Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Rent Officer Service

Private Rental Market Trends Survey - Wales

Volume 1 - October 2004 to March 2005

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Contents

Foreword

This survey provides an overview/analysis of trends in the Private Rental Market throughout Wales comparing responses received in October 2004 and March 2005. It is a 'snapshot' of the market and reflects the information provided, and opinions expressed by the respondents. The views are not those of the Assembly nor the Rent Officer Service but those of the participants, to whom we are extremely grateful for their contributions. Whilst it was not possible to identify and consult all letting sources operating within Wales, the survey involved some 459 letting agents, major landlords and various other institutions who regularly provide the Service with information relating to market rental levels and other data. This stream of information is invaluable in ensuring that the Service is in the best possible position to interpret current market conditions in the private rented sector throughout Wales. The study provides an insight to the operation of the private rented market in Wales and forms a basis for future research.

Steve Long
Head of Rent Officer Service

Acknowledgements

The Service wishes to gratefully acknowledge and thank all individuals and organisations who gave of their valuable time in responding so positively to the questionnaires. Perhaps even more importantly, for providing invaluable information on rental values throughout the year. The importance of such information to the Service cannot be overstated.

Executive Summary

In 2004/2005 the Rent Officer Service in Wales undertook a survey of its letting agent contacts and various institutions throughout Wales in order to identify and establish movements and trends in the private rented market. The survey was undertaken in two parts i.e. October 2004 and March 2005. This report does not speculate on the underlying reasons for any movements identified but simply reproduces in analytical form the basic information on movements and trends as provided by those consultees who operate within the market. The results are summarised below.

Summary of Survey Results

During the six-month survey period the number of properties held within the consultees' portfolios had increased by 7 percentage points. The increase was primarily confined to the Cardiff and Swansea areas.

With the exception of North Wales, which experienced a 5 percentage point increase in activity, evidence suggests that there was a slowing down of activity in both the South East and South West Wales regions.

North Wales region also reported an increase of 9 percentage points in the number of rents advertised being achieved during the survey period whilst nationally there was very little change. South East Wales region however, reported a 6 percentage point reduction and South West Wales a 5 percentage point reduction.

Demand for rented property was reported to be 4% down during the six-month period and this was entirely due to a significant reduction in demand in the South East region. The North Wales and the South West Wales regions however, reported an increase of 5 and 4 percentage points respectively.

Nationally, the survey results showed that the supply of properties available for letting was slowing down but again with variations on a regional basis. Generally North Wales and South West Wales regions' results reflected the national trend whilst the South East region evidenced an increase in supply of 10 percentage points above the national figure. Many consultees reported an over-supply of flats to let in the Cardiff area. Houses appear to be in greater supply and demand throughout Wales in comparison to other property types.

There is a general view amongst respondents nationally that high capital values was a major contributing factor in people deciding to rent rather than buy.

Location and condition of property are the two most influential factors in determining level of rent required/charged.

A significant amount of monies is held by landlords/agents in respect of Deposits/Bonds and advance payments of rent.

The vast majority of lettings are assured shorthold tenancies of 6 months duration and all respondents, except one, issued written contracts.

Chapter 1

Rent Officer Service - Background, Structure and Functions

1 Background

1.1 The Rent Officer Service in Wales was first established in 1966 following the introduction of the Rent Act 1965.

1.2 Although Rent Officers in Wales are for employment purposes, employees of the Welsh Assembly Government they undertake statutory functions which are independent of central and local government.

1.3 Until 1989 the role of the Rent Officer was confined to registration of Fair Rents. However, the Housing Act 1988 'deregulated' the private rented sector and Rent Officers were given additional functions relating to valuation of market rents for local authorities to assist in their award of housing benefit and determining the level of housing benefit subsidy paid to them.

2 Structure

2.1 Since joining the Assembly on 1st June 2003 the Service has been structured into regional areas viz. North Wales, South East Wales and West Wales and is serviced from 4 offices which are located at Caernarfon and Mold in the North; Mamhilad, Pontypool in the South East and Carmarthen in the South West.

3 Functions

3.1 The Service has three main functions:

- The determination and registration of Fair Rents under the Rent Act 1977 for protected tenancies in the private rented sector and for secure tenancies let by housing associations.
- Providing rental valuations to local housing authorities for Housing Benefit subsidy purposes including the determining of a range of rental determinations including Local Reference Rents (LRR); Single Room Rents (SRR) and setting Local Housing Allowances (LHA) in Conwy and Pembrokeshire.
- Advising local housing authorities on potential notional increases in rent as a result of grant aided improvement or repair works proposed to be undertaken by landlords.

3.2 In addition the Service is increasingly called upon to provide advice to customers and other stakeholders within the public and private sectors.

4 The Housing Market and the Task of Assessing Rents

4.1 Whilst the task of assessing rents for housing benefit subsidy purposes is quite different from that of determining "Fair Rents" under the Rent Acts the starting point for both valuations is the open market rent.

4.2 Rent Officers do not make judgements as to whether the rent is fair to either landlord or tenant, whether it gives a landlord a return competitive with other investments or is reasonable for the tenant having regard to their ability to pay.

4.3 Neither is it the Rent Officers' aim to suppress or lead the market by depressing or inflating the general levels of rent eligible for rent allowance. The Rent Officer's concern will be whether the subject rent is in line with or below the market level and with those of the market generally under housing benefit regulations.

4.4 If the objective of the system is to be achieved and if individual tenants who are dependent on housing benefit are not to be disadvantaged, the system must be very sensitive to any changes in the market. Social, demographic and economic shifts in recent decades have brought about wider structural changes within the housing market and the dynamic of the market itself reflects change in demand for housing - in overall numbers, in tenure, in type and in location.

4.5 Collection, collation and analysis of the rental evidence and other data, and a thorough knowledge of the local area together with awareness of changes in socio economic trends is essential for Rent Officers. Equally important is the maintenance of a robust market evidence database and the constant updating of market evidence.

5 Regional Areas and Socio-Economic Profiles

5.1 Whilst transactional evidence remains the primary tool used in the valuation process, supporting data and information from a variety of other sources can be used to underpin valuations.

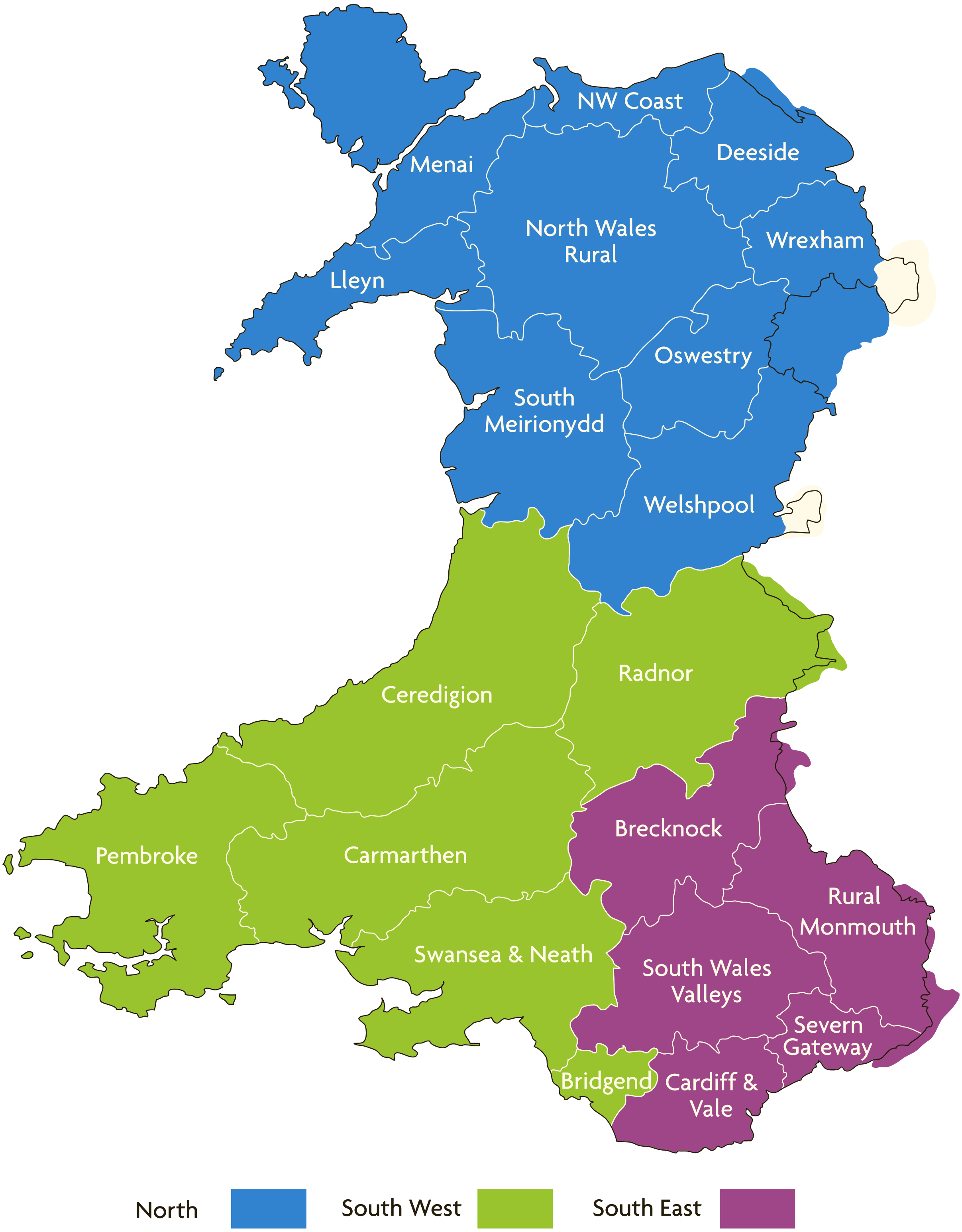
5.2 Different regions and areas face different market pressures and challenges and hence will have different priorities. Nevertheless, understanding the operation of the markets and the relationship between economic trends and housing markets at the regional and sub regional level is central to identifying and establishing common strategies in all regions. Within the Service these regions and sub regions are know as Localities or Broad Rental Market Areas and Neighbourhoods.

5.3 Wales is currently divided into 20 Localities/Broad Rental Market Areas. South West Wales includes Pembroke (LHA Area), Swansea, Cardigan Coast, Carmarthen, Bridgend and Radnor. South East Wales includes Severn Gateway, Rural Monmouth, Cardiff and the Vale of Glamorgan, South Wales Valleys and Brecknock. North Wales includes Deeside, Conwy (Pathfinder Area) Northern Rural, Menai, Llyn, South Meirionydd, Oswestry and Welshpool. (See map on following page)

5.4 Socio-economic factors impart a large degree of influence within areas and these can and often do affect the rents sought and achieved in localities and neighbourhoods within these areas. Rent Officers must therefore be aware of such influences such as levels of local wages, employment, incidence and nature of crimes, levels of social deprivation, unemployment etc. However, there is an overriding duty included in statutory provisions in determining localities and Broad Rental Market Areas, to have regard to accessibility to shopping, health care, education, recreation and banking.

5.5 Within the Service each neighbourhood, locality or broad rental market area, whilst having its own socio-economic data set, also includes descriptors that reflect the geographical area, postcodes and a general description of the area.

Map of Wales showing Operational Regional Areas and Broad Rental Market Areas



6 About the survey

6.1 The survey initially involved 459 letting agents, major landlords and various other institutions throughout Wales. The survey was in two parts at 6 monthly intervals. The first part was undertaken in Oct 2004 and the second in March 2005. A schedule of consultees is at Appendix 1.

6.2 Of the 459 consulted during the first part of the survey, 322 responded but this number included some 37 spoilt questionnaires or unidentifiable sources. This represented a 70% response rate.

6.3 The second part of the survey involved the 285 identifiable respondents to the first survey. The follow up response rate was 262(92%) and 58% in respect of the initial 459 consultees.

6.4 Of the 262 respondents 218 fully completed the survey questionnaire with the remaining only partially completed. Allowances were therefore made to reflect this in the overall analysis of the results.

6.5 The report is primarily concerned with identifying and establishing movements and trends in the private letting market throughout Wales and on a regional basis which do not necessarily coincide with the operational regions.

6.6 The Survey questionnaire (See Appendix 2) was designed to obtain an overall view of the market. This included portfolio size and type, main letting areas, rental market activity, rents achieved, reasons for changes in market, factors influencing levels of rents sought, bond charges and issuing of tenancy agreements. Consultees were also requested to comment on any reasons for changes that may have arisen between the timing of the two questionnaires.

6.7 A dedicated bespoke software package facilitated the analysis of the raw data on a local, regional and national level.

6.8 The survey results are reported along with portfolio size, market activity, influencing factors in letting property and supply and demand etc. Changes in trends between timing of both questionnaires and the reasons for those changes as perceived by the respondents are also commented upon. Reference to first and second surveys within the report is attributable to the first and second questionnaires issued.

6.9 The report does not speculate on the underlying reasons for movements in market trends in the private rented sector. It merely reproduces in analytical form the basic information on movements and trends in the market as provided by the consultees who operate within it.

Chapter 2

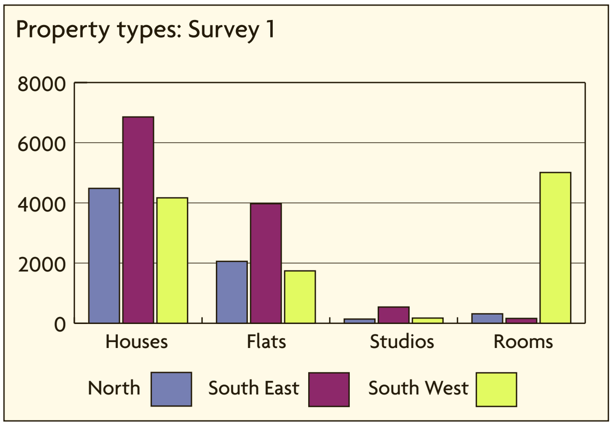
Survey Results

7 Portfolio Size

7.1 Evidence suggests that during the period between October 2004 and March 2005 overall portfolio size of all property types for the whole of Wales had increased from 29,616 to 31,783. This equates to a 7% increase and was wholly attributable to the increase in letting of rooms, which increased from 5,485 to 11,307, a substantial 106% increase. This increase was confined to the South Eastern and West Wales regions and primarily to the Cardiff and Swansea areas. Whilst consultees did not indicate the reasons for such increases a major factor was that of student lettings. As the survey was carried out during the academic year (October and March) it is very unlikely that such a significant increase was as a result of increased/additional demand during the college year. The increase could be explained however by the fact that not all universities and colleges replied to the first questionnaire. This pattern was not however replicated in other university and college towns.

7.2 Correspondingly, there was a reduction in all other types of property lettings apart from the letting of studio flats in South West Wales (Swansea area). Reductions ranged from 12% in respect of flats in South West Wales to 15% in respect of houses in South East Wales and 33% in respect of studio flats in North Wales.

7.3 Whilst one could possibly expect variations throughout the principality to reflect the level of supply and demand the information obtained suggests that there was a slowing down of the private rental market during the survey period throughout the principality. For detailed statistical information of lettings on a type and area basis refer to Table 1.



