

HomeLet Rental Index

Key headlines

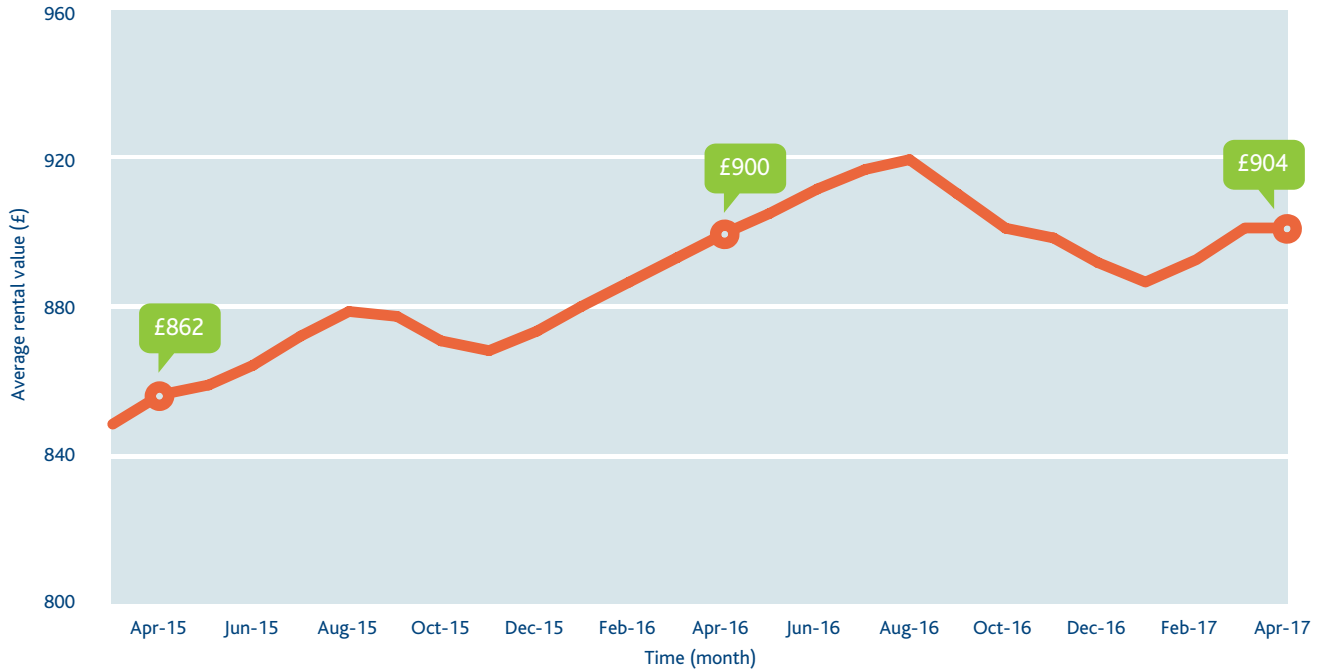
- The average rental value in Greater London (£1,519) has reduced by 1.2% compared to the same period last year (£1,537)
- Average rents in the UK continue to see a slower rate of rental growth compared to last year
- The average UK rental value was £904pcm - this is 0.4% higher than the same period last year (£900pcm)
- The South East region has seen a reduction in average rents for the last four months



