£ 837	11.71%	£ 98

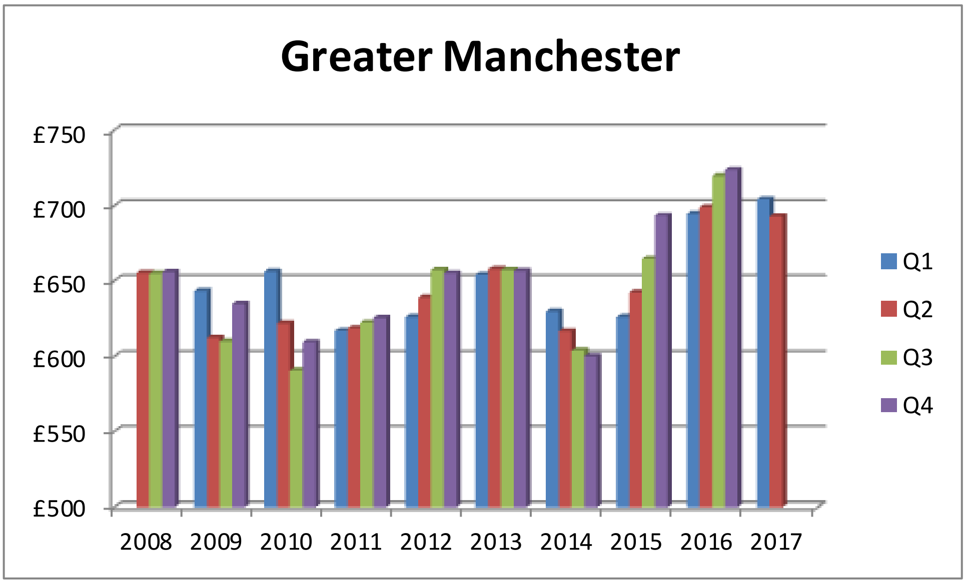
Although Essex has recently seen some rental rises, during Q2 2017, the Harlow office actually report static rents for the majority of properties with tenant demand falling for all flats and houses and are anticipating stable to falling rents for the next quarter.

Gloucestershire



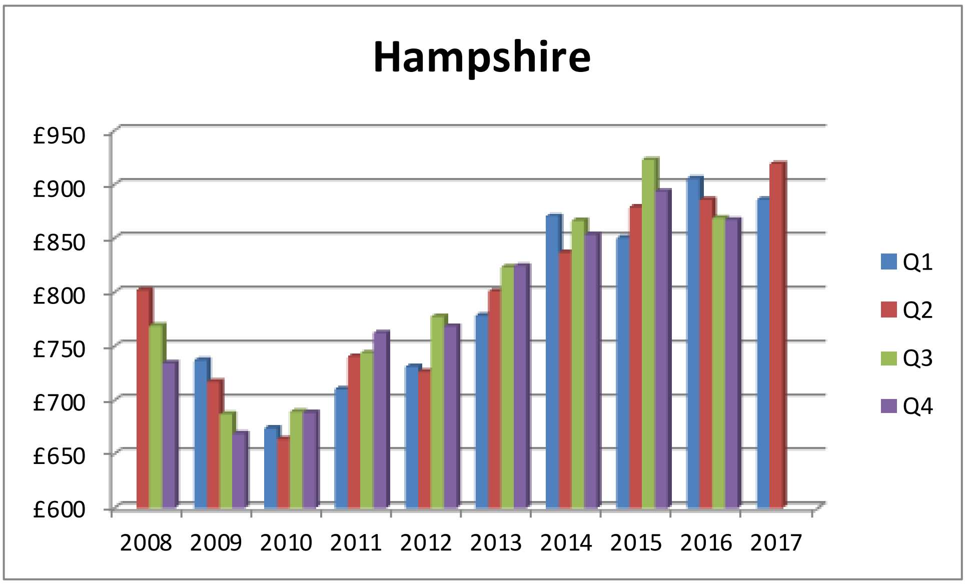
County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Gloucestershire	£ 698	£ 700	-0.29%	£ 702	-0.57%	-£ 4

Great Manchester



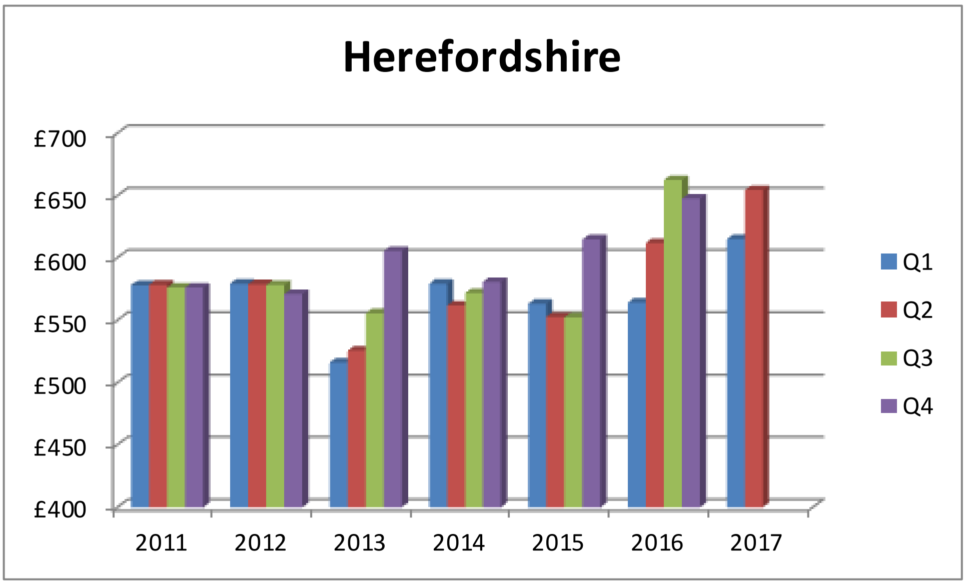
County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Greater Manchester	£ 693	£ 699	-0.86%	£ 709	-2.26%	-£ 16

Hampshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Hampshire	£ 919	£ 886	3.72%	£ 882	4.20%	£ 37

