

HomeLet Rental Index

Key headlines for the three months to May

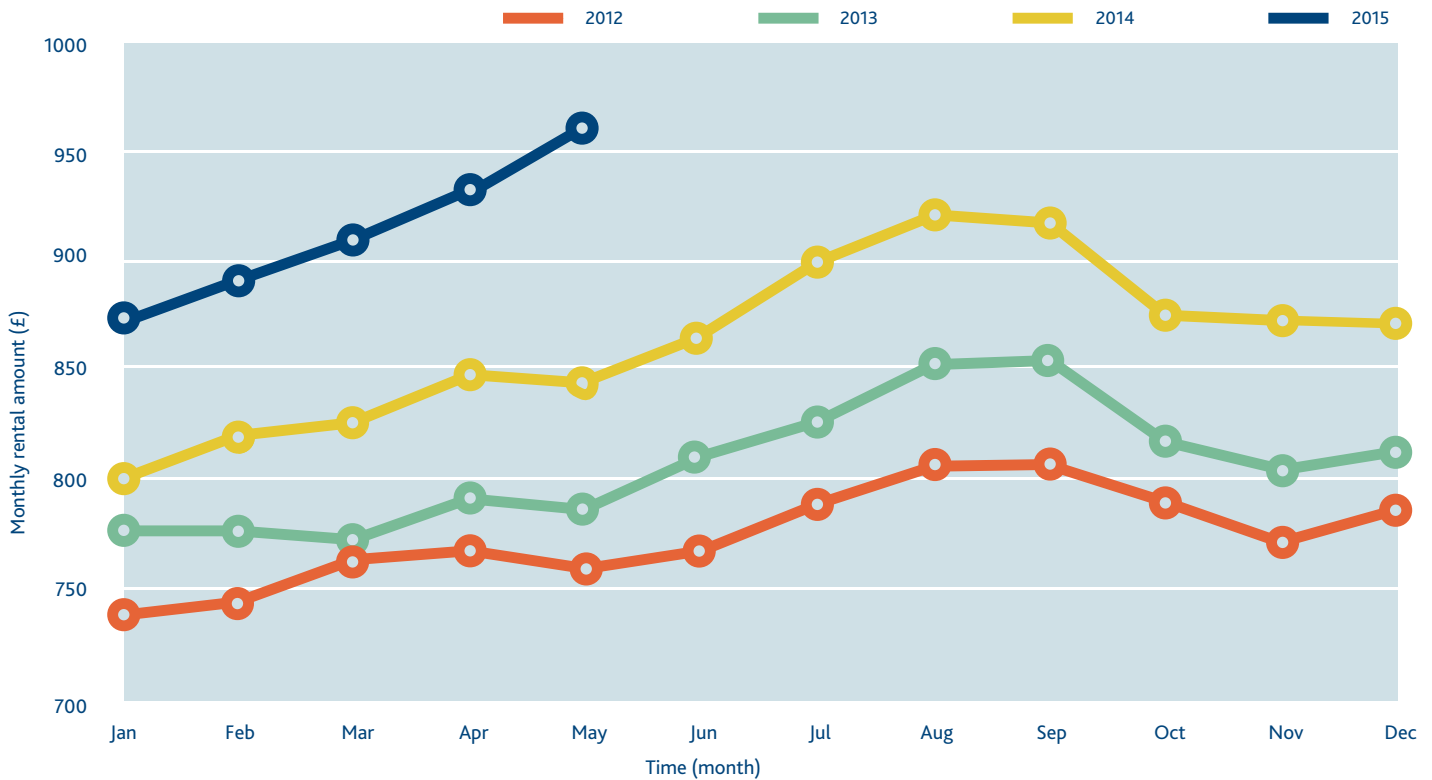
- Average rental values for new tenancies in the UK were 10.7% higher than the same period last year
- The annual growth in average rental values (10.7%) was higher than 2014 (7.7%) and 2013 (2.7%)
- Average tenant incomes were 2.4% higher than the same period last year
- Average rents for new tenancies in London were 9.2% higher than the same period last year
- Average rental values for new tenancies in London (£1,472pcm) were £124 more expensive per month when compared to average rental values in the same period in 2014 (£1,348pcm)
- When London is excluded, the average UK rental value was £738pcm - this is 7.6% higher than the same period last year (£686pcm)
- Average rental values have increased in all twelve regions in the UK



May 2015 edition

Change in UK average rental prices

Monthly change in UK rental prices for new tenancies



The figures also show...