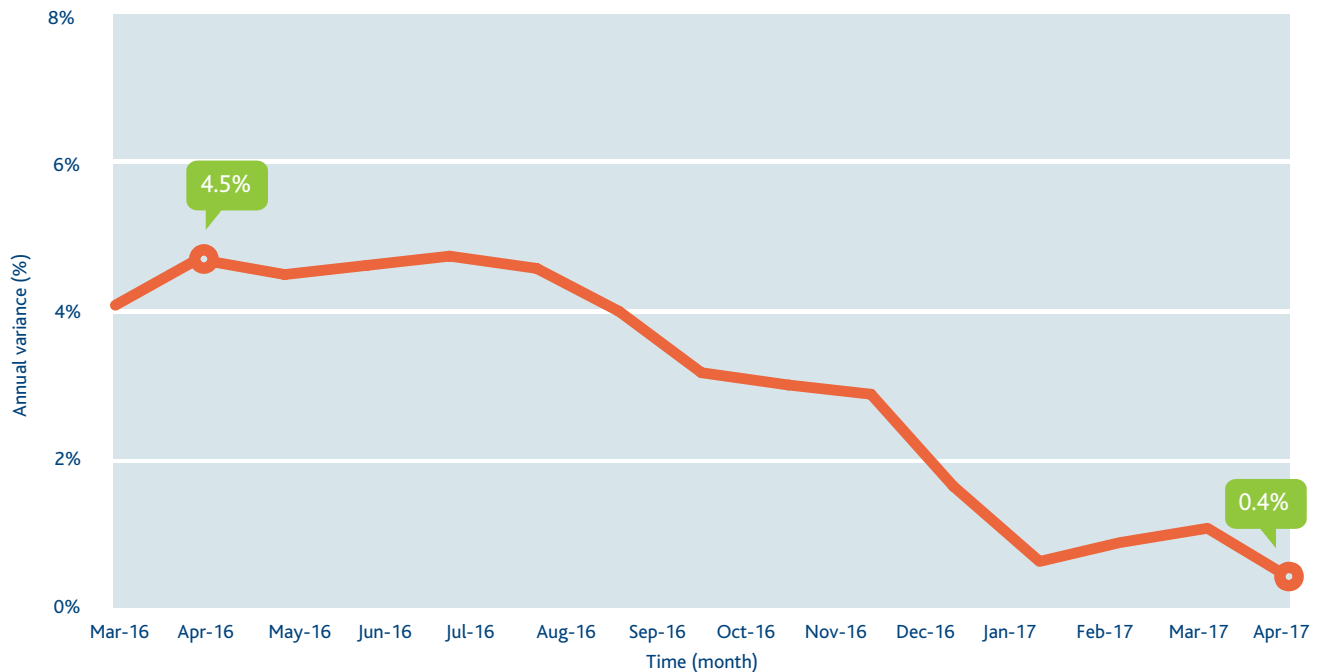
April 2017 edition

Average rental values in the UK

Average rental values



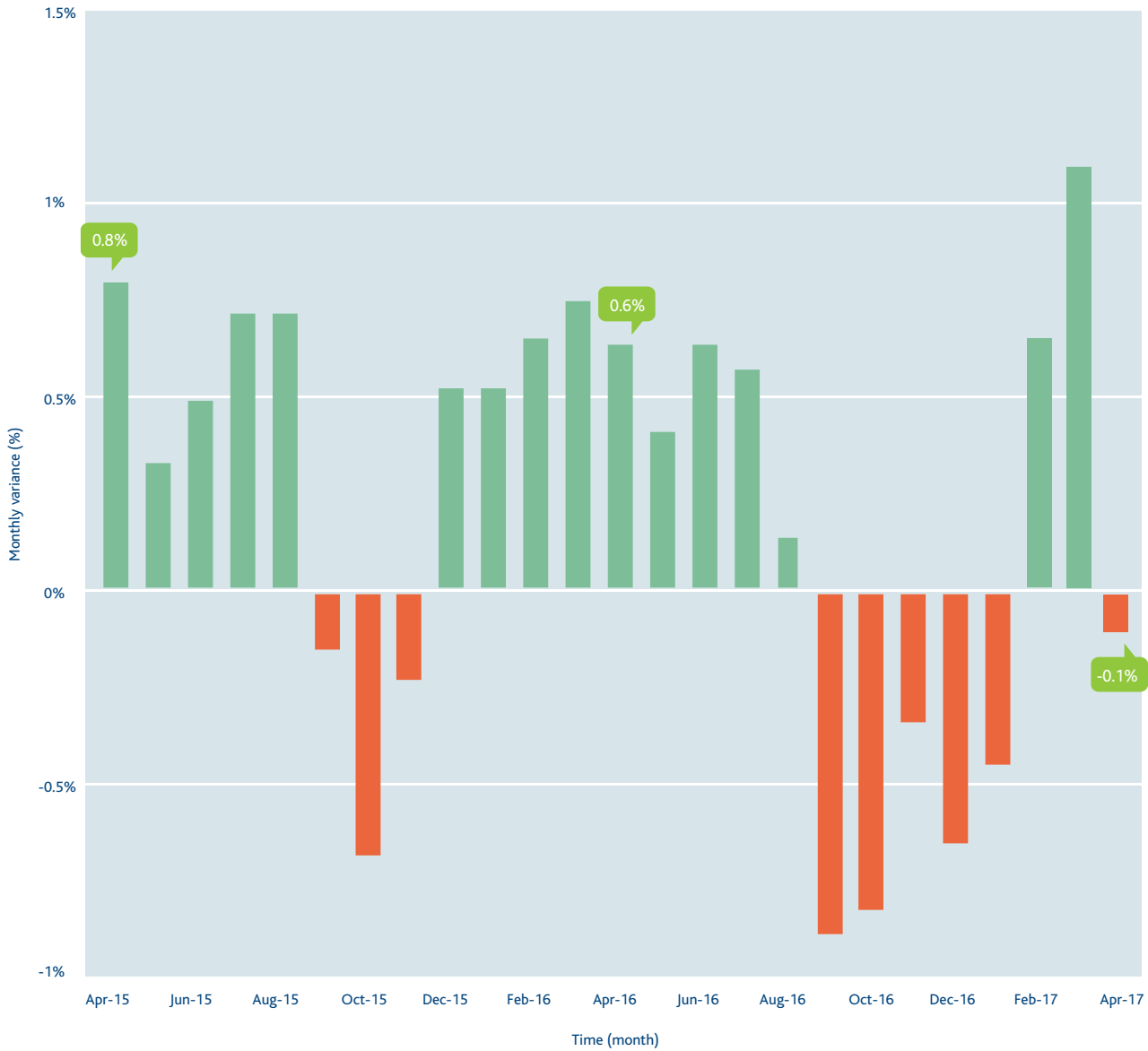
Annual variance in rental values



It's interesting to note...

- The average UK rental value was £904pcm - this is 0.4% higher than the same period last year (£900pcm) and a reduction in the rate of increase seen in April 2016 (4.5%)

Monthly variance in average rent in the UK



It's interesting to note...

- The UK average rental value has reduced by 0.1% from March to April 2017 - this is less than the monthly variance in April 2016 (0.6%) and April 2015 (0.8%)



In detail...