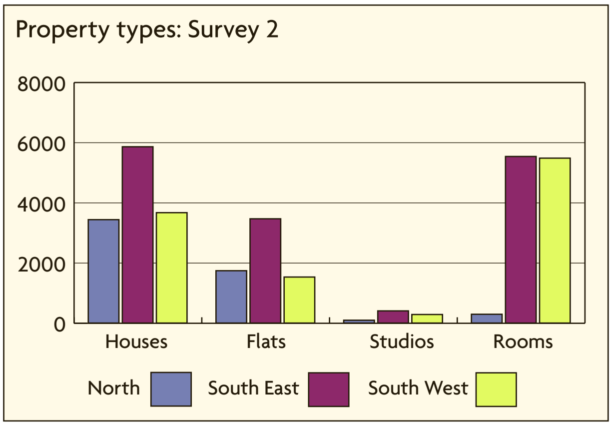


Table 1: Number of properties in Agents' Portfolios								
	Houses		Flats		Studios		Rooms	
Locality	**Survey 1**	**Survey 2**	**Survey 1**	**Survey 2**	**Survey 1**	**Survey 2**	**Survey 1**	**Survey 2**
Deeside	396	230	324	334	1	0	0	0
Llyn	215	68	272	109	3	2	10	173
Menai	253	219	159	18	4	0	0	0
North Wales Coast	471	588	438	406	9	14	0	0
North Wales Rural	345	447	29	52	0	0	0	0
Oswestry	210	170	112	116	18	38	0	0
S Meirionydd	222	129	42	38	6	0	0	0
Welshpool	580	425	109	200	0	0	0	0
Wrexham	1790	1160	572	466	99	40	304	119
North Wales	**4482**	**3436**	**2057**	**1739**	**140**	**94**	**314**	**292**
Brecknock	140	123	49	103	0	0	0	4
Cardiff/Vale	4310	3545	3083	2685	429	274	151	5277
Radnor	142	117	234	91	15	15	0	0
Rural Monmouth	406	378	89	90	6	13	6	6
Severn Gateway	1081	742	308	240	70	55	4	68
South Wales Valleys	777	953	211	255	20	47	0	180
South East Wales	**6856**	**5858**	**3974**	**3464**	**540**	**404**	**161**	**5535**
Bridgend/ Porthcawl	714	414	103	180	20	12	0	116
Cardigan Coast	344	315	212	155	32	36	4544	4737
Carmarthen	675	492	320	303	50	32	50	0
Pembroke	407	414	145	133	12	9	0	0
Swansea	2028	2033	961	758	59	195	416	627
South West Wales	**4168**	**3668**	**1741**	**1529**	**173**	**284**	**5010**	**5480**
TOTAL	**15506**	**12962**	**7772**	**6732**	**853**	**782**	**5485**	**11307**

8 Market Rental Activity

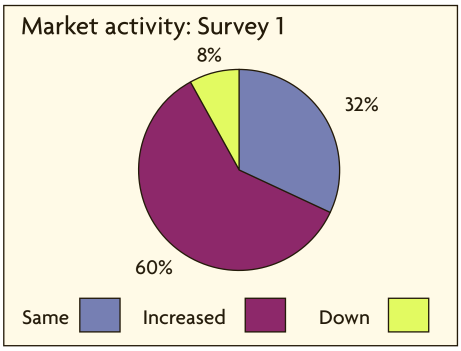
8.1 Consultees were asked whether in their opinion and experience the rental activity had increased, remained the same or decreased over the previous 6 month period. (See Appendix 3 for detailed responses.)

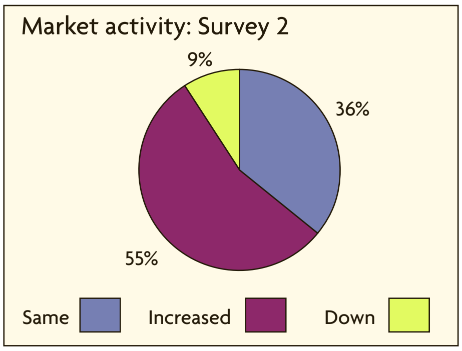
8.2 For Wales as a whole 60% of the consultees reported increased activity for the first part of the survey. However, 32% of respondents reported a static market and 8% a downward trend. By the time of the second questionnaire the numbers indicating increased activity had reduced to 55%. In contrast however, those respondents evidencing no change in the market had increased by 4 percentage points to 36% and those experiencing a downward trend in activity increased slightly by 1 percentage point to 9% overall. These figures seem to confirm a slowing down of the market between the timing of both questionnaires.

8.3 The Northern region reported that increased activity was evidenced by 68% of the respondents to the second questionnaire. This was some 5 percentage points more than reported in the first questionnaire. The respondents that reported no change in the market remained the same at 32% and none evidenced a downward trend. These figures seem to suggest that the market in the northern region was not following national trends and was somewhat more buoyant.

8.4 In the South East although some 48% of respondents experienced an increase in activity between October 2004 and March 2005 this was a reduction of 14 percentage points in comparison with the results of the first questionnaire which reflected the period prior to October 2004. Moreover, those that had evidenced no change in the market between the two questionnaires increased from 26% to 31% and significantly, those that experienced a downward trend increased from 12% to 21%. Several agents reported an over supply particularly of flats in certain areas of Cardiff as the main reason for this. These figures are in marked contrast to the national trends reported and seem to suggest that market activity was slowing down at a quicker pace than nationally.

8.5 Respondents in the South West Wales region evidenced a reduction of 2 percentage points in increased activity between both questionnaires and at 51% for the second questionnaire was 4 percentage points below the national figure. There was also an increase of 4 percentage points in those respondents that reported no change in the market but at the same time 5% reported a downward trend in activity. This was a reduction of 2 percentage points in comparison with the first questionnaire results. This would again seem to suggest a slowing down of the market activity between October 2004 and March 2005.





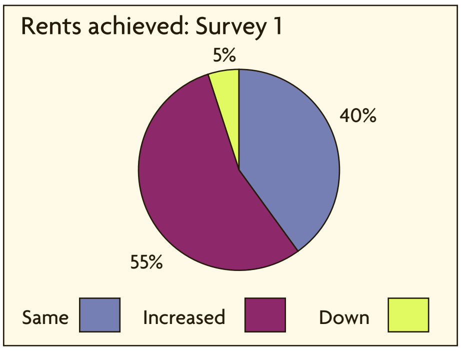
9 Rents Achieved

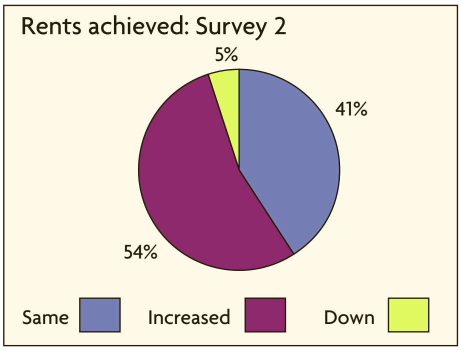
9.1 On a national basis there was very little change between results of the two questionnaires. Some 106 consultees, representing 54% of the respondents, saw an increase in advertised rents achieved. This represented a reduction of 1 percentage point on the result of the first questionnaire. Some 41% of respondents to the second questionnaire reported that there had been no movement in levels of advertised rents achieved. This accounted for a 1 percentage point increase over and above the first result. At 5% there was no change in the two survey results that reported a downward trend in the actual levels of rents achieved. Regional differences were however reflected.

9.2 The northern region did however, report differences in results between the timing of the two questionnaires. The respondents who reported the levels of rentals achieved at 61% and 63% respectively, was, above the national levels of 55% and 54%. Similarly, the percentage of respondents, which witnessed no movement in levels of rents achieved was below the national percentage by 7 and 4 percentage points respectively. Even though the first result showed a downward trend of rents achieved by 6% of the respondents, which was just 1 percentage point above the national rate, this had been eroded by the time of the second results to nil. Again the northern region trends seem to out perform the national trends.

9.3 The first results for the South East Wales indicated that 48% of the respondents were of the opinion that the level of rents achieved remained static, 48% reflected an increase and 4% a downward trend. Whilst the downward trend levels were at or about the national level the static trend was some 8 percentage points above national level. Respondents who identified an increase in the rental levels achieved were some 7 percentage points below national level. The second results reported that the gap between the national trends and South East Wales widened. Half the respondents reported no change whereas the 48% increase in rental levels achieved reported in the first results had reduced to 40%. Significantly, though the percentage of those reporting a downward trend had risen from 4% to 10%, the variance between both results was in the main associated with the Cardiff and Vale area.

9.4 In the South West Wales region there was very little difference between the national and regional trends reported in the first questionnaire. Variations ranged between 1 and 2 percentage points. Again the majority of respondents (57%) reported an increase in the levels of rents achieved. This however had increased by the time of issuing the second questionnaire to 63%. Correspondingly, the level that remained the same had reduced from 39% to 33%. The downward trend remained at the same level of 4%. Analysis of the respondents comments on changes in trends indicated that the agents operating within the Carmarthenshire and Pembrokeshire areas were of the opinion that the main reason for the movement in their areas was the “influx of cash rich people seeking houses to rent on a short term entering the Carmarthenshire and Pembrokeshire rental market prior to purchasing their ideal property in their chosen location.” Analysis of the West Wales figures however, identified that some 86% of the respondents operated outside the Pembrokeshire and Carmarthenshire areas. Furthermore, the number of properties within the portfolios of those agents operating outside Pembrokeshire and Carmarthenshire is some 6 times larger than those agents operating within the Pembrokeshire and Carmarthenshire areas. Therefore, whilst the observations of the agents operating within the Carmarthenshire and Pembrokeshire areas may well be justified on a local basis, no firm conclusions can be drawn from this statement on a South West Wales regional basis.





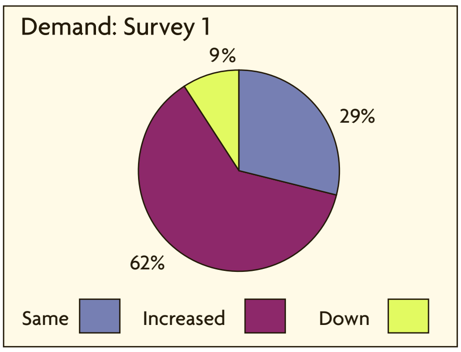
10 Demand

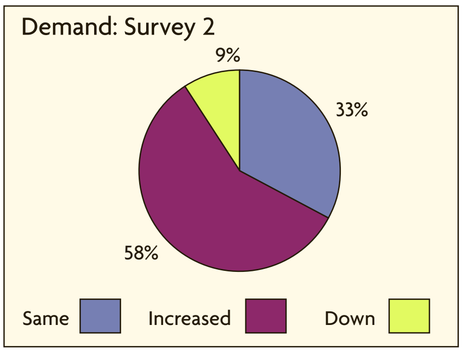
10.1 Nationally, the results demonstrated that there were slight overall reductions in demand. However, 58% still reported that there was an increase in demand following the second questionnaire. This represented a 4 percentage point reduction from the previous results. No change in demand was reported by 33% of the respondents to the second questionnaire in comparison to 29% for the initial results. The percentage of respondents that witnessed a downward trend remained at 9% for both surveys.

10.2 In the North Wales region 71% of respondents reported increased demand. This was 13 percentage points above the national figure of 58%. Some 26% of respondents reported no change in the market between the survey results, which was 3 percentage points lower than the first results. This was in contrast to the national results, which showed an increase of 4 percentage points in the number that evidenced no change in between the two results. Those reporting a downward trend in demand saw a change of 2 percentage points below that previously reported and again was in contrast to the national trend, which was at 9% for both surveys. The North Wales region therefore consistently reported increased demand over and above the other regions, both independently and nationally.

10.3 In contrast to the North Wales region, the South East Wales region saw a significant fall in the percentage of respondents who evidenced an increase in demand between the two surveys. At 46% for the second survey this was 12 percentage points below the national average. This pattern was also replicated in those that reported a reduction in demand. Those respondents that evidenced no change in demand were some 8 percentage points lower than the national figure of 33%. These results taken in conjunction with the responses on changes in supply (see below) suggest that there is an over supply in the South East. This seems however to be localised and from the results and letting agents comments it appears primarily to be related to the Cardiff Bay area.

10.4 The South West Wales results showed that those who had experienced an increase in demand between both surveys were the same as the national figure of 58%. This was slightly up on the figure of 54% for the first survey. However, the respondents that witnessed no change in the market were at 39% for the second survey some 6 percentage points higher than the national figure. Whilst those that experienced a downward trend was 6 percentage points below the national average. Demand in South West Wales, although slowing down, appears to be fairly active.





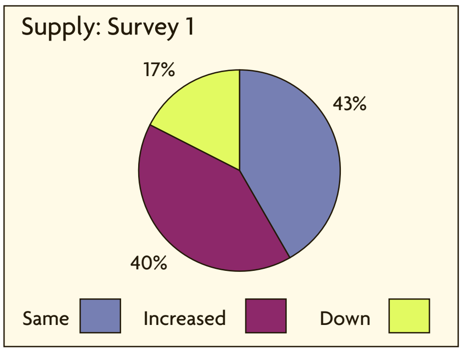
11 Supply

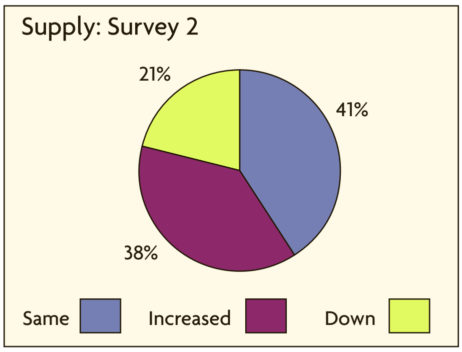
11.1 Nationally, the second survey reported that 21% of respondents witnessed a drop in supply. This was an increase of 4 percentage points over and above the first survey result. At the same time, 38% of respondents reported that supply was on the increase. This was a reduction of 2 percentage points in comparison with the first survey result. Moreover, 41% of the respondents for the second survey reported that supply was the same. This was 2 percentage points lower than the first survey results. The results on a national level seem to indicate that the supply level was slowing down.

11.2 Generally, although the North Wales region results reflected the national trend there were differences. With 49% of respondents from the second survey being of the opinion that supply had remained the same as for the previous survey this was 8 percentage points higher than the national average. Moreover, whilst the national figure for those that had evidenced an increase in supply was 38%, North Wales region reported 29% - a difference of 9 percentage points. The difference between those that had reported a downward trend at 22% had only a variance of 1 percentage point with the national average of 21%. Results therefore suggest that the supply level remained fairly static between both survey times.

11.3 The South East Wales region reflected figures significantly different to the national results and in the main to the other two regions. Whereas the other two regions had evidenced results above national figures in respect of no change in the market, the South East Wales region figure was 11 percentage points below the national figure of 41%. In addition, the results of the other two regions demonstrated an increase in supply below the national figure. The South East Wales region figure was 10 percentage points above the national figure. However, this was only 2 percentage points above the previous survey result. Those respondents that had witnessed a downward trend was, at 22% for the second survey, only 1 percentage point higher than the national figure but 7 percentage points higher than the previous survey figure. Analysis of the regional results again seems to suggest that this increase in supply is confined to the Cardiff and Vale area and more particularly to Cardiff Bay where, according to respondents, there is an over supply of flats as a result of the "buy to let" market.

11.4 The South West Wales region reported a variance of between 1 and 4 percentage points in comparison with the national figures. Just under a half of the respondents at 45% reported no change in supply, which was 4 percentage points above national figure. Those that evidenced an increase in supply at 37% was just below the national figure of 38%. In addition those that reported a downward trend in supply at 18% was 3 percentage points below the national average. In comparing the results of the two surveys the underlying trend shows that there is a slowing down of the market.





12 Changes in the Market

12.1 At question 4 consultees were asked for their reasons for any changes in the market in between both surveys. In total 191 agents responded with 57% having witnessed an increase in the general market; 33% experiencing no change and 10% a downward trend. (See Appendix 9).

12.2 Of those that had witnessed an increase, 57 agents representing 53% of respondents were of the opinion that the reason for the change was due to "High asking prices for purchasing and therefore renting prior to buying". This view was not localised but evenly spread across the whole of Wales.

12.3 Some 15% of respondents who had witnessed a change were of the opinion that it was due to an oversupply of accommodation and was mainly restricted to South East Wales and the Cardiff/Vale in particular.

12.4 Those that had witnessed a downward trend were, with the exception of 9 respondents, all operating within Cardiff and the Vale and quoted as the main reasons, an over supply of accommodation and less student accommodation needed as a result of Cardiff University new build.