- The average UK rent for tenancies in May 2015 was £960pcm, this is 12.5% higher than May 2014 (£854pcm)
- When London is excluded, the average UK rental value was £751pcm - this is 8.7% higher than May 2014 (£691pcm)
- All regions saw an increase in average rental values in the 3 months to May, compared to last year
- For the first time in 6 months, Wales has seen an increase in average rental values, compared to last year
- Greater London, South East, South West, East Anglia, West Midlands, Yorkshire & Humberside and East Midlands have seen continuing increase in rental values over the last 10 months



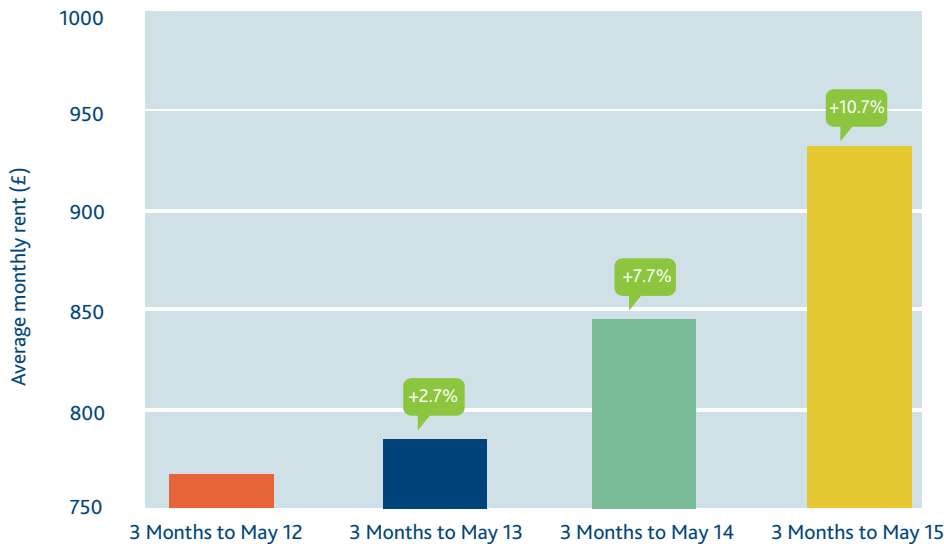
In detail...