The full regional breakdown can be seen on the next page



UK regional breakdown

% Annual variance in average rent



North East		UK	
Average rent April 2017	£525	Average rent April 2017	£904
Average rent March 2017	£522	Average rent March 2017	£904
Monthly variance	0.6%	Monthly variance	-0.1%
Average rent April 2016	£514	Average rent April 2016	£900
Annual variance	2.2%	Annual variance	0.4%

Scotland	
Average rent April 2017	£632
Average rent March 2017	£610
Monthly variance	3.6%
Average rent April 2016	£618
Annual variance	2.2%

Yorkshire and Humber	
Average rent April 2017	£619
Average rent March 2017	£619
Monthly variance	-0.1%
Average rent April 2016	£614
Annual variance	0.8%

North West	
Average rent April 2017	£677
Average rent March 2017	£675
Monthly variance	0.4%
Average rent April 2016	£671
Annual variance	0.9%

East Midlands	
Average rent April 2017	£604
Average rent March 2017	£602
Monthly variance	0.3%
Average rent April 2016	£598
Annual variance	1.0%

West Midlands	
Average rent April 2017	£661
Average rent March 2017	£663
Monthly variance	-0.3%
Average rent April 2016	£658
Annual variance	0.4%

East of England	
Average rent April 2017	£904
Average rent March 2017	£902
Monthly variance	0.2%
Average rent April 2016	£898
Annual variance	0.7%

Wales	
Average rent April 2017	£610
Average rent March 2017	£616
Monthly variance	-0.9%
Average rent April 2016	£597
Annual variance	2.3%

Greater London	
Average rent April 2017	£1,519
Average rent March 2017	£1,546
Monthly variance	-1.7%
Average rent April 2016	£1,537
Annual variance	-1.2%

Northern Ireland	
Average rent April 2017	£614
Average rent March 2017	£614
Monthly variance	0.1%
Average rent April 2016	£602
Annual variance	2.0%

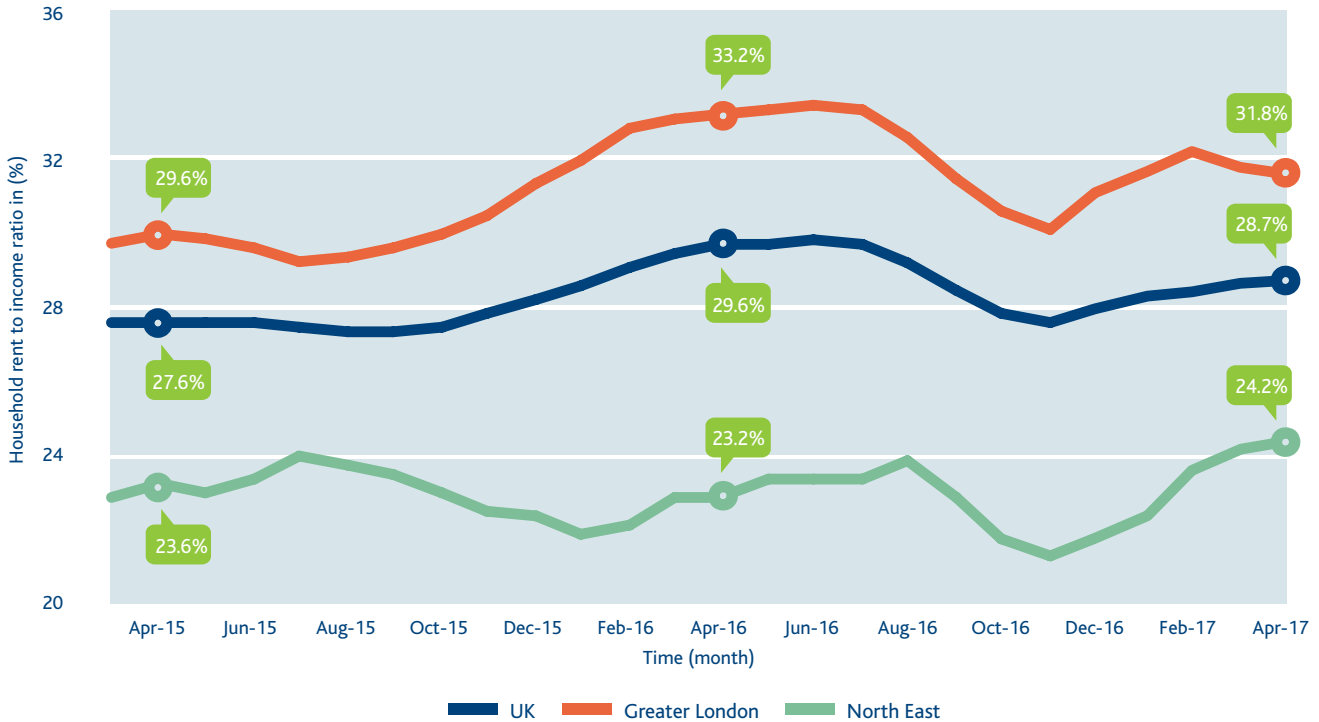
South West	
Average rent April 2017	£802
Average rent March 2017	£798
Monthly variance	0.5%
Average rent April 2016	£787
Annual variance	1.8%

South East	
Average rent April 2017	£1,003
Average rent March 2017	£997
Monthly variance	0.6%
Average rent April 2016	£1,007
Annual variance	-0.4%

Household rent to income ratio in the UK

The data displayed below looks at the average gross household income per property against the average total rental value per property.