13 Influences on Setting Rent levels

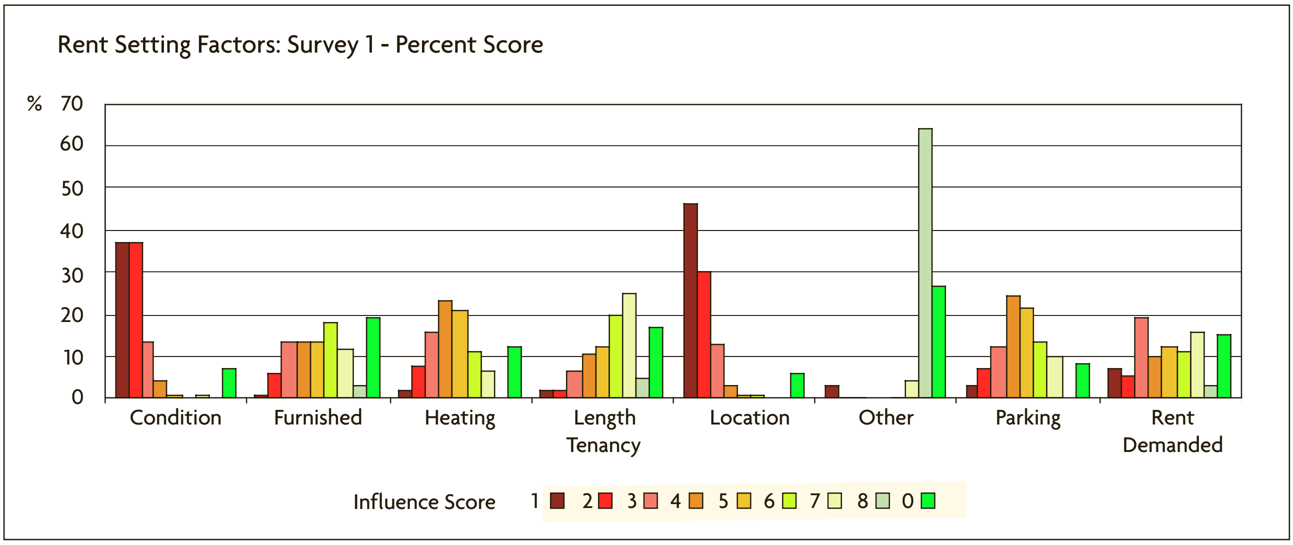
13.1 Survey participants were asked, what in their opinion were the main influences in setting rent levels from a range of pre-defined category. "Location" at 46% and "condition" of property at 37% were the main influencing factors in Survey 1 and similarly with 46% and 39% respectively in Survey 2. There were however, regional differences.

13.2 In the North Wales region the highest influential factor in both surveys was condition of property at 39% and 44% respectively, and location was the second highest influential factor at 36% and 38%.

13.3 In the South East Wales region the national trend was replicated with location at 53% and 56% for both surveys being the highest influential factor and condition of property at 41% and 35% being the second.

13.4 Whilst in the South West Wales region, location and, condition of property at 54% and 26% also replicated the national trend for the first survey results. Rent demanded by owner/landlords also accounted for 12%. By the time of the second survey the gap between both location and condition had narrowed somewhat with figures of 46% and 35% respectively being reported. Rent demanded by owners/landlords, although still third highest influential factor, had fallen back to 5%.

Factors Influencing Setting of Rent Levels
Percent of agents' scores for each factor



Survey 1 - Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	36.70	36.70	13.30	4.13	0.92		0.92		7.34
Furnished	0.92	5.96	13.30	13.76	13.30	18.35	11.93	3.21	19.27
Heating	1.83	7.80	15.60	23.39	21.10	11.47	6.42		12.39
Length Tenancy	1.83	1.83	6.42	10.55	12.39	19.72	25.23	5.05	16.97
Location	46.33	29.82	12.84	3.21	0.92	0.92			5.96
Other	3.21	0.46	0.46			0.46	4.59	64.22	26.61
Parking	2.75	6.88	12.39	24.31	21.56	13.76	10.09		8.26
Rent Demanded	7.34	5.50	19.27	10.09	12.39	11.47	15.60	3.21	15.14

Survey 1 - Regional

North Wales

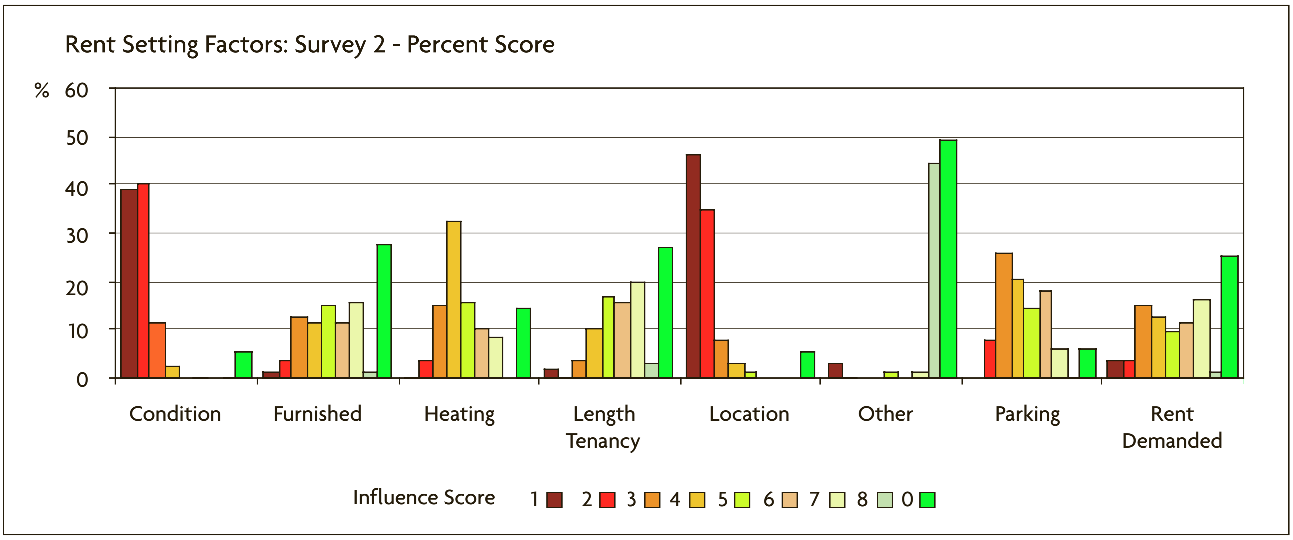
Factor Score	1	2	3	4	5	6	7	8	0
Condition	38.75	35.00	10.00	3.75	1.25				11.25
Furnished	1.25	5.00	7.50	8.75	10.00	20.00	12.50	5.00	30.00
Heating	3.75	8.75	11.25	27.50	18.75	8.75	3.75		17.50
Length Tenancy	2.50	2.50	8.75	8.75	6.25	17.50	23.75	5.00	25.00
Location	36.25	33.75	15.00	2.50	1.25	1.25			10.00
Other	5.00						3.75	52.50	38.75
Parking	3.75	5.00	17.50	21.25	23.75	7.50	6.25		15.00
Rent Demanded	6.25	2.50	15.00	11.25	11.25	12.50	16.25	2.50	22.50

South East Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	41.33	41.33	8.00	5.33	1.33		2.67		
Furnished		9.33	21.33	16.00	13.33	14.67	14.67		10.67
Heating	1.33	8.00	18.67	24.00	22.67	12.00	9.33		4.00
Length Tenancy		1.33	1.33	12.00	18.67	28.00	21.33	8.00	9.33
Location	53.33	25.33	14.67	5.33		1.33			
Other	4.00		1.33				6.67	70.67	17.33
Parking	1.33	6.67	8.00	21.33	25.33	22.67	13.33		1.33
Rent Demanded	5.33	9.33	26.67	13.33	10.67	8.00	17.33	4.00	5.33

South West Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	26.32	36.84	24.56	3.51					8.77
Furnished	1.75	3.51	12.28	17.54	15.79	21.05	8.77	3.51	15.79
Heating		7.02	17.54	19.30	19.30	15.79	5.26		15.79
Length Tenancy	3.51		8.77	12.28	14.04	12.28	33.33	1.75	14.04
Location	54.39	29.82	5.26	1.75	1.75				7.02
Other		1.75						77.19	21.05
Parking	1.75	10.53	12.28	28.07	15.79	12.28	12.28		7.02
Rent Demanded	12.28	3.51	15.79	5.26	17.54	15.79	14.04		15.79



Survey 2 - Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	39.29	40.31	11.22	2.55		0.51		0.51	5.61
Furnished	1.53	3.57	12.76	11.22	14.80	11.22	15.82	1.53	27.55
Heating	0.51	3.57	14.80	32.14	15.82	10.20	8.67		14.29
Length Tenancy	2.04	0.51	4.08	10.71	16.84	15.82	19.90	3.06	27.04
Location	46.43	35.20	8.16	3.06	1.53				5.61
Other	3.06	0.51			1.53		1.53	44.39	48.98
Parking		8.16	26.02	20.41	14.29	18.37	6.12	0.51	6.12
Rent Demanded	4.08	4.08	15.31	12.76	9.69	11.22	16.33	1.02	25.51

Survey 2 - Regional

North Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	44.62	38.46	10.77	3.08		1.54			1.54
Furnished	1.54	1.54	9.23	6.15	13.85	12.31	15.38	3.08	36.92
Heating		3.08	20.00	38.46	12.31	4.62	9.23		12.31
Length Tenancy	6.15		4.62	7.69	12.31	12.31	16.92	3.08	36.92
Location	38.46	40.00	10.77	7.69	1.54				1.54
Other	1.54	1.54			1.54		1.54	15.38	78.46
Parking		9.23	30.77	20.00	15.38	18.46	4.62		1.54
Rent Demanded	6.15	4.62	12.31	15.38	12.31	9.23	7.69		32.31

South East Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	35.29	48.53	5.88	4.41				1.47	4.41
Furnished		4.41	20.59	17.65	7.35	8.82	19.12		22.06
Heating	1.47	2.94	11.76	27.94	19.12	11.76	11.76		13.24
Length Tenancy		1.47	4.41	10.29	19.12	19.12	19.12	2.94	23.53
Location	55.88	29.41	8.82	1.47					4.41
Other	5.88				1.47			57.35	35.29
Parking		7.35	20.59	19.12	20.59	20.59	5.88		5.88
Rent Demanded	1.47	4.41	19.12	16.18	5.88	10.29	19.12	1.47	22.06

South West Wales

Factor Score	1	2	3	4	5	6	7	8	0
Condition	35.09	35.09	17.54						12.28
Furnished	3.51	5.26	8.77	10.53	21.05	10.53	12.28	1.75	26.32
Heating		3.51	14.04	26.32	17.54	14.04	5.26		19.30
Length Tenancy			3.51	15.79	17.54	14.04	24.56	1.75	22.81
Location	45.61	35.09	3.51		3.51				12.28
Other	1.75						3.51	59.65	35.09
Parking		7.02	26.32	21.05	7.02	15.79	8.77	1.75	12.28
Rent Demanded	5.26	3.51	12.28	7.02	12.28	15.79	17.54	1.75	24.56

14 Rental Deposits and Bonds

14.1 The practice of charging a deposit on granting a tenancy has evolved from custom and is increasingly becoming the practice with landlords and agents. There is no legal requirement to take a deposit. It is however, increasingly being accepted as the norm by prospective tenants to have to pay a deposit and advance rent prior to taking up a tenancy.

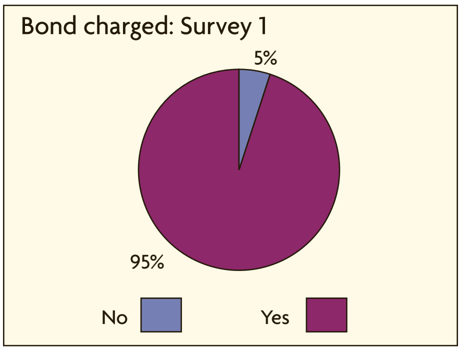
14.2 The private rented sector in Wales currently accounts for about 9%[1] of households in Wales (115,000 tenancies). According to “Holding Out” a paper on lost deposits published by Shelter Cymru in October 2003 and based on a survey of English housing, it is estimated that 70% of tenants in Wales pay a deposit on average of £450 (£477 in 2005) to secure accommodation. Some 2000 private rented tenants are unfairly denied the return of their deposits, leaving private landlords holding almost £900,000 of tenants’ money. Overall, landlords in Wales held almost £40 million of tenants’ money in un-regulated accounts.

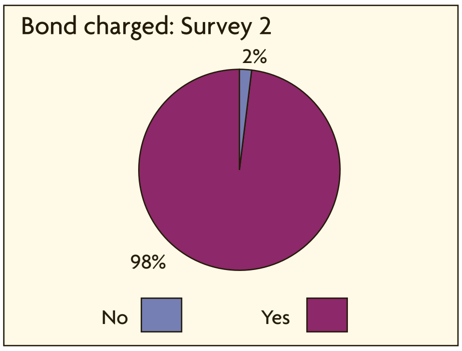
14.3 In order to better understand this area, survey participants were requested to respond to the following questions:

- Do you charge a Bond?
- If “yes” what was the amount?

14.4 Results demonstrated that whilst a slight variation existed between the two surveys, 98% of respondents charged a bond or deposit. The amount of bond charged was consistent with a month’s rent. In addition the equivalent of a month’s rent in advance of occupation is also charged. The total amount payable in advance can therefore be a significant amount.

1 Source - ‘Welsh Housing Statistics 2004’





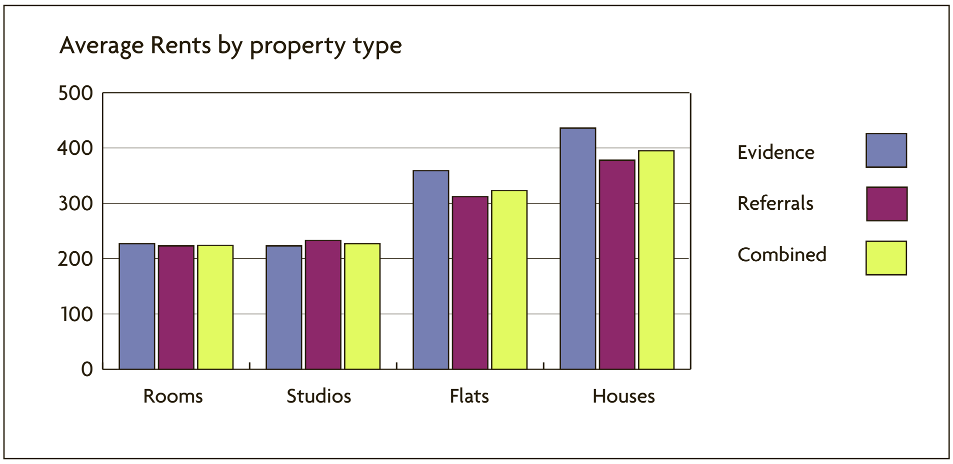
14.5 By analysing the property portfolio section of the survey, the market evidence database held by the Service, which contains in excess of 35,000 individual pieces of data and information about rents charged to 50,000 housing benefit claimants, it is possible to estimate average rent levels for different categories of accommodation and therefore the total value of bonds/deposits held by agents in Wales. Whilst it is readily appreciated that this cannot be regarded as an exact sum it is probably the best currently available data on the exchange of rent deposits/bonds.

14.6 The average monthly rent for a house (of all sizes) in Wales based only on the market data held by the service is £436. However, the average rent for a house based only on Housing Benefit referrals since January 05 is £378. Combining both databases, the average rent is £395.

14.7 The average monthly rent for a flat (of all sizes) again based solely on the market evidence data is £359 whereas the average rent based on Housing Benefit referrals only is £312. Combining both databases produces a total 24,773 flats with an average rent of £323.

14.8 In respect of studio flats the average monthly rent is £223 when based on market evidence data only. When based solely on Housing Benefit referrals the average rent is slightly higher at £233. The combined database produces an average of £227.

14.9 The average monthly rent for a room based only on our market evidence data is £227. Based solely on Housing Benefit referrals the monthly average is £223. Combining both databases produces a monthly average of £224.