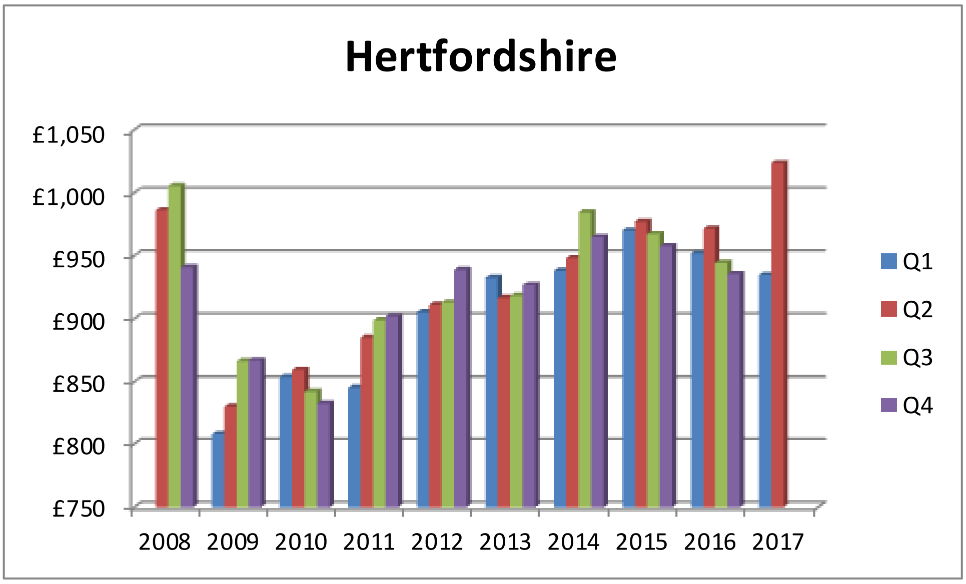
Herefordshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Herefordshire	£ 654	£ 612	6.86%	£ 622	5.14%	£ 32

The apparent uplift in the Hereford office average rent is chiefly due to the addition of some higher priced properties being advertised during Q2 2017, distorting the overall rental average. The Hereford office actually report static rents for all properties with tenant demand increasing for houses and flats.

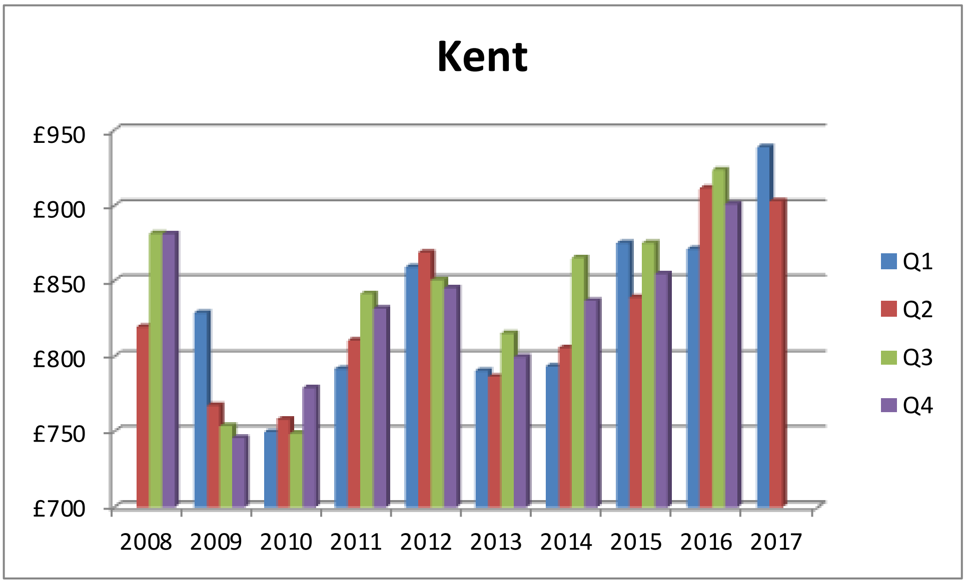
Hertfordshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Hertfordshire	£ 1,024	£ 972	5.35%	£ 951	7.68%	£ 73

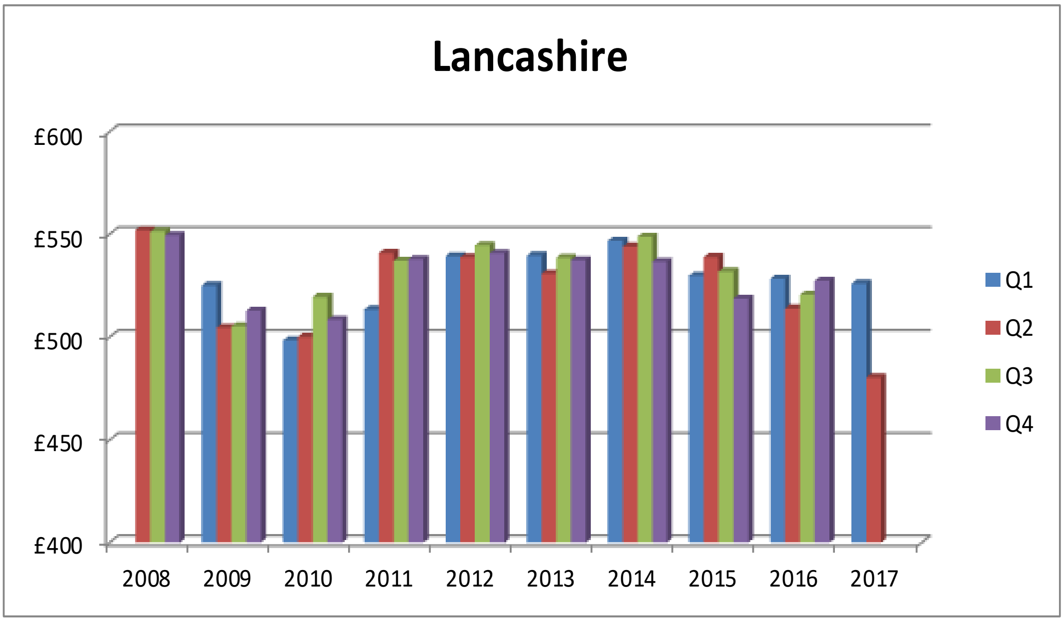
The higher than average rent for Hertfordshire in Q2 2017 is mainly due to the inclusion of the new Welwyn Garden City office, where monthly rents have averaged £1,370. Belvoir Watford actually report decreasing rents and tenant demand for the majority of properties, with the larger rental falls for houses.

Kent



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Kent	£ 903	£ 912	-0.99%	£ 902	0.11%	£ 1

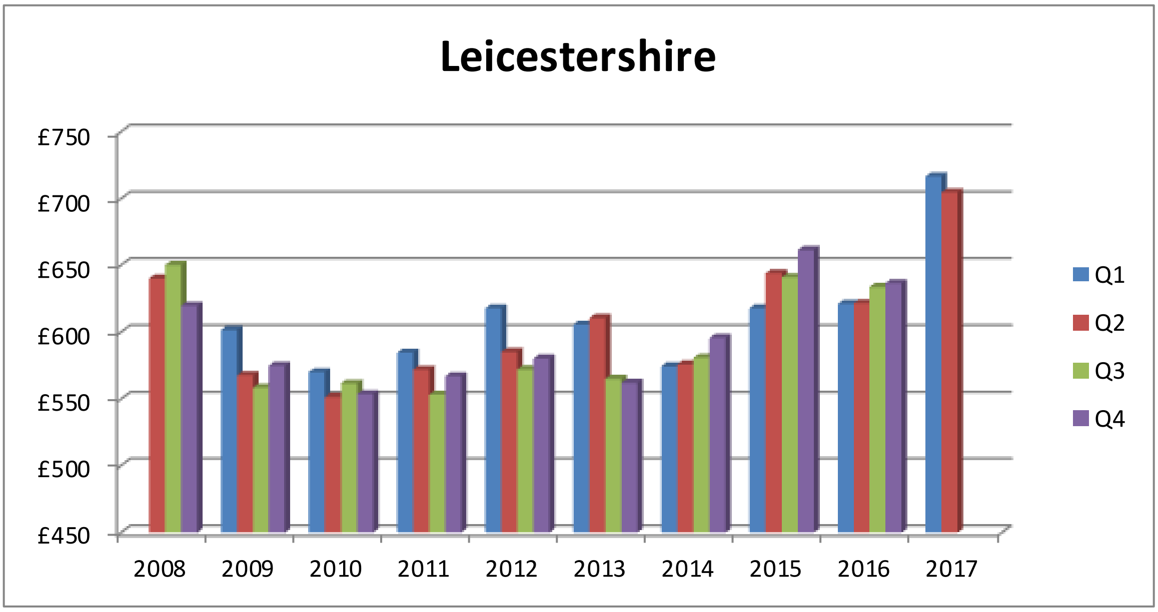
Lancashire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Lancashire	£ 480	£ 514	-6.61%	£ 523	-8.22%	-£ 43