Household rent to income ratio in the UK, London and the North East

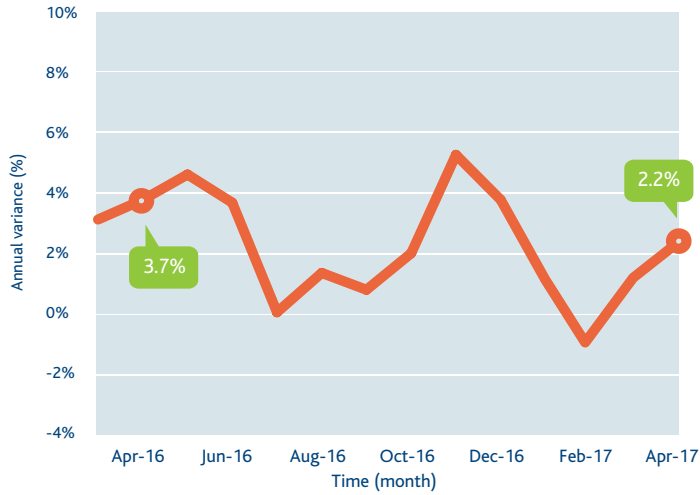


Household rent to income ratio by region

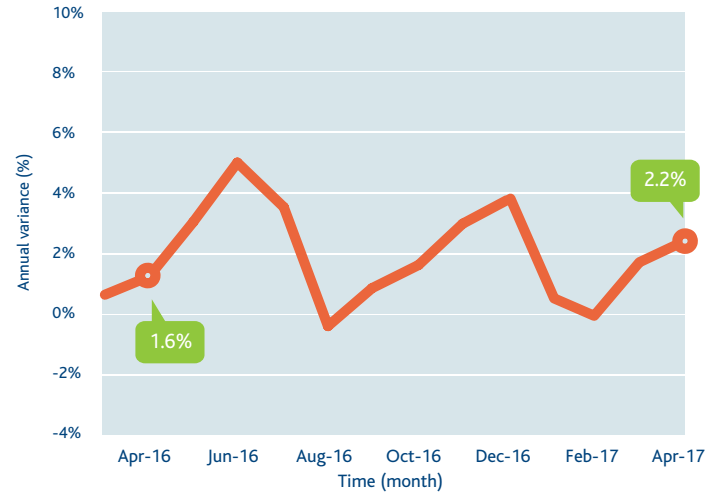
Region	April 2017	April 2016	Variance (percentage points)
Greater London	31.8%	33.2%	-1.4%
South West	29.9%	31.3%	-1.4%
South East	29.3%	30.4%	-1.1%
East of England	28.7%	29.6%	-0.9%
Wales	28.7%	29.5%	-0.8%
East Midlands	27.6%	27.6%	0%
Northern Ireland	27.1%	28.3%	-1.2%
North West	26.5%	27.1%	-0.7%
West Midlands	26.4%	27.6%	-1.3%
Scotland	26.1%	26.0%	+0.1%
Yorkshire and The Humber	25.2%	25.6%	-0.4%
North East	24.2%	23.2%	+1.0%
UK	28.7%	29.6%	-0.9%
UK excluding Greater London	27.8%	28.6%	-0.8%