Average Property Rentals in Wales Based on Market Evidence Database and Housing Benefit Referrals for 2005

Average monthly rents from Market Rental Evidence database only since 01/01/2005

Type	Average	Minimum	Maximum	Mid-point	MRE used
Houses	436	104	1990	1047	10440
Flats	359	85	1950	1018	5964
Studios	223	100	650	375	821
Rooms	227	45	433	239	3453

Average monthly rents from Housing Benefit referrals database since 1 Jan 2005

Type	Average	Minimum	Maximum	Mid-point	Referrals
Houses	378	102	1950	1026	25150
Flats	312	104	1950	1027	18809
Studios	233	152	347	250	517
Rooms	223	65	347	206	6676

Average monthly rents from Market Rental Evidence and Housing Benefit Referrals Combined databases since 1 Jan 2005

Type	Average	Minimum	Maximum	Mid-point	Items Used
Houses	395	102	1990	1046	35590
Flats	323	85	1950	1018	24773
Studios	227	100	650	375	1338
Rooms	224	45	433	239	10129

14.10 By taking the lowest average monthly rent for each category of property and multiplying the figure with the number of properties as reported in individual agents portfolios, we are able to estimate total value of bonds/deposits held on a national basis. Based on this analysis it is estimated that a minimum of £9,695,867 of bonds/deposits is held by landlords/agents. This figure excludes the payment of an additional month's rent in advance also levied on tenants when taking up the tenancy. Including the month's payment in advance landlords/agents could be holding as much as £19,391,734. However, these figure increase to £10,817,115 and £21,634,230 by applying the highest average rents for each category of accommodation.

14.11 The ready-reckoner which follows can be used to estimate total deposits held based on variations in rental levels on a regional basis.

Bonds and Deposits Ready Reckoner

Number of properties by type (Survey 2)		Amount of Bonds/Deposits held at typical one month's rent							
		£200	£225	£250	£300	£350	£400	£450	£500
HOUSE		**Figures expressed in millions**							
East	5858	1.17	1.32	1.46	1.76	2.05	2.34	2.63	2.93
West	3668	0.73	0.83	0.92	1.10	1.28	1.47	1.65	1.83
North	3436	0.69	0.77	0.86	1.03	1.20	1.37	1.55	1.72
Total	**12,962**	**2.59**	**2.92**	**3.24**	**3.89**	**4.54**	**5.18**	**5.83**	**6.48**
FLAT									
East	3464	0.69	0.78	0.87	1.04	1.21	1.39	1.56	1.74
West	1529	0.31	0.34	0.38	0.46	0.54	0.61	0.69	0.76
North	1739	0.35	0.39	0.43	0.52	0.61	0.69	0.78	0.87
Total	**6,732**	**1.35**	**1.51**	**1.68**	**2.02**	**2.36**	**2.69**	**3.03**	**3.37**
STUDIO									
East	404	0.08	0.09	0.10	0.12	0.14	0.16	0.18	0.20
West	284	0.06	0.06	0.07	0.09	0.10	0.11	0.13	0.14
North	94	0.02	0.02	0.02	0.03	0.03	0.04	0.04	0.05
Total	**782**	**0.16**	**0.17**	**0.19**	**0.24**	**0.27**	**0.31**	**0.35**	**0.39**
ROOM									
East	5535	1.11	1.25	1.38	1.66	1.94	2.21	2.49	2.77
West	5480	1.10	1.23	1.37	1.64	1.92	2.19	2.47	2.74
North	292	0.06	0.07	0.07	0.09	0.10	0.12	0.13	0.15
Total	**11,307**	**2.27**	**2.55**	**2.82**	**3.39**	**3.96**	**4.52**	**5.09**	**5.66**
TOTAL	**31,783**	**6.36**	**7.15**	**7.95**	**9.53**	**11.12**	**12.71**	**14.30**	**15.89**

15 Properties in Greatest Demand

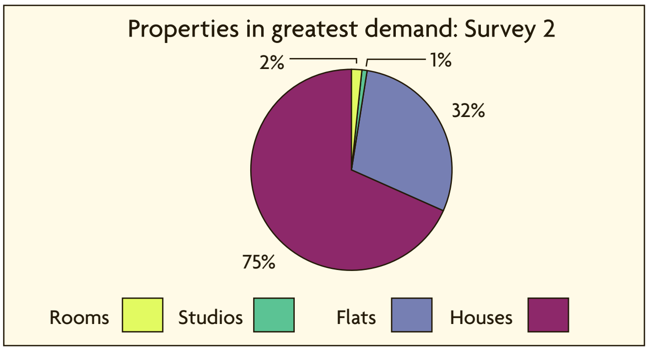
15.1 Agents were requested to identify the type of properties in greatest demand within the area they operated. Whilst 196 agents responded some indicated more than one type. Any variations in the figures as reported in Appendix 10 and the following chart, is therefore attributable to this fact. In addition some agents appear not to have reflected the actual demand but reflected the type of properties held in their portfolios. The information gleaned should therefore be treated with some caution.

15.2 Nationally, 75% of respondents reported houses as being in higher demand than any other type of accommodation. This was more than twice as much as those reporting flats. Those reporting a demand for rooms (6) as being in highest demand were very low and insignificant in comparison to the other types of accommodation.

15.3 In the North Wales region the demand mirrored the national figures except that none of the respondents identified rooms at all.

15.4 Twice the number of respondents operating within the South East Wales region also reported houses being in greatest demand as opposed to flats. However, three identified rooms as being in highest demand. These were in the Cardiff/Vale area.

15.5 Within the South West Wales area 77% of respondents reported houses as being in greatest demand. This was four times more than those reporting flats as being in greatest demand. None reported rooms.



16 Properties in Greatest Supply

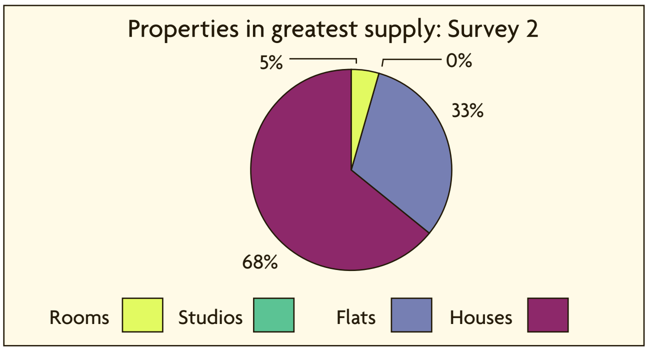
16.1 Consultees were also requested to report on the type of property in greatest supply. Again some identified more than one type of property and therefore any variations in the figures reported in comparison to the number of agents reporting as included in Appendix 11 and the following chart, reflects this fact.

16.2 Some 68% of respondents reported that houses were in greatest supply whilst 33% reported flats. Only 10 agents reported rooms as being in greatest supply. All were operating either within the South East Wales or South West Wales regions.

16.3 In the North Wales region 66% of respondents mirrored the national trend with houses being in greatest supply. The remainder reported flats as being in greatest supply.

16.4 In the South East Wales region the national trend was again replicated with 67% identifying houses as being in greatest supply whilst flats accounted for 35%. Rooms were identified by some 5% of respondents. These were in the Cardiff area where an over supply of rooms had been previously identified within the report.

16.5 Agents operating within the South West Wales area also reflected the national trend with 72% reporting houses as being in greatest supply and 28% reporting flats as being in greatest supply. Some 6 agents also identified rooms as being in greater supply.



17 Tenancy Agreements

17.1 The vast majority of lettings in the private rented sector in Wales are assured shorthold tenancies. It is not however a legal requirement for tenancy agreements to be in written form but clearly most advisable. The survey revealed that only one respondent did not issue written tenancy agreements.

17.2 The first survey also revealed that 95% of agents issued standard 6 month agreements and the remaining 5% issued agreements in excess of this period. By the time of the second survey these figures had changed to 98% and 2% respectively.

Appendix 1

Landlords/Letting Agents Consulted in the Survey

Name	Address
1 Stop Letting Shop	De La Beche Street, Swansea
A. C. J.	9a Royal Buildings, Victoria Rd., Penarth, Cardiff CF64 3ED
A1 Accommodation	11 Station Rd, Queensferry CH5 1SU
ABA Property Management	28 North Parade, Aberystwyth
Abacus	Bersham Enterprise Centre, Rhostyllen, Wrexham LL14 4EG
Accent	374 Abergele Rd, Old Colwyn, Colwyn Bay LL29 9LU
Accommondation Services	7 Baneswell Road, Newport NP20 4BP
Albany Property	2 Mackintosh Place, Cardiff
Alexanders	Cambrian Chambers, Terrace Rd, Aberystwyth
Alexandra Property Services	121 Walter Road, Swansea
Allan Thomas Estate Agents	3 Emlyn Square, Newcastle Emlyn SA38 9BQ
Allen Harris	209 Cathedral Rd, Cardiff
ALP Management	31 Chalybeate St, Aberystwyth
Amphlett & Russell	6 Bodelwyddan Ave, Old Colwyn, Colwyn Bay LL29 9NU
Andrews PMS	25a Ffordd Estyn, Garden Village, Wrexham LL11 2SU
Anthony Brown	Gwent House, East St, Llantwit Major CF61 1XY
Anthony Flint	20 Madoc St, Llandudno LL30 2TL
Ashi Properties	97 Woodville Rd, Cardiff
Ashley Jones & Partners	135-136 Walter Road, Swansea
Avis Packer	20 Dunraven Place, Bridgend CF31 1JD
Balfours with Lane Fox	11 The Bull Ring, Much Wenlock TF13 6HS
Barbara Rees (Cardiff)	144 Crwys Rd, Cardiff CF24 4NR
Barbara Rees (Tonypandy)	103 Dunraven St, Tonypandy CF40 1AR
Barber & Son	Tower House, Maer Lane, Market Drayton TF9 3SH
Barringtons (Barry)	5 Island Rd, Barry CF62 7AR
Barringtons (Bridgend)	1a Dunraven Place, Bridgend
Bathafan Estate	Bathafan Hall, Ruthin LL15 2UL
Bay Letting Property	29 Camona Drive, Swansea
Berringtons	The Estate Office, The Vallets, Wormbridge, Hereford, HR2 9BA
Beverley Morgan	33 Commercial Street, Pontypool NP4 6JJ
Bishtons	College Green, Tywyn LL36 9BS
Bob Parry (Blaenau)	17a Stryd Fawr, Blaenau Ffestiniog LL41 3AA
Bob Parry (Caernarfon)	23 Y Maes, Caernarfon LL55 2NA
Bob Parry (Conwy)	Bwlch Farm Rd, Deganwy, Conwy LL31 9YS
Bob Parry (Llangefni)	Adran Osod, Stryd Yr Eglwys, Llangefni, LL77 7DU
Bob Parry (Llanrwst)	21 Stryd Dinbych, Llanrwst, LL26 0LL

Name	Address
Bob Parry (Porthmadog)	134 Stryd Fawr, Porthmadog LL49 9NW
Bob Parry (Pwllheli)	13 Stryd Moch, Pwllheli LL53 5RG
Bone Fide Lettings	Perrots Road, Haverfordwest SA61 2HD
Border Relocations	1 The Boulevard, Broughton CH4 0SN
Bowden, Terry (Mr)	Capel Buildings, Clydach, Swansea SA6 5LW
Bowen Son & Watson (Chirk)	2 Church Street, Chirk LL14 5HA
Bowen Son & Watson (Ellesmere)	Wharf Rd, Ellesmere SY12 0EJ
Bowen Son & Watson (Oswestry)	35 Bailey St, Oswestry SY11 1PX
Bowen Son & Watson (Wrexham)	1 King Street, Wrexham LL11 1HF
Brackstones	19 Princes Drive, Colwyn Bay LL29 8HT
Bradford & Bingley-Sykes Waterhouse	20 Grosvenor Street, Chester CH1 2DD
Brinsons	Eastgate, Market Street, Caerphilly CF83 1NX
Bryn Property Co. Ltd	Old Road, Minera, Wrexham LL11 3YS
Burnett Davies	Ocean House, Clarence Rd, Cardiff CF10 5FA
Butters John Bee	173/175 Nantwich Rd, Crewe CW2 6DF
C J Lettings	117 Wellington Rd, Rhyl LL18 1LB
C J W Holdings Plc	Smithfield Business Centre, Lenton Pool, Denbigh LL16 3LH
Cadenhead	16 Holton Rd, Barry CF63 4HD
Cardiff Property Services	6 Miskin St, Cardiff CF24 4AQ
Carlton Property Management	Y Werddon, Pentrefelin, Wrexham LL13 7LT
Carter Jonas (Bangor)	The Estate Office, Port Penrhyn, Bangor LL57 4HN
Carter Jonas (Shrewsbury)	Black Birches, Hadnall, Shrewsbury SY4 3DH
Castle Courtyard Developments Ltd	Hafod Llantysilio, Llangollen LL20
Castle Estates	1 Station Terrace, Caerphilly CF83 1HD
Cavendish Rentals (Chester)	79 Grosvenor Street, Chester CH1 2DD
Cavendish Rentals (Mold)	1 High St, Mold CH7 1AZ
Cavendish Rentals (Ruthin)	St Peters Sq, Ruthin LL15 1AE
CCTA Llanelli	Graig Campus, Pwll, Llanelli
Cefn Estate	Cefn Estate Office, Cefn, St Asaph LL17 0EY
Chambers	35 Merthyr Rd,Cardiff CF14 1DB
Charles Birt	St. Julian Street, , Tenby SA70 7AS
Charltons	163 Crwys Rd, Cardiff CF24 4NH
Cheshire Relocation (Frodsham)	15 High St, Frodsham, Warrington WA6 7AH
Cheshire Relocation (Queensferry)	21 Station Road, Queensferry, Deeside CH5 1SU
Chester Rentals	28 Frodsham St, Chester CH1 3JL
Chris Davies	29 Fontygary Rd, Rhoose CF62 3DS
Chris John	95 Pontcanna St, Cardiff
Christopher Hall (Buckley)	1/3 Mold Rd, Buckley CH7 2AJ

Name	Address
Christopher Hall (Mold)	16/18 Chester Street, Mold, CH7 1EG
Churchill Properties	60 Albany Rd, Cardiff CF24 3RR
Clee Tompkinson & Francis (Brecon)	13 Lion Street, Brecon
Clee Tompkinson & Francis (Crickhowell)	2 High Street, Crickhowell
Clee Tompkinson & Francis (Hay on Wye)	5/6 St Johns Place, Hay on Wye
Clee Tompkinson & Francis (Swansea)	35 Herbert Street, Pontardawe, Swansea
Clee Tompkinson & Francis (Llandeilo)	111 Rhosmaen Street, Llandeilo
Clough & Co	45 High Street, Denbigh LL16 3SD
Clutton Agriculture Ltd	6 St John Street, Chester CH1 1DA
Coast And Country Est. Office	67 Charles Street, Milford Haven SA73 2HA
Coastal Management	PO Box 1014, Conwy LL32 8QB
Colston & Colston	1 Pound Field, Llantwit Major CF61 1DG
Cook & Arkwright	92 Park Place, Bridgend CF31 4BQ
Copleys	57a Bridge Street, Chester CH1 1PQ
Countrywide Residential Lettings	300 High St, Bangor
Countrywide Residential Lettings	The Cross, Chester CH1 1NT
Countrywide Residential Lettings	20 Madoc St, Llandudno LL30 2TL
Countrywide Residential Lettings	95 High Street, Prestatyn LL19 9AP
Court Properties	14 Bramble Close, Bridgend
Crescent Letting	1 Bethcar Street, Ebbw Vale NP23 6HH
Crofts Davies	259 Heathwood Rd, Cardiff CF14 4HS
Crook & Blight	67 Bridge Street, Newport NP20 4AQ
Dafydd Hardy (Bangor)	18 Garth Rd, Bangor LL57 1ED
Dafydd Hardy (Caernarfon)	21 Bangor Rd, Caernarfon LL55 1AR
Dafydd Hardy (Llandudno)	29 Madoc St, Llandudno LL30 2TL
Dafydd Hardy (Llangefni)	23 Church St, Llangefni LL77 7DU
Dalton & Co	The Estate Office, 20 Salop Rd, Oswestry SY11
Darlows (Cardiff)	101 Albany Rd, Cardiff CF24 3LP
Darlows (Merthyr)	32 Victoria St, Merthyr Tydfil CF47 8BW
Darlows (Newport)	6/8 North Street, Newport NP20
Darlows (Swansea)	1 Walter Road, Swansea
David Birt	71 High St, Cowbridge CF71 7AF
David James & Co	19 Ship Street, Brecon LD3 9AD
David Pearse & Co	2 Brunswick Road, Buckley CH7 2EF
Davies, (Mrs.)	"Oaklands", Heol Y Felin, Fforest, Pontarddulais, Swansea
Davis & Sons	56 Hanbury Road, Bargoed CF81 8QW
Davis & Sons (Abergavenny)	1 The Stable Mews, Lewis's Lane, Abergavenny
Davis (Blackwood)	191 High Street, Blackwood NP12 1AA