The full regional breakdown can be seen on page four

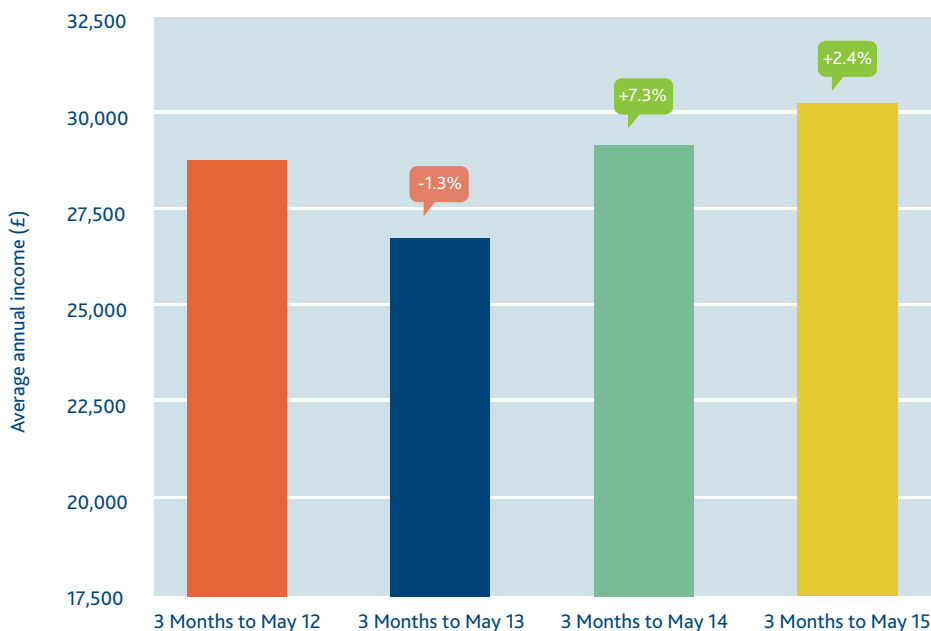


Rental values and tenant incomes in the three months to May

Average UK rental amounts over the last three months, with annual comparisons



Annual UK tenant income over the last three months, with annual comparisons

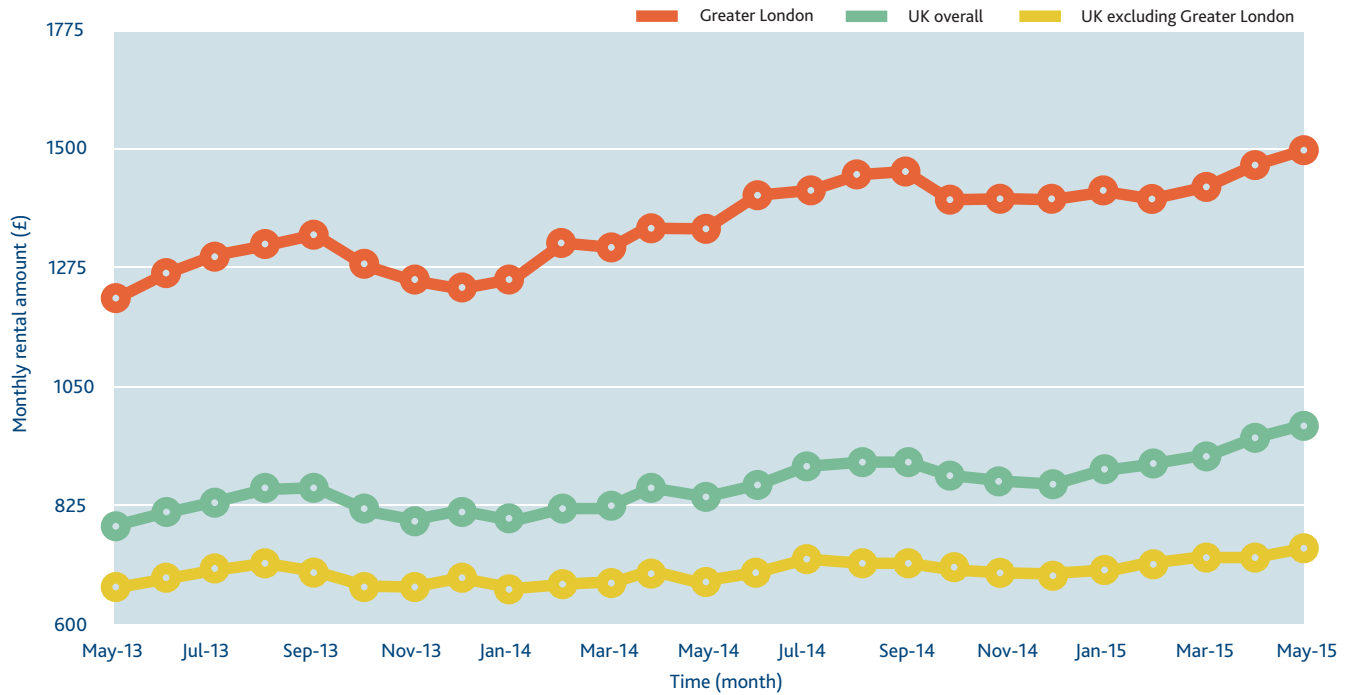


The figures also show...

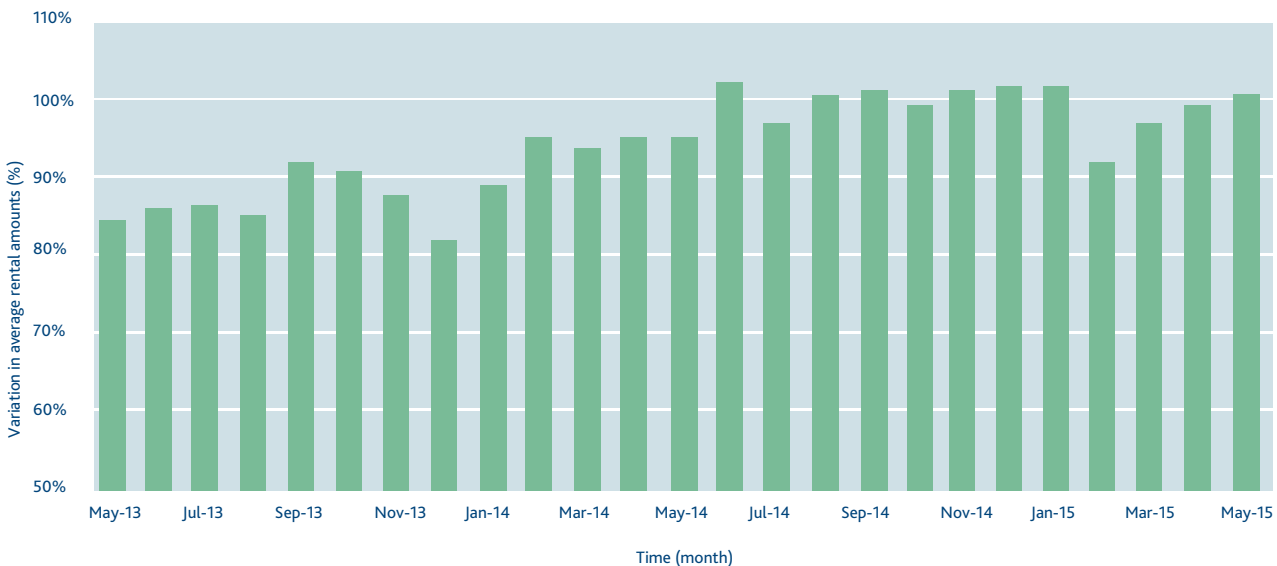
- In the three months to May, average rental values for new tenancies were 10.7% higher than the same period last year (£935pcm compared to £845pcm)
- The annual growth in average rental values for the three months to May (10.7%) was higher than 2014 (7.7%) and 2013 (2.7%)
- In the three months to May 2015, average tenant incomes were 2.4% higher than 2014