Annual variance in average rental values by region

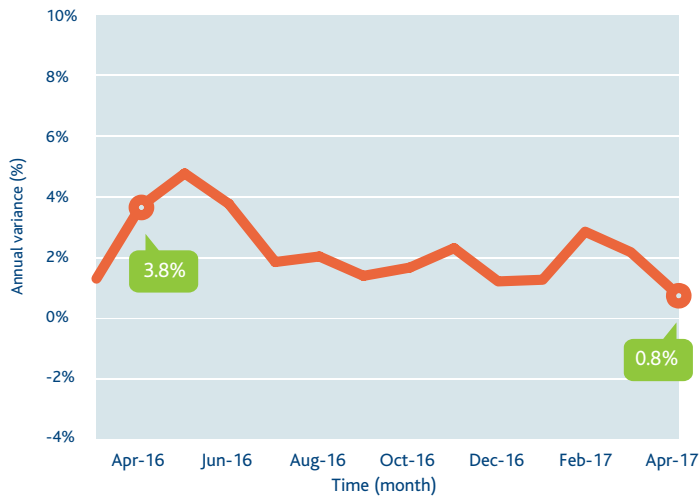
Scotland



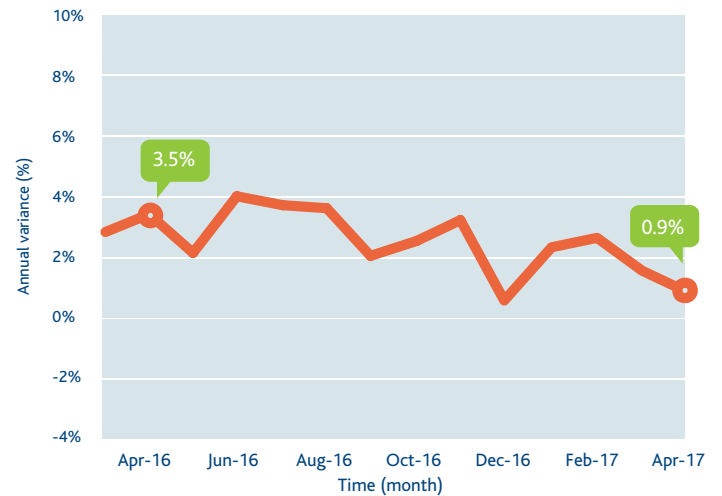
North East



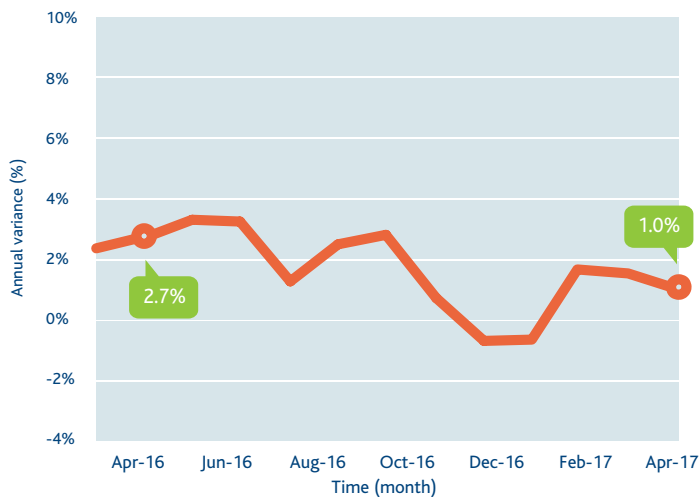
Yorkshire and the Humber



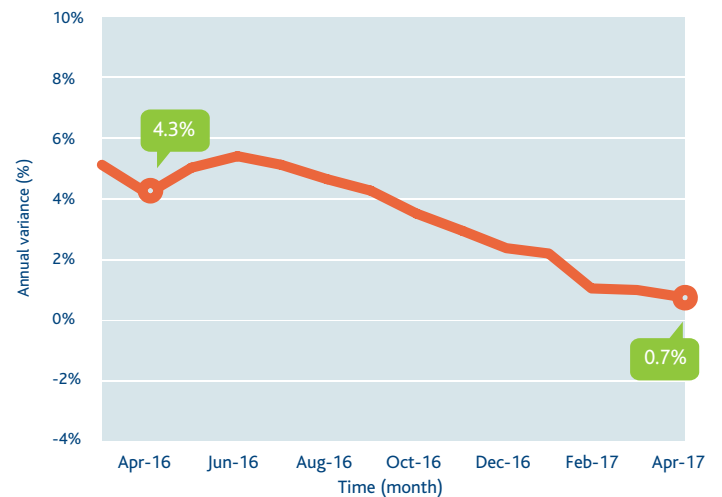
North West



East Midlands

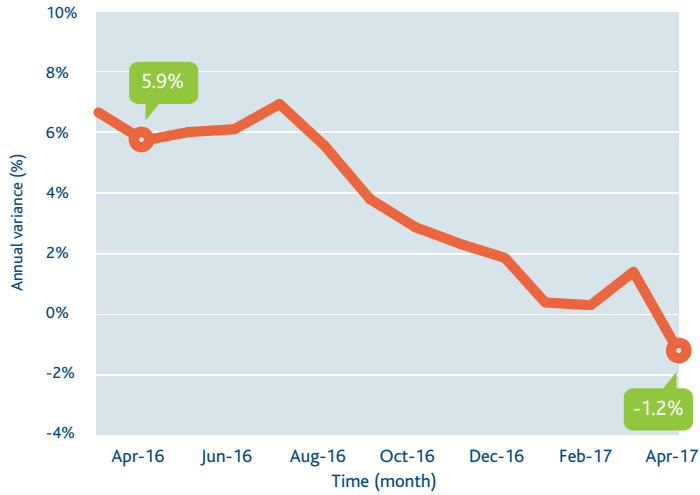


East of England

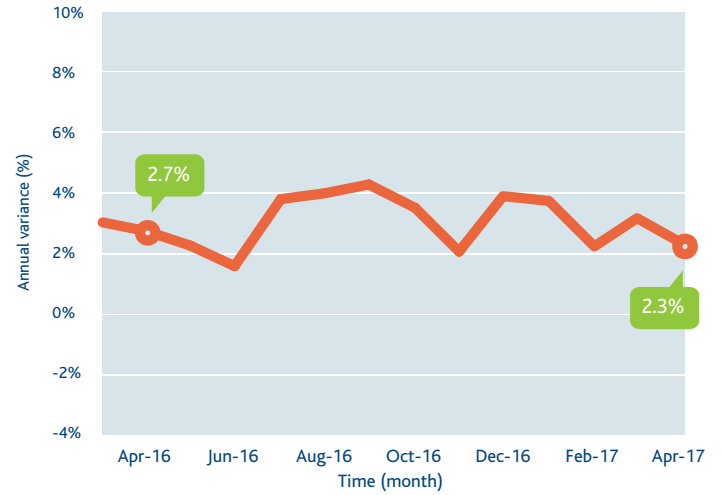


Annual variance in average rental values by region

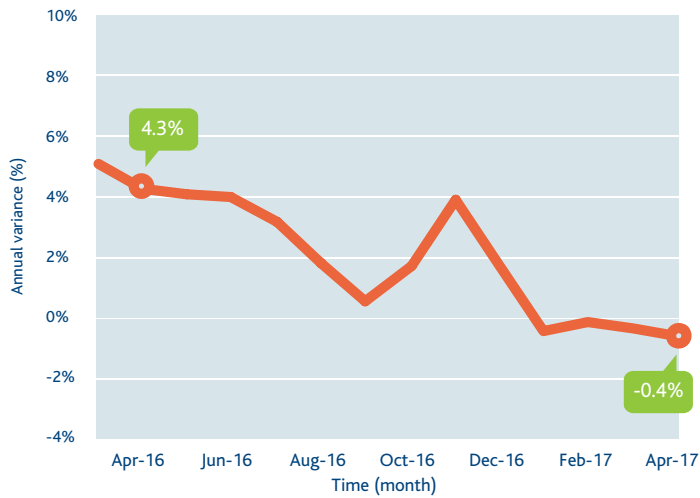
Greater London



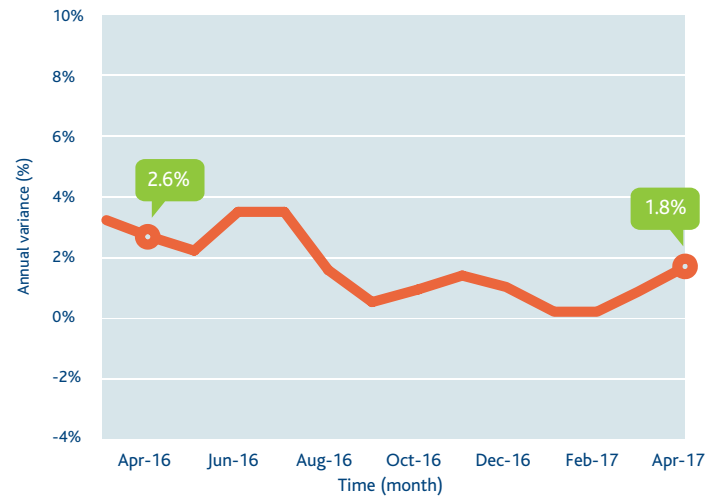
Wales



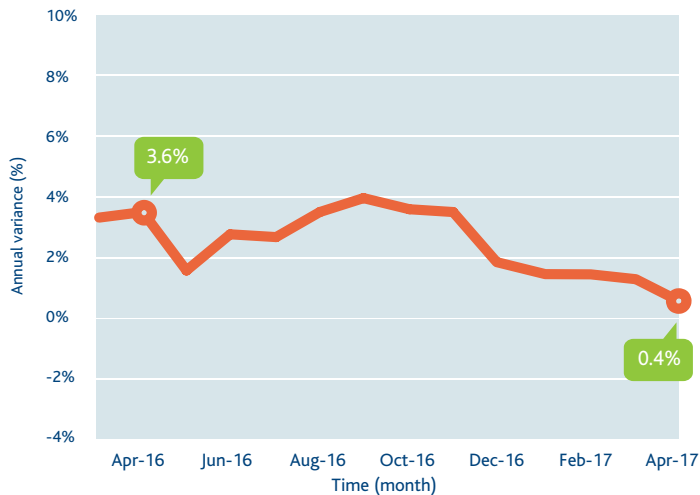
South East



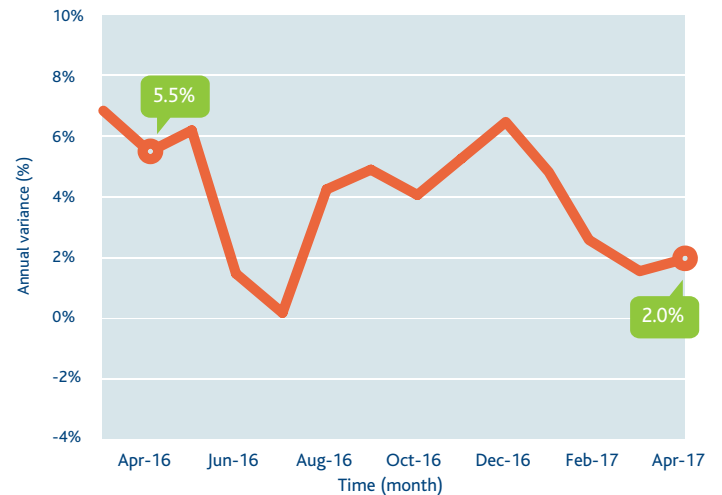
South West



West Midlands

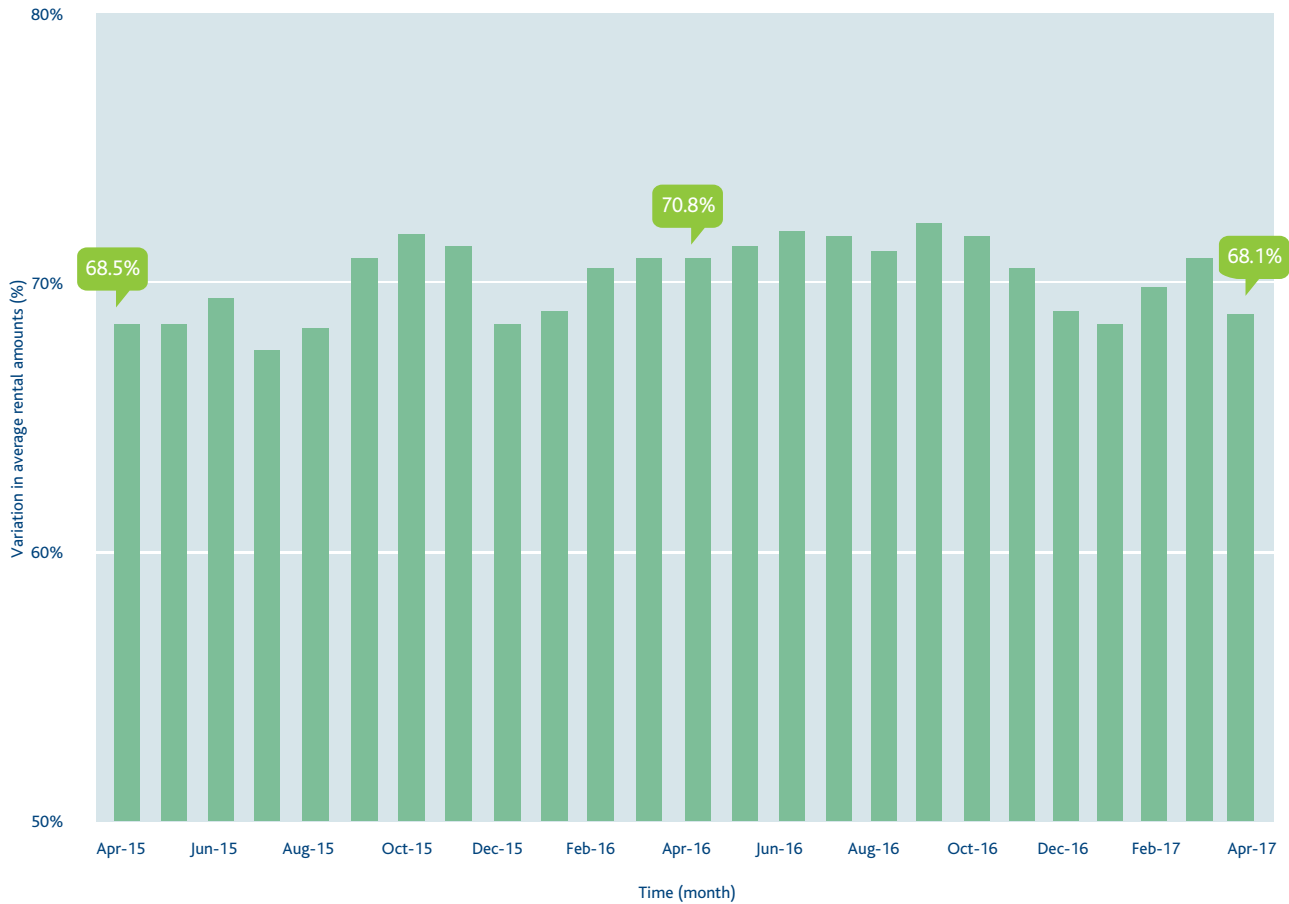


Northern Ireland



Greater London vs. the UK

Monthly variation between Greater London rental prices and the UK average

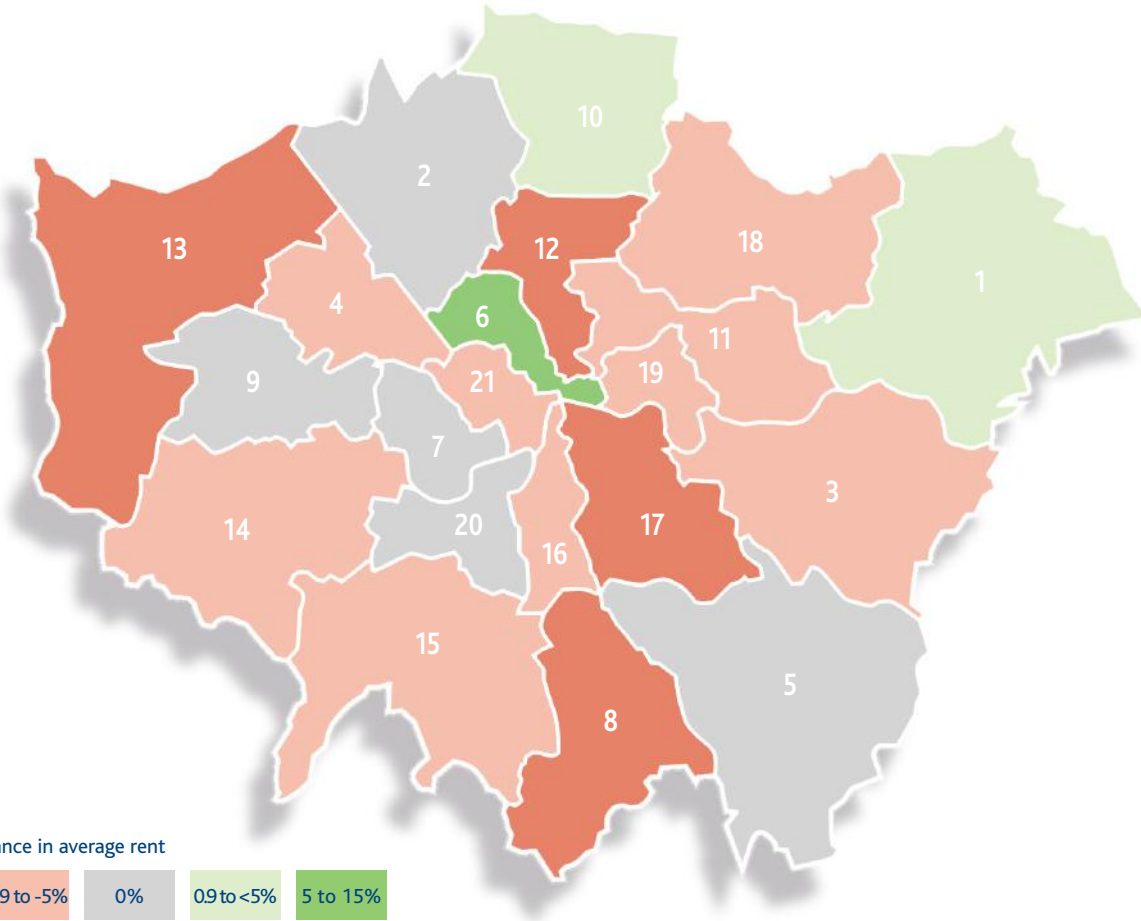


The figures also show...

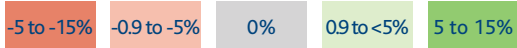
- In April 2017, average rental values in London (£1,519) were 68.1% higher than the UK (£904)
- The gap between London and the rest of the UK was lower than April 2016 (70.8%) and comparable to April 2015 (68.5%)

Greater London by borough

