



arla | propertymark

Private Rented Sector Report

June 2020



June 2020 PRS Report

DEMAND FROM TENANTS AND RENTAL SUPPLY HIGHEST ON RECORD FOR JUNE

Key Findings

- The number of prospective tenants reached an all time high for the month of June, with 79 prospective tenants registered per branch
- The number of properties managed per branch is also the highest on record for June, with 200 properties available
- Number of tenants witnessing rent increases jumped to 29 per cent in June

NUMBER OF PROSPECTIVE TENANTS

Average number of new prospective tenants registered in June rose to 79



The average number of new prospective tenants registered per branch rose in June, with 79 tenants registered per branch compared to 70 in May. Year-on-year, this figure is at an all time high for the month of June. However, this is still down on pre-lockdown figures when there was an average of 82 new prospective tenants registered per branch in February.

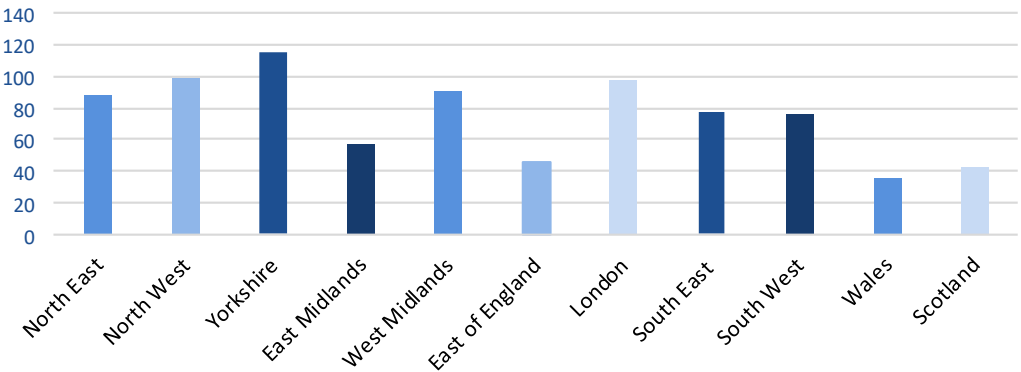


Figure 1: Demand from new tenants by region in June

SUPPLY OF RENTAL STOCK

*The number of properties managed per branch was at an all time high of **200** for June*



The number of properties managed per letting agent branch fell in June to 200, from 208 in May. However, year-on-year this is an all time high for the month of June, topping last June’s previous record of 199.

Regionally Yorkshire & Humberside saw the highest number of properties managed, with an average of 264 per branch, and Wales had the lowest number of properties, with an average of just 104 per branch.

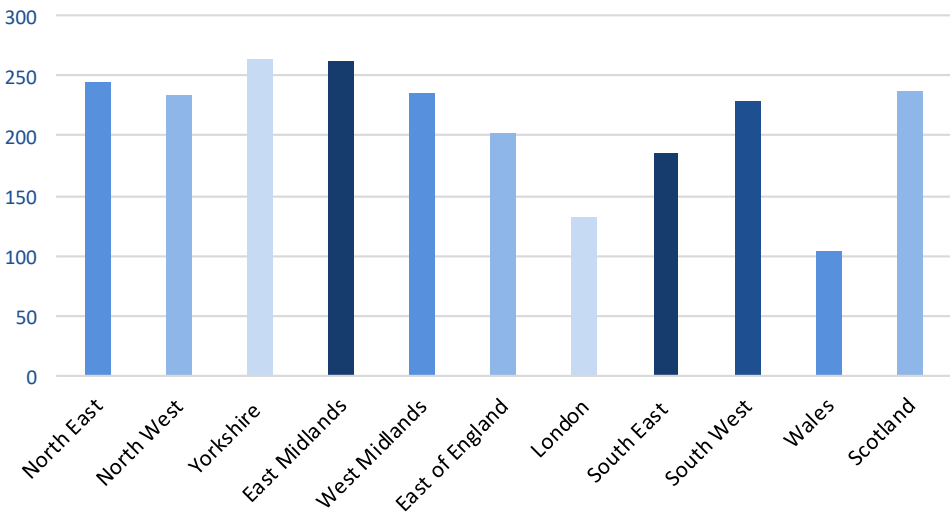


Figure 2: Properties under management by region in June

VOID PERIOD BETWEEN TENANCIES

*Average void period between tenancies in June decreased to **four weeks***



The average time properties were empty between tenancies decreased to four weeks in June from five weeks during May. This is still the longest period properties have remained void between tenancies during the month of June on record, with a previously consistent figure of three weeks.