Name	Address
Davis (Chepstow)	21A Welsh Street, Chepstow NP16 5LL
Davis (Cwmbran)	24 Commercial Street, Pontnewydd, Cwmbran NP44 1DZ
Davis (Newport)	20 Cambrian Road, Newport NP20
Davis (Pontypool)	25 Commercial Street, Pontypool NP46 6JQ
Davis (Risca)	48 Tredegar St, Risca, Newport NP11 6BW
Dawsons (Mumbles)	69 Newton Road, Mumbles, Swansea
Dawsons (Swansea)	15 Walter Road, Swansea
De Graff Proprties	Pentre Hwnt Farm, Llampha, Bridgend CF35 5AF
Dean & MacMahon	51 High Street, Builth Wells
Dell J J & Co	21 Leg St, Oswestry SY11 2NN
Denton Clark & Co	4 Vicars Lane, Chester CH1 1QU
Dew Prothero & Williams, S R	3 Stanley Terrace, Boston St, Holyhead
DHV Property & Management Services	17 King Street, Hereford
Diamonds	1 St. Fagans Street, Caerphilly CF83 1FZ
Digby Turner & Co	21 Bridge Street, Usk NP15 1BQ
Dodds Property (Bala)	87 High St, Bala LL23 7AE
Dodds Property World (Chester)	17 Grosvenor Street, Chester CH1 2DD
Dodds Property World (Denbigh)	25 Vale Street, Denbigh LL16 3AH
Dodds Property World (Shotton)	20 Chester Road West, Shotton CH5 1BX
Durbin Property Services (Aberdare)	26 Whitcombe St, Aberdare
Durbins	5 The Precinct,Tonteg, Pontypridd
Eaves Estate Agents	23 Llandeilo Road, Cross Hands SA14 6NA
Egerton Estates	Padworth House, Benllech, Tyn-y-gongl LL74 8TF
Elizabeth Phillips	20 Temple Court, Cathedral Rd, Cardiff CF11 9LJ
Elliot & Co	4 Pisgah St, Kenfig Hill, Bridgend
Ena Parkinson Property Consultants	97 Boughton Rd, Chester CH3 2DD
Evans Jones & Co	Bridge St, KENFIG HILL
Evans Roch And Co	17 Victoria Place, Haverfordwest SA61 2JX
Evans, Mary And Co	Waverly House, 22 Lammas Street, Carmarthen
Exchange Estate Agency	102 High St, Porthmadog LL49 9NW
F H Sunderland & Co	Coliseum House, Wheat Street, Brecon LD3 7DG
Ferrier Williams	29 Llynfi Rd, Maesteg CF34 9DS
First (formerly Mallards)	22, Murray Street, Llanelli SA15 1DZ
Flat Finders (Cardiff)	143 Crwys Rd, Cardiff CF24 3RU
Flat Finders (Swansea)	43 Mansel Street, Swansea
Fletcher Poole (Conwy)	3 Lancaster Sq, Conwy LL32 8HT
Fletcher Poole (Rhos on Sea)	8c Penrhyn Ave, Rhos On Sea, Colwyn Bay LL28 4RD
Foote & Halfpenny	19 Walter Road, Swansea SA1 5NG
Forresters	Murray Street, Llanelli

Name	Address
Frank B. Mason	6 Picton Pl, Haverfordwest SA61 2LX
Frogmores	12 Frogmore Avenue, Sketty, Swansea
G W L Developments	Parkgate House, Welsh Rd, Deeside CH5
Gardian	60 Cowbridge Rd East, Cardiff
Gareth Edwards	4 - 6 Dunraven Place, Bridgend CF31 1JD
Gareth Jones	83 High St, Barry
Gareth Williams Commercial Property Consultants	29 Russell Road, Rhyl LL18 3BS
Garn & Seels	3 Baneswell Rd, Newport NP20 4BP
Gary Plumley	77 Bridge Street, Newport NP20 4AQ
Geoff Edmunds	1 Albany Rd, Cardiff
Geoffrey Thomas	49 Bethcar Street, Ebbw Vale NP23 5
Glanusk Estate	The Estate Office, Glanusk Estate, Crickhowell NP7 1LP
Glen Abraham	76 Crwys Rd, Cardiff
Global Securities Ltd	Metropole Chambers, Salubrious Passage, Swansea
Globe Property	112 Albany Rd, Cardiff CF24 3RU
Graham & Co	86 Commercial Street, Newport NP20 4AB
Graham Evans & Co	High Street, Saundersfoot SA69 9EJ
Graham Griffiths	430 Cowbridge Rd East, Cardiff
Gregory & Phillips	4 Church Street, Abertillery NP13 1DA
Grosvenor Relocation	52 Watergate St, Chester CH1 4DQ
Gwalia Properties	Llandrindod Wells
Gwyn Roberts	372 High St, Bangor LL57 1YE
Halls (Ellesmere)	The Square, Ellesmere SY12 0AW
Halls (Oswestry)	Queens Courtyard, Oswald Rd, Oswestry SY11 1RB
Halls (Shrewsbury)	2 Barker St, Shrewsbury SY1 1QJ
Halls (Shrewsbury)	Welshbridge, Shrewsbury SY3 8LA
Hardman Estates	3 Ruskin Rd, Crewe CW2 7JR
Harman & Dean	Temple Street, Llandrindod Wells
Harold Nichols	Flat 5, South Court, Park Terrace, Llandrindod Wells LD1 6AU
Harrisons Residential Letting	3 Gwendoline Court, Porthcawl CF36 3AH
Harry Ray & Co	37 Broad St, Welshpool SY21 7RR
Hawarden Estate Office	Hawarden Estate Office, Glynne Way, Hawarden CH5 3NL
Haynes Agency	Easgate House, Eastend Square, Pembroke SA71 4DG
Hefferman, W. (Mr)	10 Sketty Road, Swansea
Herbert R Thomas	59 High St, Cowbridge
Heritage Residential	42b Bridge St, Newport NP20 4NY
Hern & Crabtree	8 Waungron Rd, Cardiff
Heyes Bale & Co	Ecco House, Lon Parcwr, Ruthin LL15 1NA
Highfields Est. Agents	5 High St, Ludlow SY8 1BS

Name	Address
Hollingdales	21 Bridge Street, Newport NP20 4AN
Home From Home	2a Queens Road, Mumbles, Swansea
Home Hunters	140 Walter Road, Swansea
Home Link	Allensbank, Prudence Hill, Narberth
Home Rent	Preben, Ferwig, Cardigan SA43 1PZ
Home Rentals	1-2 Baneswell Road, Newport NP20 4BP
Homehunters	9 Penallta Road, Ystrad Mynach
Homelet	155 Abergele Road, Colwyn Bay, LL29 7SL
Homelet Chester	Richmond Place, 125 Boughton Rd, Chester CH3 5BJ
Homelink	6 Rufus Crt Row, Northgate Street, Chester CH1 2JW
Horace John Forse	33 Charles St, Cardiff
Horizon	22 Senghenydd Rd, Cardiff
Humphreys (Chester)	15 Grosvenor Street, Chester CH1 2LB
Humphreys (Wrexham)	8/10 King St, Wrexham LL11 1LE
Imperial Property	164 Richmond Rd, Cardiff CF24 3BX
Ingram Evans	55 Penlline Rd, Whitchurch, Cardiff
Interlet	17 Salisbury Rd, Cardiff
J Bradbourne Price & Co	16 Chester Street, Mold CH7 1EG
J P M Partnership	Y Glog, Ynysybwl, Pontypridd
James Jones & Henton	382 Cyncoed Rd, Cardiff
James, Huw (Mr)	Greystones, Priory Street, Cardigan SA43 3ES
James, Mike (Mr)	Picture Frame Video, The Old Brewery, Pontardawe, Swansea
John Cormack	28 George Street, Pontypool NP4 6BY
John Leslie	Washington Buildings, Penarth CF64 2AD
John Pitt Developments Ltd	Brynnant Llech, Llanfairtalhaiarn, Abergele LL22 8TW
John Williams	18c High St, Llandaff, Cardiff CF5 2DZ
Jones Peckover (Abergele)	61 Market St, Abergele LL22 7AF
Jones Peckover (Bangor)	129 High St, Bangor LL57 1NT
Jones Peckover (Denbigh)	47 Vale Road, Denbigh LL16 3AR
Jones Peckover (Wrexham)	33 High Street, Wrexham LL13 8HY
Jones Redfearn	3 Russell Rd, Rhyl LL18 3BS
Julian Dyer & Co	11 Market Street, Abergavenny
Jupiter	36 Woodville Rd, Cardiff
Kelvin Francis	362 Cyncoed Rd, Cardiff
Kent Jones Estate Agents	47 King Street, Wrexham LL11 1HR
Keylet Property	51 Salisbury Rd, Cardiff CF24 4AB
Kingstone	14 Mackintosh Place, Cardiff
Kitching Bell	67 King Street, Wrexham, LL11 1HR

Name	Address
Knights	70 Albany Rd, Cardiff CF24 3RS
Knights (Barry)	84 High St, Barry CF62 7DX
Lane Fox	Windsor Hse, Windsor Place, Shrewsbury SY1 2BZ
Lanyons	12 High St,Treorchy CF42 6AA
Larner Lets	2 Fothergill St, Pontypridd CF37 1SG
Lee & Kelsall	14 Madoc Street,.Llandudno
Lee Properties	29 Rhos Rd, Rhos on Sea, Colwyn Bay
Leeder Property Management	26 Walter Road, Swansea
Leek & Weston	29 Gelliwasted Rd, Pontypridd CF37 2BN
Leonard D Morgan & Co	121 Chepstow Road, Newport NP19 8BZ
Let Right	17a Park St, Pontypridd
Lets Locally	3 Gele Ave, Abergele LL22 7BB
Lloyd Taylor Simpson (Cardiff)	130 Crwys Rd, Cardiff
Lloyd Taylor Simpson (Cathays)	134 Woodville Rd, Cathays, Cardiff CF24 4EE
Lloyd Williams	66 Park Street, Treforest, Pontypridd
Lunt Tomley	16 Leg St, Oswestry SY11 2NN
Malcolm & Evans	4 Smithfield St, Oswestry SY11 2EG
Malcolm Davies	28a Castle St, Brecon LD3 9DD
Margaret Ford	Park View, Llandaff, Cardiff CF14 2JQ
Margarson Ltd	Pierce House, 13-17 Station Road, Queensferry CH5 1SX
Marina Property Services	2/3 Abernethy Quay, Swansea
Martin & Co	17a Page Street, Swansea
Matthews Of Chester	15 Lower Bridge Street, Chester CH1 1RS
McCartneys	39 Broad St, Newtown SY16 2BQ
McCartneys (Brecon)	40 High St, Brecon LD3 7AP
McCartneys (Builth)	46, High Street, Builth Wells LD2 3AB
McCartneys (Kington)	Wylcwm House, Wylcwm Place, Knighton LD7 1AE
McCartneys (Llandrindod)	1 Station Crescent,, Llandrindod Wells LD1 5BD
McCartneys (Ludlow)	16/17 High St, Ludlow SY8 1BS
McCartneys (Presteigne)	8 High Street, Presteigne
Mead Bros	Rhondda Tool Hire, Llwyncelyn Industrial Estate, Porth, Rhondda CF39 9
Mead Property	136 Woodville Rd, Cardiff CF24 4EE
Michael G. Lewis	54 Mansel Street, Swansea
Michael Graham Young	13 Mount Stuart Square, CARDIFF
Michael Jones	70 Whitchurch Rd, Cardiff
Michael Skidmore	10 Monnow Street, Monmouth NP25 3EE
Mike Jones	50 Talbot Rd, Talbot Green, Pontyclun CF72 8AE
Miles Young & Co	23 Nevill Street, Abergavenny NP7 5AA
Minchin Fellows	30 Lower Bridge Street, Chester CH1 1R S

Name	Address
Moginie James	51 Cathays Terrace, Cardiff CF24 4HS
Molyneaux Estate Agents (Chester)	66 Watergate St, Chester CH1 2LA
Molyneaux Estate Agents (Mold)	13-15 Chester Street, Mold CH7 1EG
Mon Properties (Amlwch)	Mona St, Amlwch LL69 9AN
Mon Properties (Holyhead)	2-4 Market St, Holyhead LL65 1UL
Mon Properties (Llangefni)	The Property Centre, Glanhwfa Rd, Llangefni LL77 7EU
Morgan Evans	28-30 Church Street, Llangefni LL77 7DU
Morgan Knight (Blackwood)	176 High Street, Blackwood NP21 1AH
Morgan Knight (Tredegar)	32 Commercial Street, Tredegar NP2 3DJ
Morgan Properties, K & G. C	22 Windsor Road, Neath
Morris Marshall & Poole (Llanidloes)	Bank House, Great Oak Street, Llanidloes SY18 6BW
Morris Marshall & Poole (Montgomery)	Tan Y Castell, Broad St, Montgomery SY15 6PH
Morris Marshall & Poole (Newtown)	10 Broad St, Newtown SY16 2LZ
Morris Marshall & Poole (Oswestry)	16 Leg St, Oswestry SY11 2NN
Morris Marshall & Poole (Welshpool)	28 Broad St, Welshpool SY21 7RW
Mortgage Advice Bureau	32 Oxford Street, Mountain Ash CF45
Mostyn Estates	Broadway, Llandudno
Nant Clwyd Estate	The Estate Office, Nant Clwyd Hall, Ruthin LL15 2PR
National Trust (E Wales)	East Wales Office, 41 Broad St, Welshpool SY21 7RR
National Trust (N Wales)	Dinas, Betws-y-Coed LL24 0HG
Newlands R & W (Abergavenny)	Newmarket Chambers, Lion Street, Abergavenny NP7 5NT
Newlands R & W (Caldicot)	Bell House, The Square, Magor, Caldicot NP26 3HY
Newlands R & W (Chepstow)	Portwall House, 5 Bank St, Chepstow NP16 5EL
Newlands R & W (Newport)	68 Bridge Street, Newport NP20 4AQ
Nicholas Gething & Co	12 Burman Street, Swansea
Nick Davies	33 Talbot Rd, Talbot Green, Pontyclun CF72 8AD
Nicola Jane	22-24 Town Hill, Wrexham LL13 8NB
Nock Deighton	3 Bellstone, Shrewsbury SY1 1HU
Norman Lloyd & Co (Llanidloes)	55 Longbridge St, Llanidloes SY18 6EF
Norman Lloyd & Co (Newtown)	16 Broad St, Newtown SY16 2NA
Norman Lloyd & Co (Oswestry)	13 English Walls, Oswestry SY11 2PB
North Wales Property (Bangor)	116 High St, Bangor LL57 1NS
North Wales Property (Rhos on Sea)	28 Colwyn Ave, Rhos On Sea LL28 4RB
Northwood	23 Whitchurch Rd, Cardiff CF14 3JN
Northwood Letting	1 Hoole Rd, Chester CH2 3NQ
Owen & Owen	140 Main St, Pembroke SA71 4HN
P D M Property	8 Llandaff Road, Cardiff, CF11 9NJ