Greater London v. the rest of the UK

Monthly difference between Greater London and UK rents



Monthly variation between Greater London rental prices and the UK average (excluding Greater London)



The figures also show...

- From April 2015 to May 2015, average rental values in the capital have increased by 2.4% (£1,506pcm compared to £1,1470pcm)
- Rents in London were 10.7% higher in May 2015, compared to May 2014
- In May 2015, average rental values in London (£1,506) were 100.5% higher than the rest of the UK (£751)

UK Regional breakdown

All rental amounts are an average taken over the three months preceding the date shown.

■ Average rent decreased from previous year ■ Average rent increased on previous year

North East		Overall UK Average	
Average rent 3 months to May 2015	£537	Average rent 3 months to May 2015	£935
Average rent 3 months to Apr 2015	£526	Average rent 3 months to Apr 2015	£916
Monthly variance	2.2%	Monthly variance	2.0%
Average rent 3 months to May 2014	£512	Average rent 3 months to May 2014	£845
Annual variance	4.9%	Annual variance	10.7%

Scotland	
Average rent 3 months to May 2015	£652
Average rent 3 months to Apr 2015	£635
Monthly variance	2.7%
Average rent 3 months to May 2014	£595
Annual variance	9.6%

Yorkshire and Humber	
Average rent 3 months to May 2015	£591
Average rent 3 months to Apr 2015	£598
Monthly variance	-1.2%
Average rent 3 months to May 2014	£575
Annual variance	2.8%

North West	
Average rent 3 months to May 2015	£666
Average rent 3 months to Apr 2015	£668
Monthly variance	-0.2%
Average rent 3 months to May 2014	£653
Annual variance	2.1%

East Midlands	
Average rent 3 months to May 2015	£599
Average rent 3 months to Apr 2015	£598
Monthly variance	0.1%
Average rent 3 months to May 2014	£581
Annual variance	3.0%

West Midlands	
Average rent 3 months to May 2015	£648
Average rent 3 months to Apr 2015	£645
Monthly variance	0.5%
Average rent 3 months to May 2014	£607
Annual variance	6.9%

East Anglia	
Average rent 3 months to May 2015	£776
Average rent 3 months to Apr 2015	£778
Monthly variance	-0.2%
Average rent 3 months to May 2014	£730
Annual variance	6.4%