This section looks at the average rental values for new tenancies for the boroughs of London. The annual variance compares April 2016 with April 2017.



% Annual variance in average rent



1 Barking, Dagenham & Havering	2 Barnet	3 Bexley & Greenwich	4 Brent	5 Bromley					
Avg rent April 17	£1,199	Avg rent April 17	£1,487	Avg rent April 17	£1,243	Avg rent April 17	£1,480	Avg rent April 17	£1,334
Annual variance	1.8%	Annual variance	-0.9%	Annual variance	-3.5%	Annual variance	-2.5%	Annual variance	0.0%
6 Camden & City of London	7 Chelsea, Fulham, Hammersmith & Kensington	8 Croydon	9 Ealing	10 Enfield					
Avg rent April 17	£2,099	Avg rent April 17	£1,758	Avg rent April 17	£1,036	Avg rent April 17	£1,447	Avg rent April 17	£1,351
Annual variance	9.8%	Annual variance	-0.5%	Annual variance	-7.6%	Annual variance	0.1%	Annual variance	1.6%
11 Hackney & Newham	12 Haringey & Islington	13 Harrow & Hillingdon	14 Hounslow & Richmond upon Thames	15 Kingston upon Thames, Merton & Sutton					
Avg rent April 17	£1,432	Avg rent April 17	£1,452	Avg rent April 17	£1,319	Avg rent April 17	£1,364	Avg rent April 17	£1,344
Annual variance	-3.2%	Annual variance	-7.8%	Annual variance	-7.2%	Annual variance	-1.2%	Annual variance	-1.1%