Name	Address
Parry Lowther Residential (Shrewsbury)	44 High St, Shrewsbury SY1 1ST
Parry Lowther Residential (Welshpool)	1 Severn St, Welshpool SY21 7AG
Partners	48 Hannah St, Porth CF39 9PU
Penn Byron & Co	Albany House, 12 Albany Terrace, Haverfordwest
Peter Alan	172 Cowbridge Rd East, Cardiff CF11 9NE
Peter Hinze	19 Cyncoed Rd, Cardiff CF23 5SB
Peter Large	19 Clwyd Street, Rhyl LL18 3LA
Peter Morgan (Neath)	42 Windsor Road, Neath
Peter Wood	10 Windsor Arcade, Penarth CF64 1JA
Phillip Evans Estates	Chalybeate Street, Aberystwyth
Phillip Haines	1 Bethcar St, Ebbw Vale NP23 6HH
Phillip Ling	1 Sycamore Street, Newcastle Emlyn SA38 9AP
Pinnacle	3 - 5 Fanny St, Cardiff CF24 4EG
Poneskis, J. (Mr)	24 Harry Street, Morriston, Swansea
Poole, Janet (Mrs)	56 North Road, Cardigan
Porters	96 Nolton St, Bridgend
Powell & Jones	1c Dunraven Place, Bridgend CF31 1JF
Preece Edwards Consultancy	Y Lanfa, Aberystwyth Marina, Aberystwyth.
Prestons	John St, Porthcawl
Priority Properties (Bangor)	332 High St, Bangor LL57 1YH
Priority Properties (Colwyn)	433 Abergele Rd, Old Colwyn, Colwyn Bay LL29 9PR
Pritchard & Co	2 Church St, Merthyr Tydfil CF47 0BA
Pritchard & Partners	2 The Struet, Brecon LD3 7HL
Property Rentals (Wagman Windows)	26 Midland Road, Swansea
Property Shop	79 Charles Street, Milford Haven SA73 2AA
Protheroes	13/15 John Street, Llanelli
Prutvats Investments Ltd;	Ty'r Wen, Llanarthney, Carmarthen
R H Seel & Co	Crown House, Wyndham Crescent, Cardiff CF11 9UH
Randal and Co	8 Newport Rd., Caldicot, NP26 4HX
REAL	6 Walter Road, Swansea
Redshaw Property Management	Plas y Bryn Hall, Llanbedr, Gwynedd LL45 2DX
Reed Evans & Co.	7 Dunraven Place, Bridgend CF31 1JF
Reeds Rains (Abergele)	38 Market St, Abergele LL22 7AA
Reeds Rains (Bangor)	Stevenson Hse, Wellfield, Bangor LL57 1EF
Reeds Rains (Chester)	29 Watergate Street, Chester CH1 2LB
Reeds Rains (Llandudno)	17 Madoc St, Llandudno LL30 2TL
Reeds Rains (Llangefni)	16 Church St, Llangefni LL77 7DU
Reeds Rains (Prestatyn)	71 High Street, Prestatyn LL19 9AH
Reeds Rains (Rhyl)	90 High Street, Rhyl, LL18 1UE

Name	Address
Reeds Rains (Whitchurch)	43 High St, Whitchurch SY13 1AZ
Reeds Rains (Wilmslow)	Lettings Centre, Alderley Rd, Wilmslow SK9 1JX
Rees, Richards & Partners	"Druslyn House", De la Beche Street, Swansea
ReMax	3/4 Walter Road, Swansea
RG & J H Jones (Machynlleth)	Bank Chambers, Machynlleth SY20 8DT
Rhaggart Hall Estate	Estate Office, Carrog, Corwen LL21
Rhondda Development Company	239 High St, Porth CF39 9XX
Rhug Estate	Estate Office, Corwen LL21 0EH
Rickitt Grant	22 Lower Bridge St, Chester CH1 1RS
Robbie Howarth	166 Conwy Rd, Llandudno Junction LL31 9DU
Robert Holder	14 High Street, Newbridge, Newport NP11 4EL
Robert Jordan & Associates	11 Grosvenor St, Chester CH1 2DD
Roberts Estates	Wepre House Lon Business Park, Ruthin LL115 2**
Robertson & Jones	Unit 21 Vauxhall Industrial Estate, Ruabon, Wrexham LL14 6HA
Rochfort - Shugar	Carlton House, Herbert Tce, Penarth
Roger Carter & Brown	8c Penybont Road, Pencoed, Bridgend CF35 5RA
Roscoe Rogers & Knight	3 Agincourt Square, Monmouth NP25 3BT
Rowan Residential Lettings	21 William St, Holyhead LL65 1RN
Russell Baldwin & Bright (Brecon)	33 High Street, Brecon LD3 7AN
Russell Baldwin & Bright (Rhayader)	4 North Road, Rhayader
S M Properties	1 The Paddocks, Newgate St, Brecon LD3 8DJ
Sandersons	1 Beach Rd, Barmouth LL42 1LP
SDJ Property Management	5 Trelawny Square, Flint CH6 5NN
Select Properties (Wales) Ltd	2 Meadow Lane, Mounton Rd, Chepstow NP16 5AW
Seth Hughes & Co	11/13 St Georges Cresent, Wrexham LL13 8DA
Shearer & Morris (Machynlleth)	18 Maengwyn St, Machynlleth SY20 8DT
Shearer & Morris (Newtown)	13 Shortbridge St., Newtown SY16 1AA
Sian Poole	116b Park Crescent, Barry CF62 6HE
SK Developments	132 Llanrwst Road, Colwyn Bay LL28 5UT
Smith & Wypler	57 Madoc St, Llandudno LL30 2TW
Solicitors Property Centre	15 King St, Wrexham LL11 1HG
Southam, A (Mrs)	7 Trehearn Drive, Rhyl LL18 3RR
Sovereign	66 Merthyr Rd, Whitchurch, Cardiff
St Davids Commercial	17 Coed Pella Rd, Colwyn Bay LL29 7BA
Steban Estates	Gable Cottage, Llangewydd, Bridgend CF32 0EU
Strutt & Parker	19 Grosvenor St, Chester CH1 2DD
Stuart Evans (Millenium 2000)	22 Windsor Road, Neath

Name	Address
Studentdigz (Remax)	3/4 Walter Road, Swansea SA1 5NE
Swansea Property Services	66 Mansel Street, Swansea
Swansea University Student Services	Singleton Park, Swansea
Swetenhams	28 Lower Bridge St, Chester CH1 1RS
Swift Relocations	Notts Square, Carmarthen
Symmonds & Co	12 High St, Whitchurch SY13 1AR
T E A M Estate Agents	33 Alfred Street, Neath
T G W Estate Agents	8 Alban Square, Aberaeron
Tennants	16a St Mary St, Chepstow NP16 5EW
Terry's Property Shop	26 Station Road, Port Talbot
The Home Office	32 Bridge St, Newport NP20 BP
The Letting Agency	8 Clive St, Caerphilly CF83 1GE
The Letting Bureau	Old Market Tavern, Agincourt Square, Monmouth NP25 3BT
The Letting Company	2 Walters Rd, Ogmore Vale, Bridgend CF32 7DN
The Letting Shop	131 Woodville Rd, Cardiff
The Property Shop	95 Pontmorlais, Merthyr Tydfil CF47 8UH
Thomas C Adams Lettings	8 Common Hall Street, Chester CH1 2BJ
Thomas Estates	36/38 Bodfor St, Rhyl LL18 1AU
Thomas George	32 Churchill Way, Cardiff
Thomas Wood	292 North Rd, Cardiff CF71 7DF
Toms & Toms	206 Whitchurch Rd, Cardiff
Tony John & Co	4 Grove Place, Port Talbot SA13 1HX
Touchstone Properties	156 High St, Wootton Bassett SN4 7AB
Town & Country (Mold)	4 Chester Street, Mold CH7 1EN
Town & Country (Shotton)	22 Chester Rd, West Shotton CH5 2BX
Town & Country (Wrexham)	30 High Street, Wrexham LL13 8HY
Tracey Woods Rentals	PO Box 44, Porthcawl
Tudball & Edwards	50 Hannah Street, Porth CF39 9RA
Tudor Estate Agents	Plas Y Ward, Y Maes, Pwllheli LL53 5
Vale Homes Cowbidge	North Rd, Cowbridge CF71 7AE
Vale Property (Dinas Powis)	2 Castle Court, Castle Drive, Dinas Powis
Vale Property (Cowbridge)	27 High St, Cowbridge CF71 7AE
Vaynor Park Estate	The Estate Office, Vaynor Park, Berriew, Welshpool SY17
Vet N Let	Station Rd, Deganwy, Conwy LL30 9DF
Victor Developments Ltd	8 St Andrews Crescent, Cardiff
W J Holder (Aberdare)	21 Cardiff Street, Aberdare, CF44 7DP
W J Holder (Rhymney)	64 High Street, Rhymney, Tredegar, NP22 1LP
Watkin Jones Estates	Llandygai Industrial Estate, Bangor LL57 4YH

Name	Address
Watts & Morgan (Bridgend)	1 Station Hill, Bridgend CF31 1EA
Watts & Morgan (Cowbridge)	81 High St, Cowbridge CF71 1YN
Weathersby, D (Merthyr)	53 Bridge St, Troedyrhiw, Merthyr Vale CF48 4BX
Webb & Co	158 Nantwich Rd, Crewe CW2 6BJ
Welvan Property Service	36 Alfred St, Neath SA11 1EH
West End Properties	89 Conwy Rd, Colwyn Bay LL29 7LW
West Wales Properties	12 Victoria Place, Haverfordwest
Western Permanent	46 Whitchurch Rd, Cardiff
Westwood Contracts	115a Marsh Road, Rhyl LL18 2AB
Whitegates Estate Agency	52 Watergate Street, Chester CH1 2LA
William Parkman & Daughters	19 Bridge Street, Abercarn NP11 4SE
Williams & Goodwin (Bangor)	204 High St, Bangor LL57 2SE
Williams & Goodwin (Llangefni)	23 Church St, Llangefni LL77 7DU
Williams Estates (Denbigh)	35 High Street, Denbigh LL16 3HY
Williams Estates (Prestatyn)	11 Meliden Road, Prestatyn LL19 9SB
Williams Parry Richards	27 High Street, Chepstow NP16 5LJ
Williams Parry Richards	2 Agincourt Square, Monmouth NP25 3BT
Wilner Estates	The Market Hall, College Green, Tywyn LL36 9BY
Wingetts Estate Agents	29 Holt Street, Wrexham LL13 8DH
Woodland Estates	Unit 4 Glanaber Trading Estate, Vale Road, Rhyl LL18 2PL
Worthington, D.	Town & Country Properties, 1 Kings Road, Llandovery SA20 0AW
Wright Manley (Crewe)	137 Nantwich Rd, Crewe CW2 6DF
Wright Manley (Whitchurch)	16 Watergate, Whitchurch SY13 1DX
Wyndham Edwards	Mount Pleasant, Crescent St, Newtown SY16 2HE
Zapettis, (A-Z School Of Motoring) (Mr)	41 St Helens Road, Swansea

Cardiff University
Neath College Student Services Unit
NEWI College
Newport College
Swansea Institute Of Higher Education
Swansea University
Trinity College Carmarthen
University College Lampeter
Wrexham College

Bro Morgannwg NHS Trust
Ceredigion NHS Trust
North East Wales NHS Trust
Gwent NHS Trust
Morriston Hospital
Pontypridd and Rhondda NHS Trust
North Glam NHS Trust
North West Wales NHS Trust
Cardiff and Vale NHS Trust
Swansea NHS Trust

Appendix 2

Questionnaire

Landlord and Agents Rental Market Survey

Y Gyfarwyddiaeth Dai - Cangen Y Swyddogion Rhenti
Housing Directorate - Rent Officer Branch

Agent / Landlord <Name>

1) Please indicate the approximate total number of properties in your portfolio by type
☐ Houses ☐ Flats ☐ Studios ☐ Rooms

2) Please note the main Towns / Areas within which you let properties

3) During the last 6 months how would you describe the rental market?
(please tick one box for each)

a) Rental market activity ☐ increased ☐ same ☐ down

b) Rents achieved ☐ increased ☐ same ☐ down

c) Demand ☐ increased ☐ same ☐ down

d) Supply ☐ increased ☐ same ☐ down

4) If the rental market has changed in the last 6 months, what, in your opinion is the reason?

5) Demand

a) Please circle the type of property(s) in greatest demand — Houses / Flats / Studios / Rooms — No of bedrooms ☐

b) Please circle the type of property(s) in least demand — Houses / Flats / Studios / Rooms — No of bedrooms ☐

6) Supply

a) Please circle the type of property(s) in greatest supply — Houses / Flats / Studios / Rooms — No of bedrooms ☐

b) Please circle the type of property(s) in least supply — Houses / Flats / Studios / Rooms — No of bedrooms ☐

7) What factors influence you when setting a rent for a property?
(Mark the following 1 to 8, in order of influence with 1 being most influential)

☐ Length of tenancy ☐ Condition of property
☐ Parking availability ☐ Form of heating system
☐ Location of property ☐ Rent demanded by owner
☐ Furnished or unfurnished ☐ Other

8) Do you charge a Bond? ☐ Yes ☐ No

9) If 'Yes' at what amount?

10) Do you issue Tenancy agreements? ☐ Yes, 6 monthly ☐ Yes, longer ☐ No

Name: ....

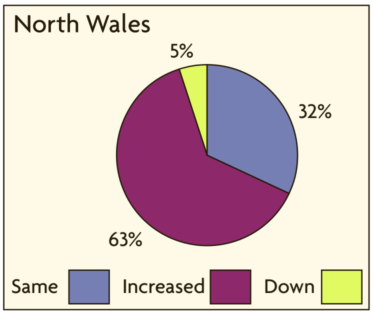
Date: ....

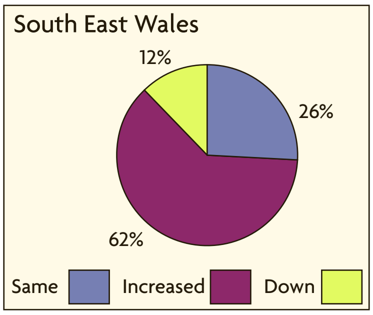
Appendix 3

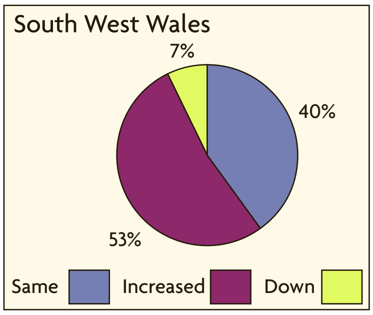
Response of Consultees to Level of Rental Activity (Question 3A)

Locality	Survey 1			Survey 2		
	Same	Increased	Down	Same	Increased	Down
Deeside	5	3		4	3	
Llyn	1	7			2	
Menai	1	1	2	3	1	
North Wales Coast	6	8	2	7	9	
North Wales Rural	2	4		1	4	
Oswestry	1	4			3	
South Meirionydd	3	2		2	3	
Welshpool	1	5			3	
Wrexham	6	16		4	16	
North Wales	**26**	**50**	**4**	**21**	**44**	**0**
Brecknock	1	4	1	2	3	1
Cardiff/Vale	9	21	5	8	15	9
Radnor	2	4	1	3		1
Rural Monmouth	1	3	2	2	5	1
Severn Gateway	2	9	1	2	7	1
South Wales Valleys	6	9		6	5	2
South East Wales	**21**	**50**	**10**	**23**	**35**	**15**
Bridgend/Porthcawl	4	3	1	3	3	2
Cardigan Coast	4	5		4	6	
Carmarthen	1	3		1	1	
Pembroke	3	3	1	2	3	
Swansea	11	16	2	15	16	1
South West Wales	**23**	**30**	**4**	**25**	**29**	**3**
Totals	**70**	**130**	**18**	**60**	**108**	**18**