The Q2 2017 data recorded for Lancashire is not a true reflection of what's really happening. According to the both Wigan and Burnley, rents have remained static for flats and two bed houses, with three to five bed houses experiencing some small rises. Tenant demand has increased for houses, but unchanged for flats in Wigan, whilst Burnley's tenant demand has remained static. Rents are expected to remain stable during the next quarter for both offices.

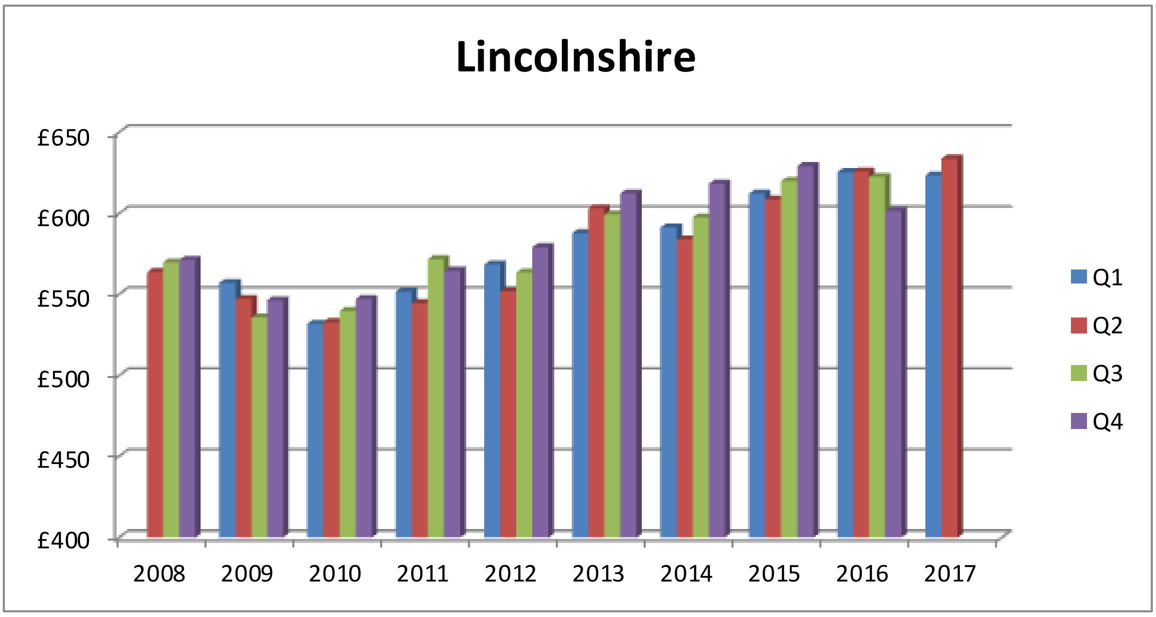
Leicestershire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Leicestershire	£ 705	£ 622	13.34%	£ 628	12.26%	£ 77

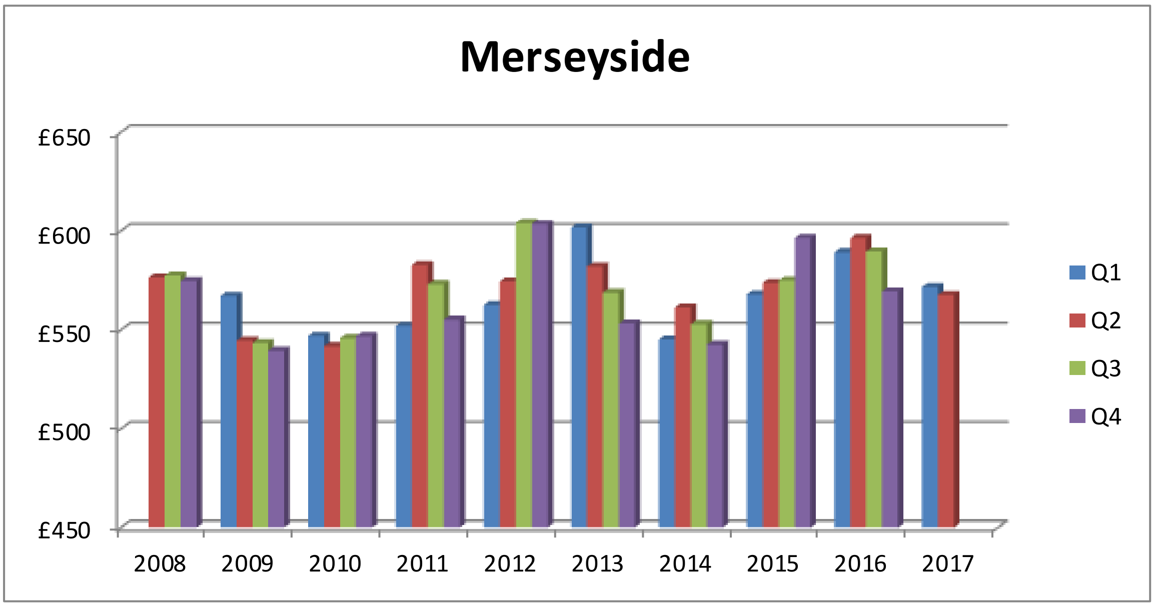
The Melton Mowbray office report rental increases across the board, with the highest rises attributed to four and five bed houses, coupled with increased tenant demand and low stock. Additionally, the Melton office also advertised some higher end properties during Q2 2017. The Nuneaton and Hinckley office report static rents and a fall in demand.

Lincolnshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Lincolnshire	£ 634	£ 626	1.28%	£ 619	2.42%	£ 15

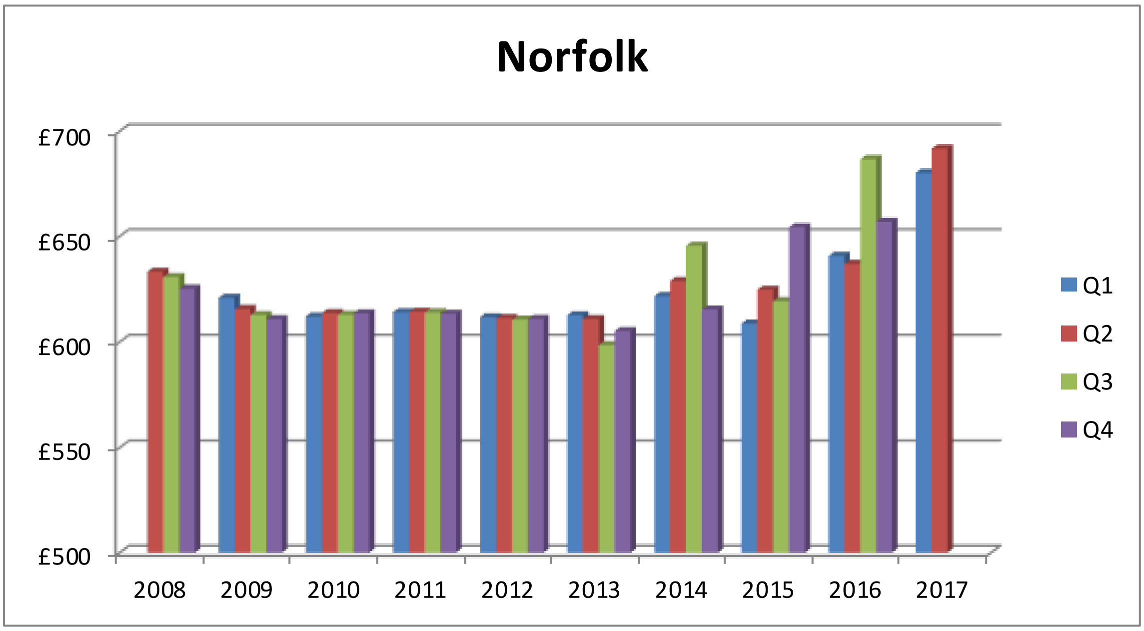
Merseyside



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Merseyside	£ 568	£ 596	-4.70%	£ 586	-3.07%	-£ 18

During Q2 2017, the Wirral office reported a fall in rents for studios, one and two bed flats, with increasing rents for three, four and five bed houses, and static rents for three bed flats and two bed houses. Tenant demand fell for flats but increased for houses. Liverpool South recorded increasing rents with the exception of smaller flats, but lower tenant demand.

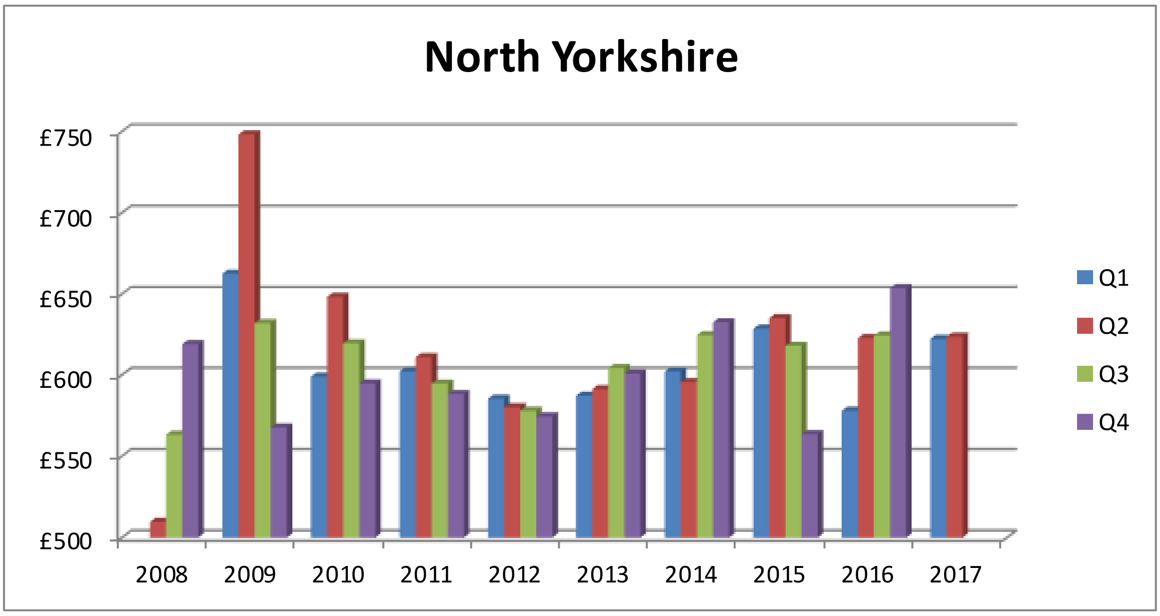
Norfolk



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Norfolk	£ 692	£ 637	8.63%	£ 655	5.65%	£ 37

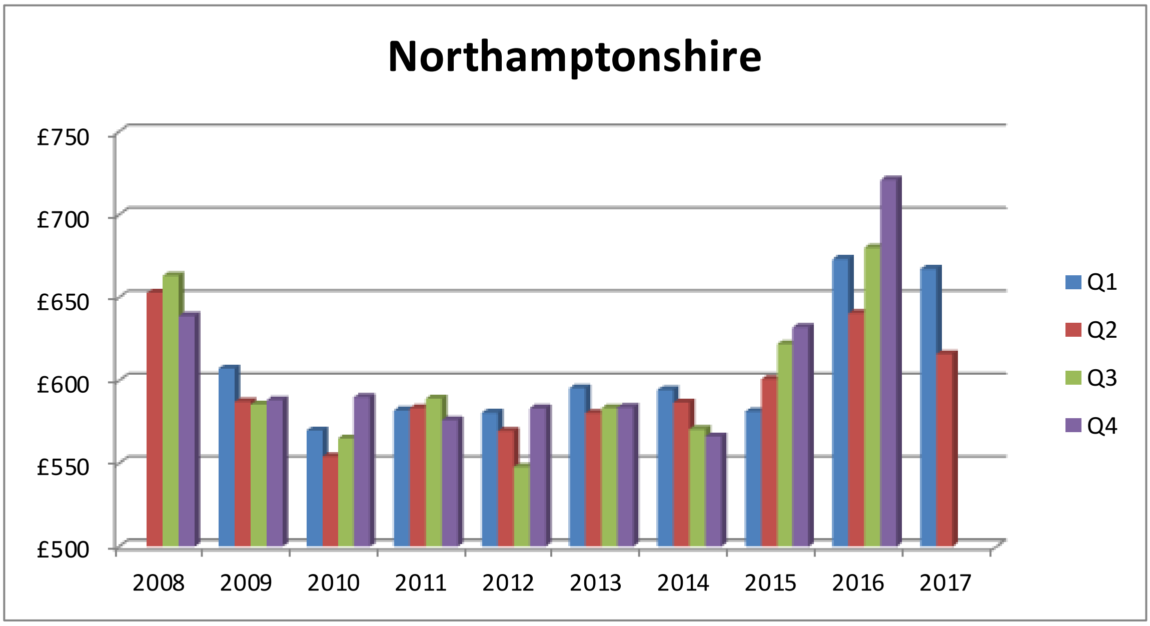
Belvoir Kings Lynn report a shortage of stock, increasing rents across the board and increased tenant demand for Q2 2017. They expect rents and demand to continue upwards.

North Yorkshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
North Yorkshire	£ 624	£ 623	0.16%	£ 621	0.48%	£ 3

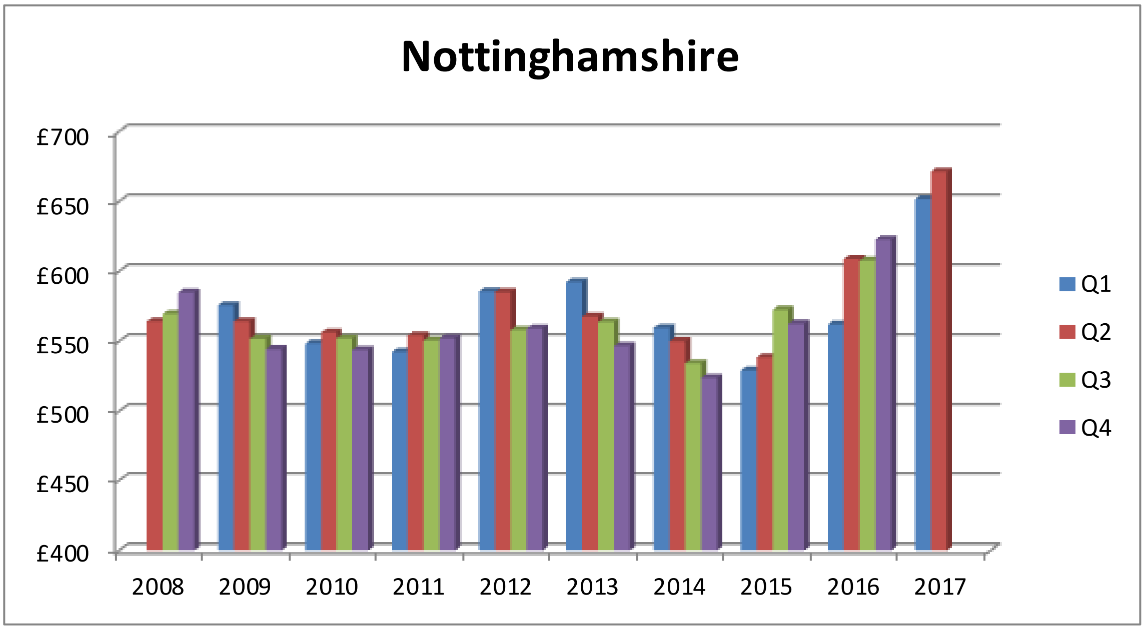
Northamptonshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Northamptonshire	£ 616	£ 641	-3.90%	£ 679	-9.28%	-£ 63

The anomaly in the Q2 2017 rental figures is chiefly due to the loss of the Daventry office earlier this year, which recorded average rents of £730 per month.

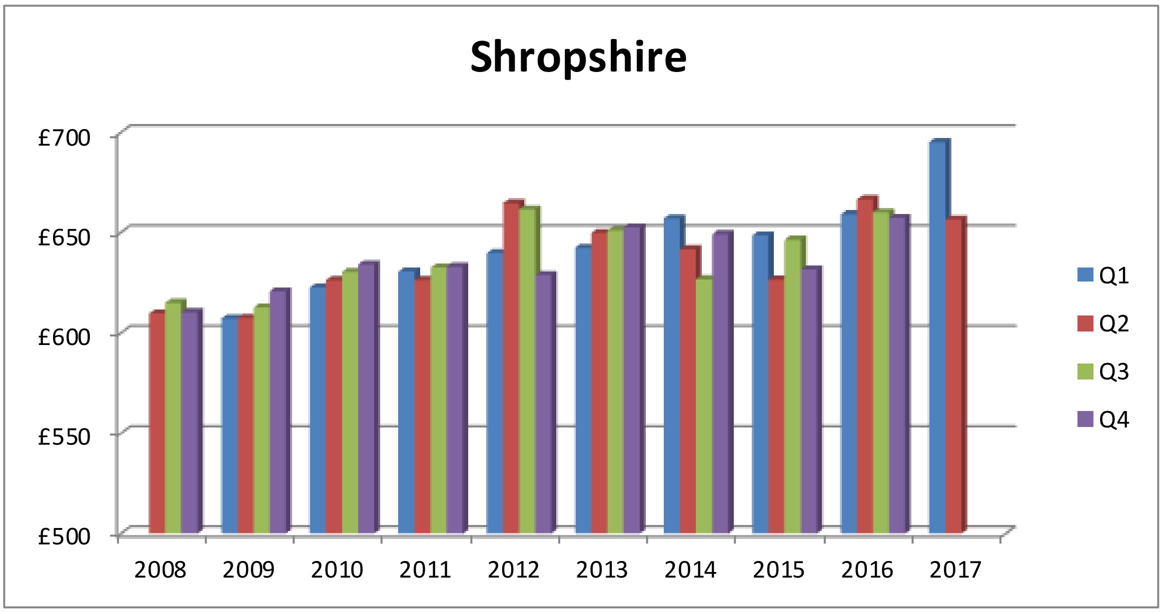
Nottinghamshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Nottinghamshire	£ 671	£ 609	10.18%	£ 600	11.83%	£ 71

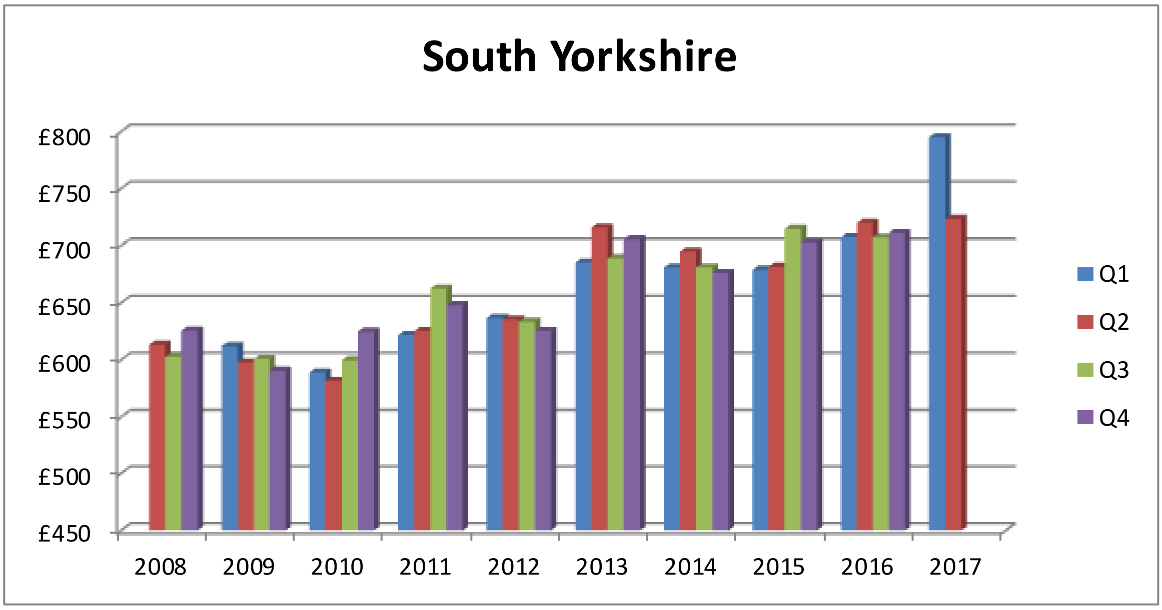
The Nottingham Central and West offices report increasing rents for all properties with the highest rises on two to five bed houses, and expect rents to increase further for houses and most flats. Tenant demand has remained stable during Q2 2017, with some stock shortages. Belvoir Newark also report rent rises for the majority of properties, with increased demand for houses.