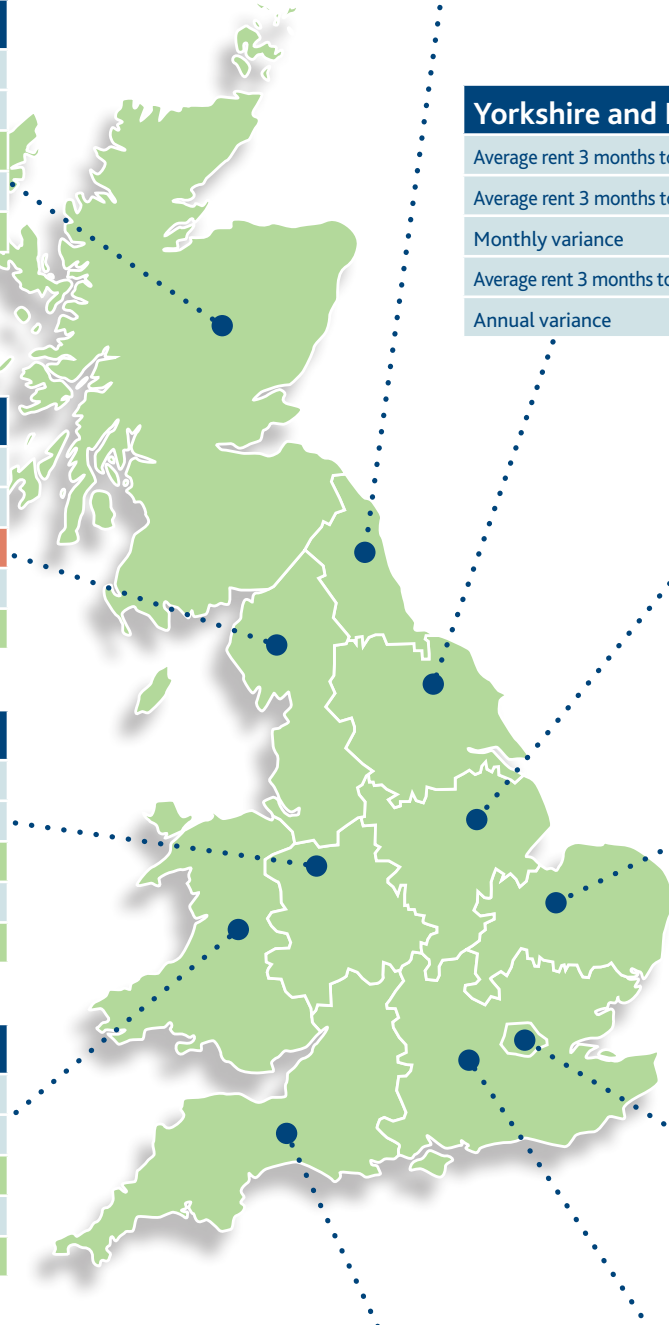
Wales	
Average rent 3 months to May 2015	£582
Average rent 3 months to Apr 2015	£573
Monthly variance	1.5%
Average rent 3 months to May 2014	£579
Annual variance	0.4%

Greater London	
Average rent 3 months to May 2015	£1,472
Average rent 3 months to Apr 2015	£1,436
Monthly variance	2.5%
Average rent 3 months to May 2014	£1,348
Annual variance	9.2%

Northern Ireland	
Average rent 3 months to May 2015	£598
Average rent 3 months to Apr 2015	£594
Monthly variance	0.7%
Average rent 3 months to May 2014	£564
Annual variance	6.1%

South West	
Average rent 3 months to May 2015	£878
Average rent 3 months to Apr 2015	£877
Monthly variance	0.1%
Average rent 3 months to May 2014	£772
Annual variance	13.6%

South East	
Average rent 3 months to May 2015	£940
Average rent 3 months to Apr 2015	£916
Monthly variance	2.6%
Average rent 3 months to May 2014	£859
Annual variance	9.4%



About the HomeLet Rental Index

As well as information on rental amounts, the HomeLet Rental Index also provides information on tenant demographics, such as their average age, income, previous residential status and the property type they're applying to live in.

In addition, we gather data on how many people share rented properties – so we're able to gain an insight into the lifestyle of tenants, and see how external factors, such as the lack of mortgage availability, plus supply of, and demand for, rented homes are affecting how and where people live.

Data is gathered from our tenant referencing service, and our rental amounts are based on actual achieved rental prices with accurate tenancy start dates in a reported month, rather than advertised costs. We reference up to 1,700 applicants every day – so information in the report is comprehensive, accurate and up to date.

The data used in the HomeLet Rental Index is aggregated to local authority, county, city and regional level only. This ensures that all property or individual records remain strictly anonymous.

About HomeLet

With more than 20 years in the industry, HomeLet is one of the leading sources of support for the UK's vibrant private rented sector. Part of the Barbon Insurance Group, we're based in Lincoln, with more than 250 members of staff working hard every day to support letting agents, landlords and tenants.

Visit:

homelet.co.uk/homelet-rental-index

For information regarding the HomeLet Rental Index please email rentalindex@homelet.co.uk

Media Enquiries: For media enquiries relating to the HomeLet Rental Index please email mediaenquiries@homelet.co.uk

Follow @homelet on Twitter
or find us on facebook.com/homelet