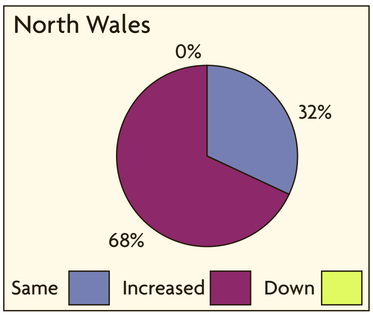
Survey 1 Results

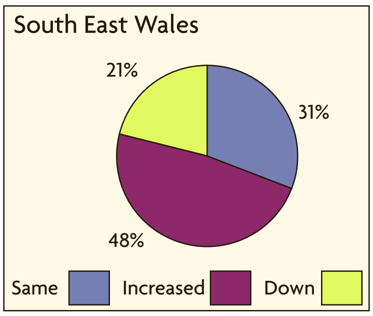


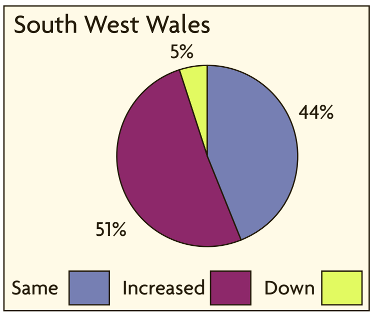




Survey 2 Results





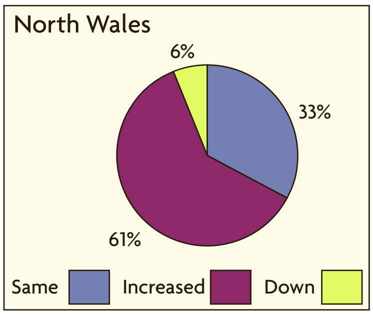


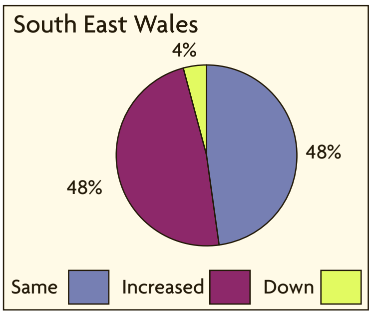
Appendix 4

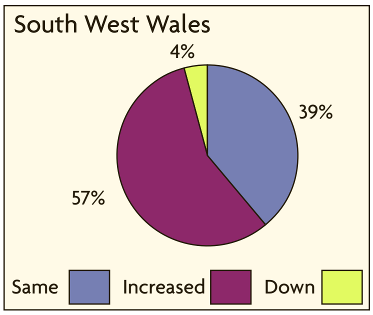
Response of Consultees on Rents Achieved (Question 3B)

Locality	Survey 1			Survey 2		
	Same	Increased	Down	Same	Increased	Down
Deeside	6	2		3	4	
Llyn	3	5		1	1	
Menai	2		2	3	1	
North Wales Coast	9	7		7	9	
North Wales Rural		6		1	4	
Oswestry		5		1	42	
South Meirionydd		5		1	4	
Welshpool	2	4			3	
Wrexham	4	15	3	7	13	
North Wales	**26**	**49**	**5**	**24**	**41**	**0**
Brecknock	2	4		3	3	
Cardiff/Vale	23	11	1	21	6	5
Radnor	2	5		1	3	
Rural Monmouth	1	5		3	5	
Severn Gateway	3	9		3	7	
South Wales Valleys	8	5	2	6	5	2
South East Wales	**39**	**39**	**3**	**37**	**29**	**7**
Bridgend/Porthcawl	2	5	1	1	6	1
Cardigan Coast	4	5		3	7	
Carmarthen	1	3			2	
Pembroke	2	5		2	3	
Swansea	13	15	1	13	18	1
South West Wales	**22**	**33**	**2**	**19**	**36**	**2**
Totals	**87**	**121**	**10**	**80**	**106**	**9**

Survey 1 Results







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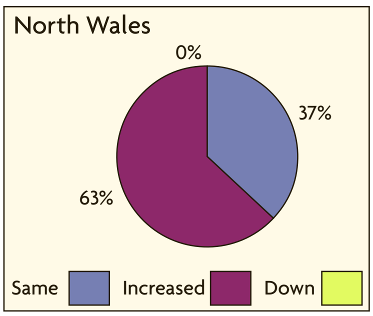
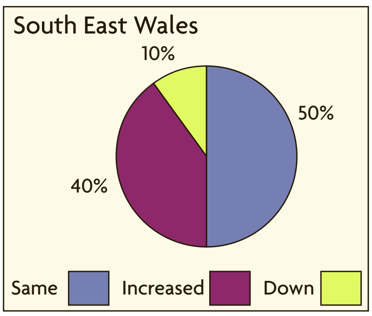
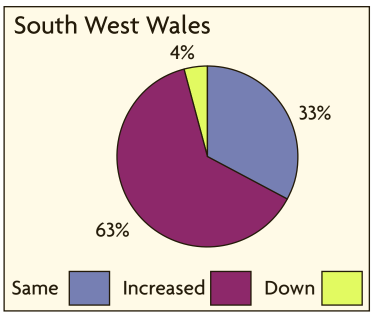




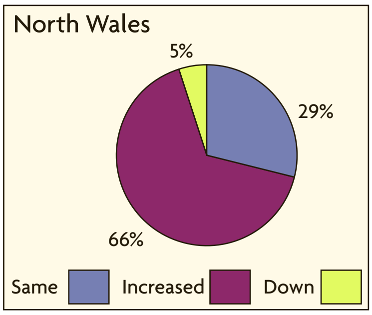


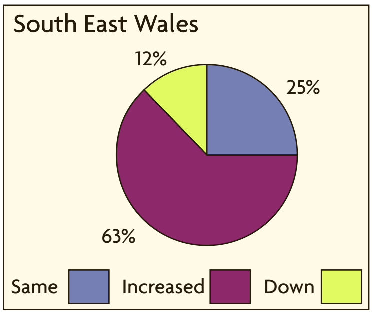
Appendix 5

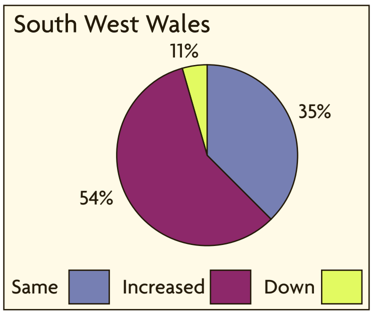
Responses of Consultees on Level of Demand (Question 3C)

Locality	Survey 1			Survey 2		
	Same	Increased	Down	Same	Increased	Down
Deeside	3	4	1	2	4	1
Llyn	1	7			2	
Menai	1	1	2	3	1	
North Wales Coast	5	10	1	7	9	
North Wales Rural	1	5			5	
Oswestry		5			3	
South Meirionydd	1	4		2	3	
Welshpool	2	4		1	2	
Wrexham	9	13		2	17	1
North Wales	**23**	**53**	**4**	**17**	**46**	**2**
Brecknock		5	1	1	4	1
Cardiff/Vale	9	20	6	11	12	9
Radnor	1	5	1	2	1	1
Rural Monmouth	1	4	1	2	5	1
Severn Gateway	2	9	1	3	7	
South Wales Valleys	7	7		7	5	2
South East Wales	**20**	**50**	**10**	**26**	**34**	**14**
Bridgend/Porthcawl	4	3	1	4	3	1
Cardigan Coast	4	5		2	8	
Carmarthen	1	3			2	
Pembroke	2	4	1	1	4	
Swansea	9	16	4	15	16	1
South West Wales	**20**	**31**	**6**	**22**	**33**	**2**
Totals	**63**	**134**	**20**	**65**	**113**	**18**

Survey 1 Results







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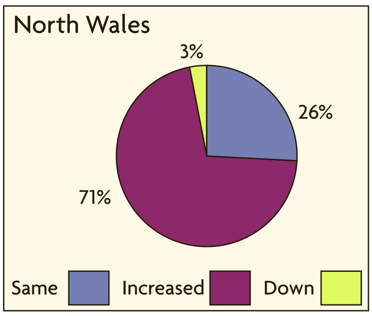
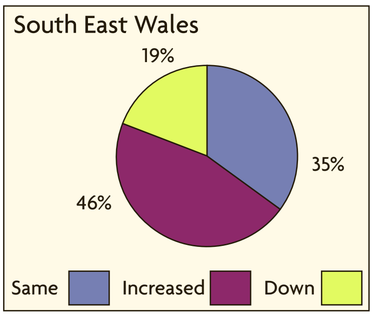
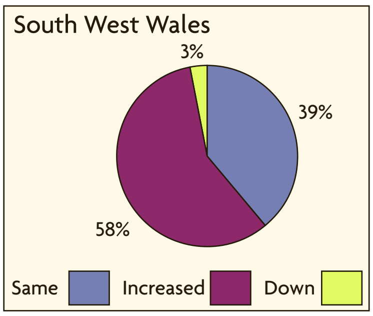




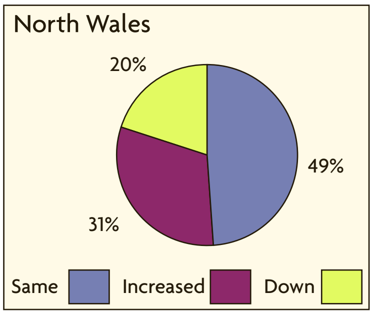


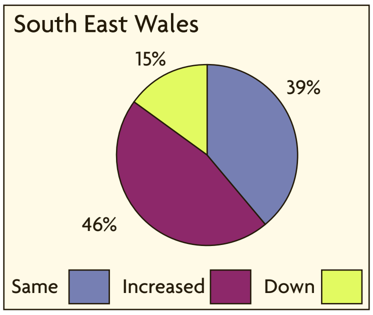
Appendix 6

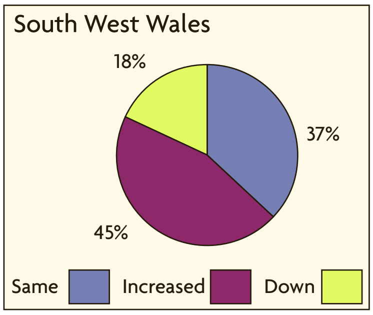
Responses of Consultees on Level of Supply (Question 3D)

Locality	Survey 1 Same	Survey 1 Increased	Survey 1 Down	Survey 2 Same	Survey 2 Increased	Survey 2 Down
Deeside	3	3	2	4	2	1
Llyn	2	5	1	2		
Menai	1	1	2	2		2
North Wales Coast	8	5	3	5	6	5
North Wales Rural	3	3		4	1	
Oswestry	3	1	1	2	1	
South Meirionydd	4	1		2	1	2
Welshpool	2	3	1	1	2	
Wrexham	13	3	6	10	6	4
North Wales	**39**	**25**	**16**	**32**	**19**	**14**
Brecknock	3	1	2	3	2	1
Cardiff/Vale	12	20	3	5	24	3
Radnor	4	2	1	2	1	1
Rural Monmouth	2	2	2	5	1	2
Severn Gateway	3	6	3	3	4	3
South Wales Valleys	8	6	1	4	3	6
South East Wales	**32**	**37**	**12**	**22**	**35**	**16**
Bridgend/Porthcawl	3	4	1	1	5	2
Cardigan Coast	3	3	3	5	1	4
Carmarthen	1	1	2		1	1
Pembroke	3	3	1	3	1	1
Swansea	11	15	3	17	13	2
South West Wales	**21**	**26**	**10**	**26**	**21**	**10**
Totals	**92**	**88**	**38**	**80**	**75**	**40**

Survey 1 Results







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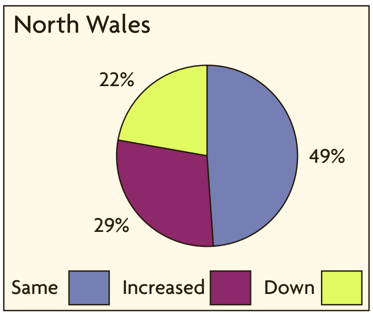
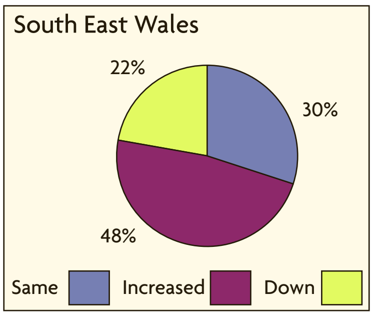
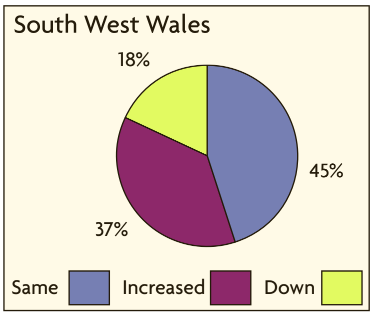




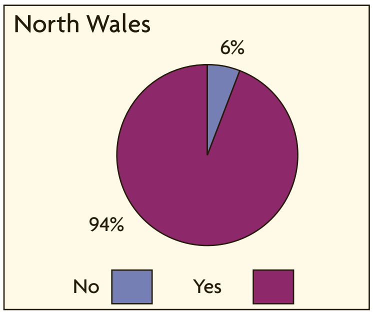


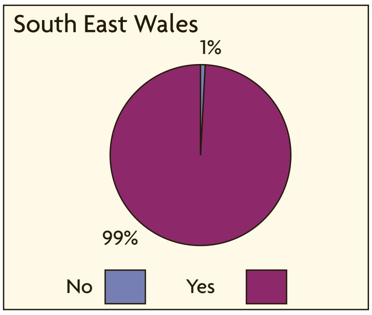
Appendix 7

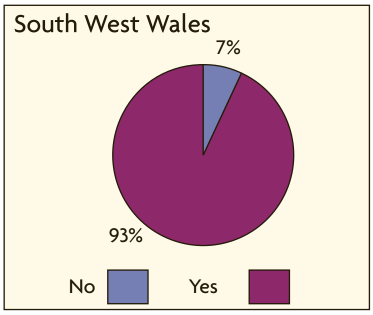
Responses of Consultees on Charging of Bonds/Deposits (Question 8)

Locality	Survey 1				Survey 2			
	No	Yes	Weekly	Monthly	No	Yes	Weekly	Monthly
Deeside	1	7	1	6		7		7
Llyn		8		8		2		2
Menai		4		4		4		4
North Wales Coast	1	15	1	14		16		16
North Wales Rural	1	5		5		5		5
Oswestry	1	4	1	3		3		3
South Meirionydd		5		5		5		5
Welshpool		5		5		3		3
Wrexham	1	21	1	20		20	1	19
North Wales	**5**	**74**	**4**	**70**	**0**	**65**	**1**	**64**
Brecknock	1	5		5		56		5
Cardiff/Vale		35		35	1	31	1	31
Radnor		7	1	6		4		4
Rural Monmouth		6		6		8		8
Severn Gateway		12		12		10	2	8
South Wales Valleys		15		15		14		14
South East Wales	**1**	**80**	**1**	**79**	**1**	**73**	**3**	**70**
Bridgend/Porthcawl		8		8		8		8
Cardigan Coast	1	8		8	1	9	1	8
Carmarthen	1	3		3		2		2
Pembroke		7		7		5		5
Swansea	2	27	2	25	1	31	3	28
South West Wales	**4**	**53**	**2**	**51**	**2**	**55**	**4**	**51**
Totals	**10**	**207**	**7**	**200**	**3**	**193**	**8**	**185**

Survey 1 Results







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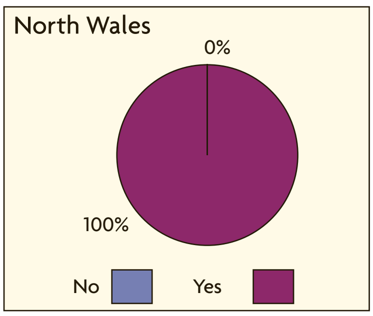

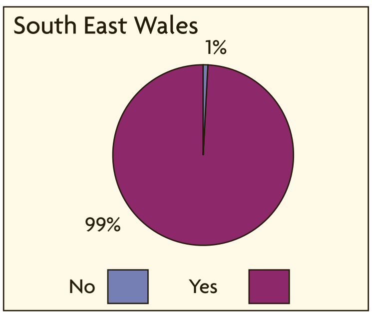

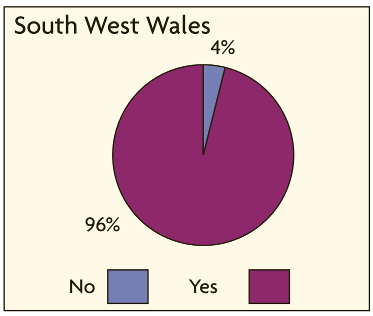

Appendix 8

Responses of Consultees on Issuing of Tenancy Agreements (Question 10)