Shropshire



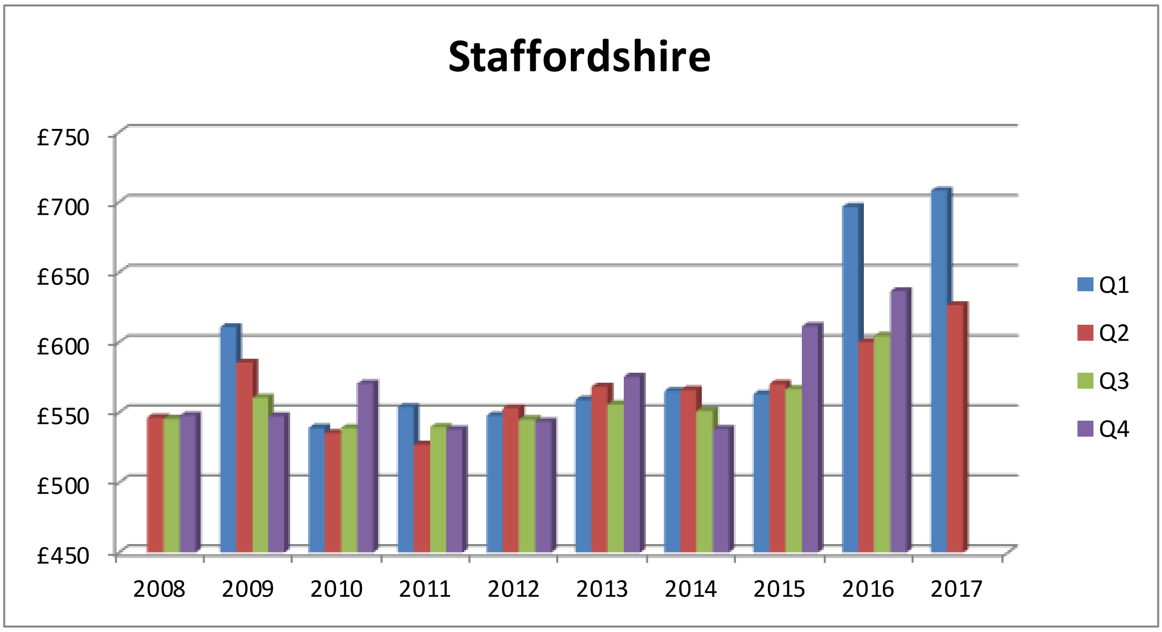
County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Shropshire	£ 657	£ 667	-1.50%	£ 661	-0.61%	-£ 4

South Yorkshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
South Yorkshire	£ 724	£ 720	0.56%	£ 712	1.69%	£ 12

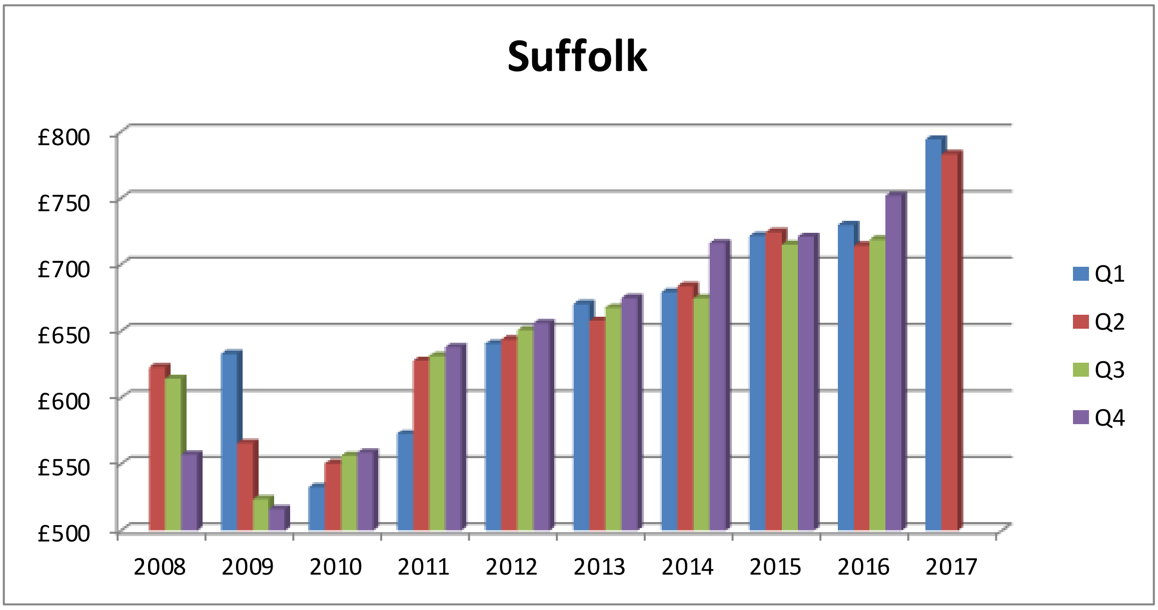
Staffordshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Staffordshire	£ 627	£ 600	4.50%	£ 635	-1.26%	-£ 8

Belvoir Stafford and Stone report rental increases for all property types, with the higher increases on three to five bed detached houses and anticipate rents continuing to rise. Tenant demand also increased during Q2 2017. Tamworth report slight rental increases with reduced tenant demand.