RENT REDUCTIONS

*Average number of tenants negotiating a rent reduction in **June** fell to **2.1 per cent***



The number of tenants successfully negotiating rent reductions fell to 2.1 per cent June, beginning to rebalance after May's highest number since March 2019 of 2.5 per cent.

Regionally, 3.8 per cent of tenants successfully negotiated a reduction in rent in London, whereas only 0.6 per cent of tenants managed to do so in the North West.

LANDLORDS SELLING BUY-TO-LET

*Number of landlords selling their BTL properties remained the same at **four per branch** in **June***



The number of landlords selling their BTL properties remained the same, at four per branch in June. This figure has consistently been at 4 in the month of June since 2018.

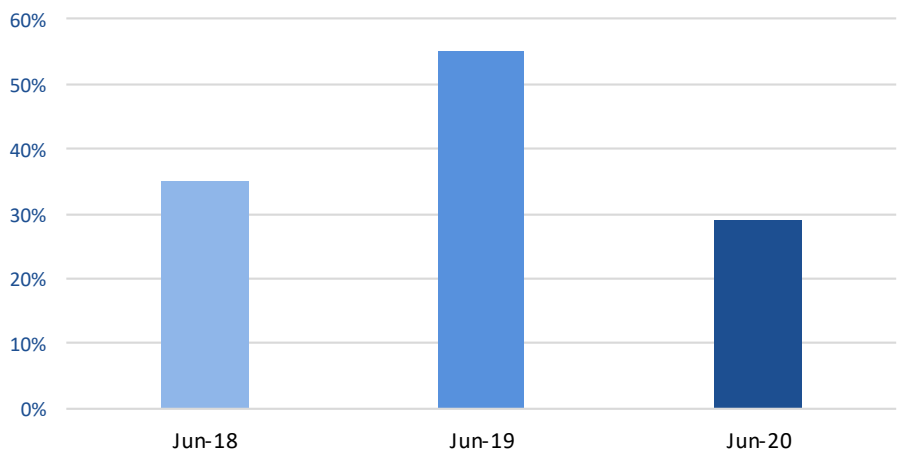
RENT PRICES

*The number of tenants witnessing rent increases jumped to **29 per cent** in **June**.*



The number of tenants experiencing rent increases rose in June, with 29 per cent of agents witnessing landlords increasing rent compared to 14 per cent in May. This is still the lowest percentage of rent increases for June since 2016.

Figure 3: Number of tenants experiencing rent hikes year-on-year in June



LENGTH OF TENANCY

Average length of a tenancy in June remained the same at 19 months



In June, tenants stayed in their properties for 19 months on average. Year-on-year, this is one month longer than in June 2019, when the figure was 18 months.

NUMBER OF VIEWINGS

Average number of viewings before a property was let rose in June to five



In June, tenants viewed a property an average of five times before it was let. This is up from May's figure of four viewings but year-on-year this is the lowest for the month of June since 2017.

ENDS

Editor Notes:

About the research:

Opinium Research carried out an online survey among 210 ARLA Propertymark members from 3 to 20 July 2020 . ARLA Propertymark Protected letting agents were surveyed on a number of key rental sector issues including supply and demand, the management of BTL properties, and monthly rent prices. www.opinium.co.uk

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About ARLA Propertymark

ARLA Propertymark is the UK's foremost professional and regulatory body for letting agents; representing almost 10,000 members. Our members operate to professional standards far higher than the law demands and we campaign for greater regulation in this growing and increasingly important sector of the property market. By using an ARLA Propertymark Protected agent, consumers have the peace of mind their agent will provide a professional service and their money is safeguarded by Propertymark's Client Money Protection scheme.