16 Lambeth	17 Lewisham & Southwark	18 Redbridge & Waltham Forest	19 Tower Hamlets	20 Wandsworth					
Avg rent April 17	£1,919	Avg rent April 17	£1,576	Avg rent April 17	£1,251	Avg rent April 17	£1,702	Avg rent April 17	£1,619
Annual variance	-3.9%	Annual variance	-5.8%	Annual variance	-3.3%	Annual variance	-1.4%	Annual variance	-0.3%
21 Westminster									
Avg rent April 17	£2,095								
Annual variance	-2.2%								

Greater London ranked by borough

Five London boroughs with the highest average rent

London borough	Average rent Apr 2017
Camden, City of London	£2,099
Westminster	£2,095
Lambeth	£1,919
Hammersmith, Fulham, Kensington and Chelsea	£1,758
Tower Hamlets	£1,702

Five London boroughs with the lowest average rent

London borough	Average rent Apr 2017
Croydon	£1,036
Barking, Dagenham and Havering	£1,199
Bexley and Greenwich	£1,243
Redbridge and Waltham Forest	£1,251
Harrow and Hillingdon	£1,319

Five London boroughs with the highest annual variance in average rent

London borough	Annual variance
Camden, City of London	9.8%
Barking, Dagenham and Havering	1.8%
Enfield	1.6%
Ealing	0.1%

Only four London Boroughs saw an annual increase in average rents.

Five London boroughs with the lowest annual variance in average rent

London borough	Annual variance
Haringey & Islington	-7.8%
Croydon	-7.6%
Harrow and Hillingdon	-7.2%
Lewisham and Southwark	-5.8%
Lambeth	-3.9%

About HomeLet

With 25 years supporting 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 300 members of staff working hard every day to support letting agents, landlords and tenants.

About the HomeLet Rental Index

The index and average prices are produced using HomeLet's mix adjusted rental index methodology. This helps to track the representative rental values over time, which factor in changes in the mix of property types and locations of rented properties.

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

The HomeLet Rental Index is prepared from information that we consider is collated with careful attention, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue this report. The HomeLet Rental Index may not be used for commercial purposes; we shall not be liable for any decisions made or action taken in reliance upon the published data.

For more information on the HomeLet Rental Index please visit

homelet.co.uk/homelet-rental-index