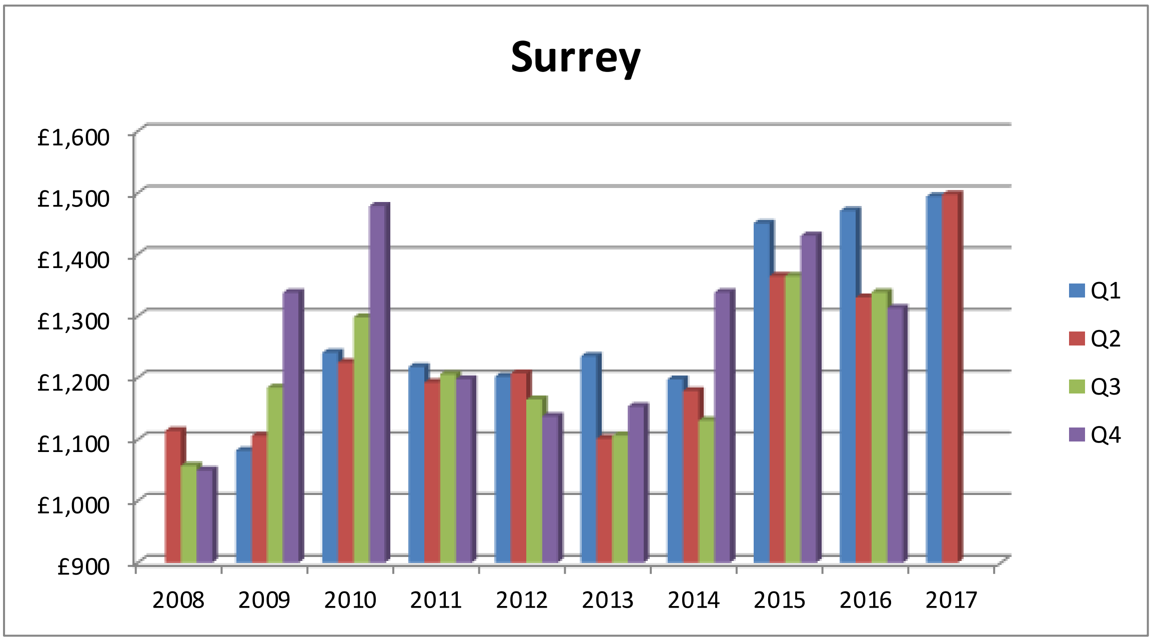
Suffolk



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Suffolk	£ 783	£ 714	9.66%	£ 729	7.41%	£ 54

Although rents on a year on year basis appear to have increased, Belvoir Ipswich actually confirm static rents for two and three bed houses, with slight falls recorded for all other properties. Tenant demand was static for flats, but there was an increase for houses. The Bury St Edmunds office reports stable rents for flats, and falling rents for houses with tenant demand dropping back.

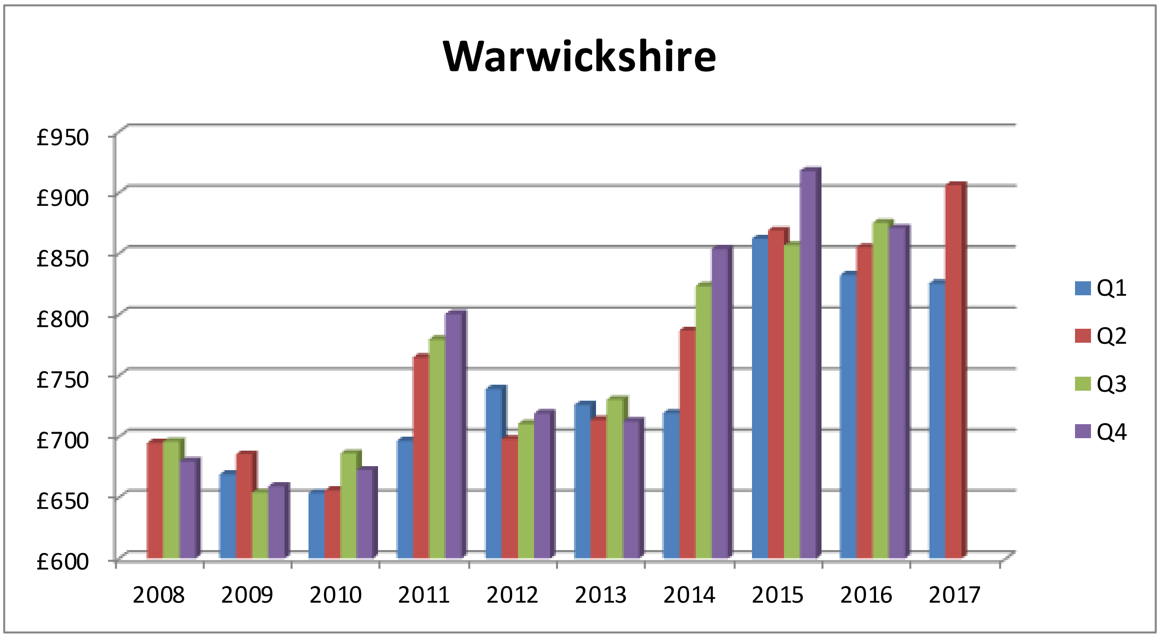
Surrey



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Surrey	£ 1,498	£ 1,330	12.63%	£ 1,363	9.90%	£ 135

The year on year data comparison isn't a true reflection of what's actually happening on the ground. Belvoir Sutton report static rents for smaller flats, with rents decreasing on all other properties with the highest falls on rents for the larger houses. Tenant demand has remained the same for flats, but fallen back for houses. The Guildford office report increased rents for one bed flats, but static rents for all other property types and sizes. Tenant demand remained stable for flats and houses, but increased for HMOs.

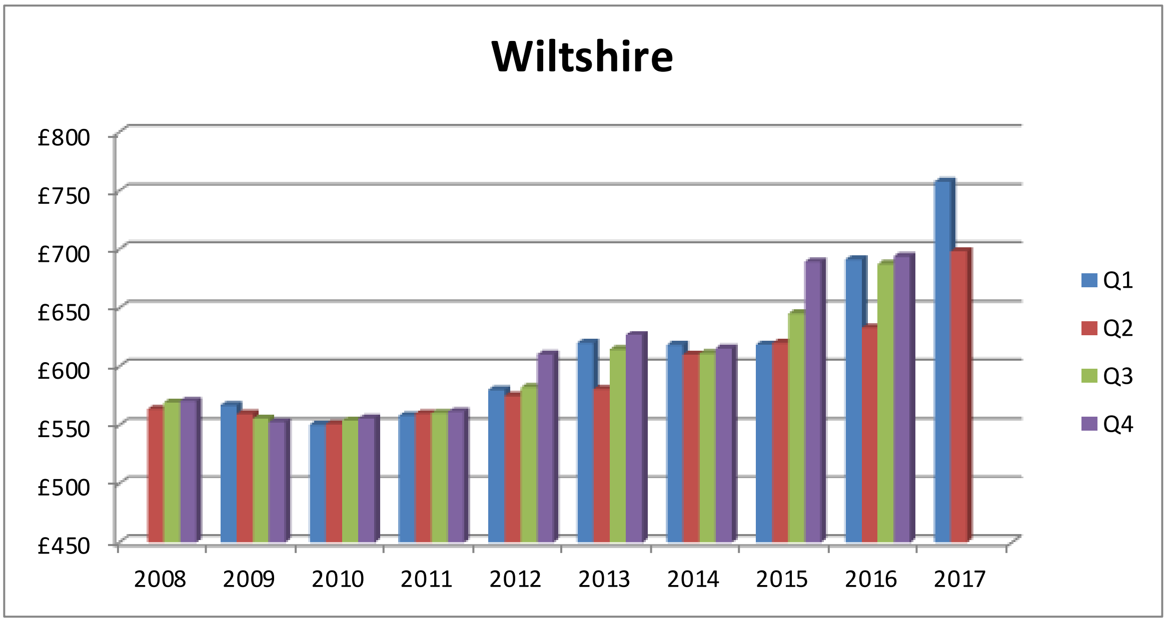
Warwickshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Warwickshire	£ 906	£ 855	5.96%	£ 858	5.59%	£ 48

The apparent rise in rents is mainly due to the mix of property in Leamington Spa, including a number of premium properties. Belvoir Rugby reported static rents for all properties during Q2 2017, with no increase in tenant demand and are anticipating a decrease in rents going forward.

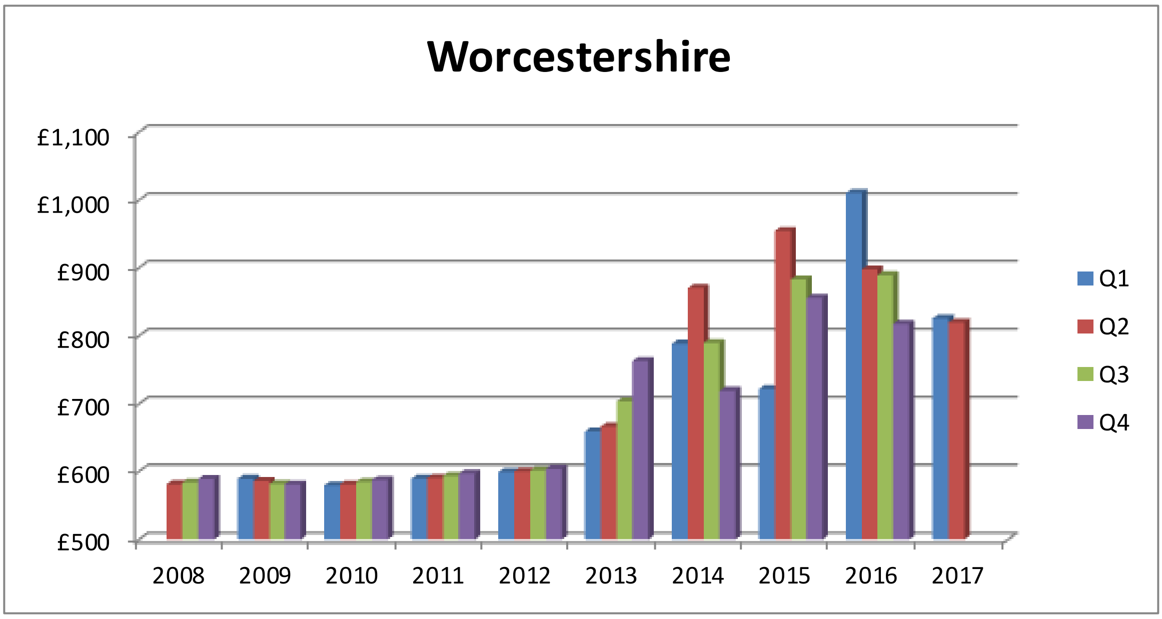
Wiltshire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Wiltshire	£ 698	£ 633	10.27%	£ 677	3.10%	£ 21

Although the year on year data would indicate large year on year rental increases, in reality rents in Wiltshire have remained relatively stable since the end of 2015, the exception being the last quarter when Swindon reported an increase in advertised HMOs, coupled with advertising premium rent properties, and Devizes reported a huge demand for two bed houses, which substantially increased the overall average rent. For Q2 2017, the Devizes office reports stable rents for studios and large houses, with rental increases for all other property types and tenant demand increasing.

Worcestershire



County	Average Rent in Q2 2017	Average Rent in Q2 2016	Q2 2017 vs Q2 2016 Average	2016 Annual Average Rent	Q2 2017 vs 2016 Annual Average	Q2 2017 vs 2016 Annual Average
Worcestershire	£ 820	£ 898	-8.69%	£ 904	-9.29%	-£ 84

On the face of it, the data would suggest year on year falls for Worcestershire rents during Q2 2017, however, compared to the previous six months, rents have actually stabilised. Belvoir Evesham reports static rents across the board with no change to tenant demand.

Appendix

Belvoir Rental Index 2008 to 2017

Over the last nine years, Belvoir Lettings, one of the UK's top lettings only franchises has been tracking monthly rental price movements.

This report analyses the ups and downs of the rental market, not just at a national level, but breaking down monthly rental averages into London, the rest of England, Wales and Scotland as well as county level.

The data is created from average advertised rents. This isn't a perfect way of analysing rents, but most Belvoir agents advertised rents are set at levels they know tenants will pay, and worst case, they may on occasions be approximately 10% less. This doesn't though appear to prevent the index from identifying rental trends. To help ensure the monthly rents aren't too erratic and historic and existing trends can be identified, the average rents are calculated as three month simple averages.

In addition, we don't just produce rental statistics. We liaise directly with over 140 franchised offices to better understand the reality of what's driving rents up or down. We check trends the statistics are showing so we understand at ground level, exactly what they mean for landlords and tenants as well as what the statistics can tell us about the future.

The report breaks down the Belvoir Index analysis in two formats:-

Offices which have consistently traded over the last eight years

This is an analysis of rents across offices which have consistently traded across the seven years we have been tracking the index. Effectively, this analysis looks at rents on a 'like by like' basis, much as analysis is carried out when comparing like for like sales in retailing.

1. This data analyses over 140 offices from 2008 to 2017.
2. All offices which have traded via the Belvoir brand over the last seven years. This analysis looks at rents across all offices. We add an office after it has traded for nine months and can provide a three month simple average over a six month period. This data is particularly useful when analysing regional data as it analyses 139 offices, so increases the number of offices contributing to the data and thus makes the results more robust.

Level of data analysis

In this report we produce the following information:-

1. Average rental movements across the UK
2. Average rental movements across England, Wales and Scotland
3. Average rental movements by region: for example, East Midlands, London
4. Average rental movements by county: for example, Nottinghamshire, Shropshire
5. Commentary from Belvoir, the franchisor and local franchisees

How we analyse the data

The data is analysed on a three month simple average:-

Average rent:	£500
Average June rent:	£525
Average July rent:	£515
Total:	£1,540 / 3 = £513 will be the average July rental figure

We analyse the information on a month by month basis and a year on year basis. However, we also look at the data from the height of the rental market, the market low and whether the latest monthly data suggests rents are rising, falling or stabilising versus previous highs and lows.

The rents analysed are ‘average’ rents. In the main, we know that the annualised average rent is fairly accurate when considering the rents for the top two properties, for example, two and three bed houses in small and large urban areas, or one and two bed flats in city centres such as London.

Some of the data flaws happen on a month by month basis. For example, it is possible that some trends are affected by agents listing unusually high priced properties. For example, in Shrewsbury, we know the data accurately picks up trends over time, but tracks average rents at around 10% higher due to large, prestigious properties being rented on a regular basis.

In addition, we know data for some offices can show a rise in rents when the reality is that property stock is tight, so isn’t as robust as normal, or a higher level of new build properties rent out at higher levels than second hand or previously lived in properties.