Locality	Survey 1				Survey 2			
	No	Yes	6 mths	Longer	No	Yes	6 mnths	Longer
Deeside		8	8			7	7	
Llyn		8	7	1		2	2	
Menai		4	4			4	4	
North Wales Coast		16	16			16	16	
North Wales Rural		6	6			5	5	
Oswestry		5	5			3	3	
South Meirionydd	1	4	3	1		5	5	
Welshpool		6	6			3	3	
Wrexham		22	21	1		20	20	
North Wales	**1**	**79**	**76**	**3**	**0**	**65**	**65**	**0**
Brecknock		6	6			6	6	
Cardiff/Vale		35	35			31	30	1
Radnor		7	7			4	4	
Rural Monmouth		6	6			8	8	
Severn Gateway		12	12		1	9	9	
South Wales Valleys		15	13	2		14	14	
South East Wales	**0**	**81**	**79**	**2**	**1**	**72**	**71**	**1**
Bridgend/Porthcawl		8	8			8	8	
Cardigan Coast		9	7	2		9	8	1
Carmarthen		4	4			2	2	
Pembroke		7	6	1		5	5	
Swansea		29	27	2		30	28	2
South West Wales	**0**	**57**	**52**	**5**	**0**	**54**	**51**	**3**
Totals	**1**	**217**	**207**	**10**	**1**	**191**	**187**	**4**

Survey 2 Results on Reasons for Change in Market between both Survey times as perceived by Consultees

Locality	Activity	Change
Brecknock	Same	High asking prices therefore renting prior to buying
Brecknock	Same	High asking prices therefore renting prior to buying
Brecknock	Increased	High asking prices therefore renting prior to buying
Brecknock	Increased	Same or no change or no comment
Brecknock	Increased	People selling
Brecknock	Down	Oversupply of accommodation
Bridgend / Porthcawl	Same	Same or no change or no comment
Bridgend / Porthcawl	Same	High asking prices therefore renting prior to buying
Bridgend / Porthcawl	Same	Same or no change or no comment
Bridgend / Porthcawl	Increased	Down turn in Sony
Bridgend / Porthcawl	Increased	More buy to let investors in the market
Bridgend / Porthcawl	Increased	More buy to let investors in the market
Bridgend / Porthcawl	Down	Currently cheaper to rent than buy
Bridgend / Porthcawl	Down	More buy to let investors in the market
Cardiff / Vale	Same	Oversupply of accommodation
Cardiff / Vale	Same	High asking prices therefore renting prior to buying
Cardiff / Vale	Same	Oversupply of accommodation
Cardiff / Vale	Same	Currently cheaper to rent than buy
Cardiff / Vale	Same	Same or no change or no comment
Cardiff / Vale	Same	Same or no change or no comment
Cardiff / Vale	Same	Same or no change or no comment
Cardiff / Vale	Same	Oversupply of accommodation
Cardiff / Vale	Increased	Oversupply of accommodation
Cardiff / Vale	Increased	Same or no change or no comment
Cardiff / Vale	Increased	Same or no change or no comment
Cardiff / Vale	Increased	Same or no change or no comment
Cardiff / Vale	Increased	High asking prices therefore renting prior to buying
Cardiff / Vale	Increased	Oversupply of accommodation
Cardiff / Vale	Increased	High asking prices therefore renting prior to buying
Cardiff / Vale	Increased	High asking prices therefore renting prior to buying
Cardiff / Vale	Increased	Same or no change or no comment
Cardiff / Vale	Increased	Oversupply of accommodation
Cardiff / Vale	Increased	Currently cheaper to rent than buy
Cardiff / Vale	Increased	Oversupply of accommodation
Cardiff/Vale	Increased	Oversupply of accommodation

Locality	Activity	Change
Cardiff / Vale	Increased	Same or no change or no comment
Cardiff / Vale	Increased	Oversupply of accommodation
Cardiff / Vale	Down	Oversupply of accommodation
Cardiff / Vale	Down	Oversupply of accommodation
Cardiff / Vale	Down	More buy to let investors in the market
Cardiff / Vale	Down	Cardiff University New Build
Cardiff / Vale	Down	Less Student accommodation needed
Cardiff / Vale	Down	Oversupply of accommodation
Cardiff / Vale	Down	Oversupply of accommodation
Cardiff / Vale	Down	Same or no change or no comment
Cardiff / Vale	Down	Oversupply of accommodation
Cardigan Coast	Same	Same or no change or no comment
Cardigan Coast	Same	High asking prices therefore renting prior to buying
Cardigan Coast	Same	High asking prices therefore renting prior to buying
Cardigan Coast	Same	Props being sold
Cardigan Coast	Increased	Same or no change or no comment
Cardigan Coast	Increased	People Relocating
Cardigan Coast	Increased	High asking prices therefore renting prior to buying
Cardigan Coast	Increased	More Demand
Cardigan Coast	Increased	High asking prices therefore renting prior to buying
Cardigan Coast	Increased	High asking prices therefore renting prior to buying
Carmarthen	Same	Low rental levels
Carmarthen	Increased	High asking prices therefore renting prior to buying
Deeside	Same	Same or no change or no comment
Deeside	Same	Same or no change or no comment
Deeside	Same	Same or no change or no comment
Deeside	Same	Uncertainty over increases in mortgage rates so renting
Deeside	Increased	In comers
Deeside	Increased	Same or no change or no comment
Deeside	Increased	High asking prices therefore renting prior to buying
Llyn	Increased	High asking prices therefore renting prior to buying
Llyn	Increased	More Staff More Demand
Menai	Same	Same or no change or no comment
Menai	Same	Same or no change or no comment
Menai	Same	Same or no change or no comment
Menai	Increased	More L/L selling
North Wales Coast	Same	Same or no change or no comment
North Wales Coast	Same	Same or no change or no comment
North Wales Coast	Same	

Localty	Activity	Change
North Wales Coast	Same	Oversupply of accommodation
North Wales Coast	Same	Registration scheme causing loss of flats
North Wales Coast	Same	Same or no change or no comment
North Wales Coast	Increased	Uncertainty over increases in mortgage rates so renting
North Wales Coast	Increased	Same or no change or no comment
North Wales Coast	Increased	High asking prices therefore renting prior to buying
North Wales Coast	Increased	Same or no change or no comment
North Wales Coast	Increased	High asking prices therefore renting prior to buying
North Wales Coast	Increased	High asking prices therefore renting prior to buying
North Wales Coast	Increased	Landlords selling at high price
North Wales Coast	Increased	Same or no change or no comment
North Wales Coast	Increased	High asking prices therefore renting prior to buying
North Wales Rural	Same	Uncertainty over increases in mortgage rates so renting
North Wales Rural	Increased	High asking prices therefore renting prior to buying
North Wales Rural	Increased	High asking prices therefore renting prior to buying
North Wales Rural	Increased	Same or no change or no comment
North Wales Rural	Increased	High asking prices therefore renting prior to buying
Oswestry	Increased	High asking prices therefore renting prior to buying
Oswestry	Increased	Same or no change or no comment
Oswestry	Increased	Same or no change or no comment
Pembroke	Same	More buy to let investors in the market
Pembroke	Same	Uncertainty over increases in mortgage rates so renting
Pembroke	Increased	Same or no change or no comment
Pembroke	Increased	Shortage of property to let
Pembroke	Increased	Same or no change or no comment
Radnor	Same	More buy to let investors in the market
Radnor	Same	High asking prices therefore renting prior to buying
Radnor	Same	Currently cheaper to rent than buy
Radnor	Down	High asking prices therefore renting prior to buying
Rural Monmouth	Same	Same or no change or no comment
Rural Monmouth	Same	Same or no change or no comment
Rural Monmouth	Increased	High asking prices therefore renting prior to buying
Rural Monmouth	Increased	High asking prices therefore renting prior to buying
Rural Monmouth	Increased	High asking prices therefore renting prior to buying
Rural Monmouth	Increased	Same or no change or no comment
Rural Monmouth	Increased	High asking prices therefore renting prior to buying
Rural Monmouth	Down	Too much buy to let flooded market
S Meirionydd	Same	Same or no change or no comment
S Meirionydd	Same	Same or no change or no comment
S Meirionydd	Increased	Uncertainty over increases in morgage rates so renting

Locality	Activity	Change
S Meirionydd	Increased	High asking prices therefore renting prior to buying
S Meirionydd	Increased	High asking prices therefore renting prior to buying
Severn Gateway	Same	Same
Severn Gateway	Same	Less buy to let occurring
Severn Gateway	Increased	Same or no change or no comment
Severn Gateway	Increased	Currently cheaper to rent than buy
Severn Gateway	Increased	Same or no change or no comment
Severn Gateway	Increased	High asking prices therefore renting prior to buying
Severn Gateway	Increased	Currently cheaper to rent than buy
Severn Gateway	Increased	Currently cheaper to rent than buy
Severn Gateway	Increased	High asking prices therefore renting prior to buying
Severn Gateway	Down	High asking prices therefore renting prior to buying
South Wales Valleys	Same	Same or no change or no comment
South Wales Valleys	Same	More family Accommodation demanded
South Wales Valleys	Same	Same or no change or no comment
South Wales Valleys	Same	Same or no change or no comment
South Wales Valleys	Same	High asking prices therefore renting prior to buying
South Wales Valleys	Same	Currently cheaper to rent than buy
South Wales Valleys	Increased	High asking prices therefore renting prior to buying
South Wales Valleys	Increased	High asking prices therefore renting prior to buying
South Wales Valleys	Increased	High asking prices therefore renting prior to buying
South Wales Valleys	Increased	High asking prices therefore renting prior to buying
South Wales Valleys	Increased	Less buy to let investors
South Wales Valleys	Down	Oversupply of accommodation
South Wales Valleys	Down	Uncertainty over increases in mortgage rates so renting
Swansea	Same	Same or no change or no comment
Swansea	Same	Same or no change or no comment
Swansea	Same	High asking prices therefore renting prior to buying
Swansea	Same	More buy to let investors in the market
Swansea	Same	Same or no change or no comment
Swansea	Same	High asking prices therefore renting prior to buying
Swansea	Same	Currently cheaper to rent than buy
Swansea	Same	Currently cheaper to rent than buy
Swansea	Same	Same or no change or no comment
Swansea	Same	Same or no change or no comment
Swansea	Same	Same or no change or no comment
Swansea	Same	Same or no change or no comment
Swansea	Same	High asking prices therefore renting prior to buying
Swansea	Same	Shared houses with 5 or more sharing Same
Swansea	Same	Same

Locality	**Activity**	**Change**
Swansea	Increased	More buy to let investors in the market
Swansea	Increased	High asking prices therefore renting prior to buying
Swansea	Increased	Same or no change or no comment
Swansea	Increased	Same or no change or no comment
Swansea	Increased	Flats in particular high demand
Swansea	Increased	High asking prices therefore renting prior to buying
Swansea	Increased	Currently cheaper to rent than buy
Swansea	Increased	Same or no change or no comment
Swansea	Increased	High asking prices therefore renting prior to buying
Swansea	Increased	Same or no change or no comment
Swansea	Increased	More buy to let investors in the market
Swansea	Increased	Local Projects incoming workers SA1 busy
Swansea	Increased	Same or no change or no comment
Swansea	Increased	High asking prices therefore renting prior to buying
Swansea	Increased	More buy to let investors in the market
Swansea	Increased	More buy to let investors in the market
Swansea	Down	Uncertainty over increases in mortgage rates so renting
Welshpool	Increased	High asking prices therefore renting prior to buying
Welshpool	Increased	High asking prices therefore renting prior to buying
Welshpool	Increased	Same or no change or no comment
Wrexham	Same	Same or no change or no comment
Wrexham	Same	Uncertainty over increases in mortgage rates so renting
Wrexham	Same	Same or no change or no comment
Wrexham	Same	Same or no change or no comment
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Less Buy to Let
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	High asking prices therefore renting prior to buying
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	High asking prices therefore renting prior to buying
Wrexham	Increased	Currently cheaper to rent than buy
Wrexham	Increased	Influx of Immigrants
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Rents are always increased in March
Wrexham	Increased	Same or no change or no comment
Wrexham	Increased	Same or no change or no comment

Appendix 10

Survey 2 Results on Consultees Response to Type of Properties in Greatest Demand (Question 5)

Locality	Type	No.	Agents
Deeside	Flats	5	
Deeside	Houses	4	7
Llyn	Flats	1	
Llyn	Houses	1	2
Menai	Houses	4	4
North Wales Coast	Flats	10	
North Wales Coast	Houses	11	16
North Wales Rural	Houses	5	5
Oswestry	Flats	1	
Oswestry	Houses	3	3
S Meirionydd	Flats	2	
S Meirionydd	Houses	4	5
Welshpool	Flats	2	
Welshpool	Houses	2	3
Wrexham	Flats	6	
Wrexham	Houses	16	20
North Wales	**Flats**	**27**	
	Houses	**50**	
	Agents		**65**
Brecknock	Flats	2	
Brecknock	Houses	4	6
Cardiff/Vale	Flats	20	
Cardiff/Vale	Houses	15	
Cardiff/Vale	Rooms	1	
Cardiff/Vale	Studios	2	32
Radnor	Houses	4	4
Rural Monmouth	Houses	8	8
Severn Gateway	Flats	2	
Severn Gateway	Houses	9	10
South Wales Valleys	Flats	2	
South Wales Valleys	Houses	12	14
South East Wales	**Rooms**	**1**	
	Studios	**2**	
	Flats	**26**	
	Houses	**52**	
	Agents		**74**

Locality	Type	No.	Agents
Bridgend/Porthcawl	Houses	8	8
Cardigan Coast	Flats	1	
Cardigan Coast	Houses	8	10
Cardigan Coast	Rooms	1	
Carmarthen	Houses	2	2
Pembroke	Houses	5	5
Swansea	Flats	9	
Swansea	Houses	21	32
Swansea	Rooms	2	
South West Wales	**Rooms**	**3**	
	Flats	**10**	
	Houses	**44**	
	Agents		**57**
All Wales Total	**Rooms**	**4**	
	Studios	**2**	
	Flats	**63**	
	Houses	**146**	
	Agents		**196**

Appendix 11

Survey 2 Results on Consultees Response to Type of Properties in Greatest Supply (Question 6)

Locality	Type	No.	Agents
Deeside	Flats	3	
Deeside	Houses	4	7
Llyn	Flats	1	
Llyn	Houses	1	2
Menai	Houses	3	4
North Wales Coast	Flats	6	
North Wales Coast	Houses	9	16
North Wales Rural	Houses	5	5
Oswestry	Flats	1	
Oswestry	Houses	3	3
S Meirionydd	Flats	3	
S Meirionydd	Houses	4	5
Welshpool	Flats	1	
Welshpool	Houses	2	3
Wrexham	Flats	8	
Wrexham	Houses	12	20
North Wales	**Flats**	**23**	
	Houses	**43**	
	Agents		**65**
Brecknock	Flats	2	
Brecknock	Houses	4	6
Cardiff/Vale	Flats	15	
Cardiff/Vale	Houses	19	
Cardiff/Vale	Rooms	2	32
Radnor	Flats	3	
Radnor	Houses	2	4
Rural Monmouth	Flats	1	
Rural Monmouth	Houses	8	8
Severn Gateway	Flats	3	
Severn Gateway	Houses	7	10
South Wales Valleys	Flats	2	
South Wales Valleys	Houses	10	
South Wales Valleys	Rooms	2	14
South East Wales	**Rooms**	**4**	
	Flats	**26**	
	Houses	**50**	
	Agents		**74**

Locality	Type	No.	Agents
Bridgend/Porthcawl	Flats	1	
Bridgend/Porthcawl	Houses	7	
Bridgend/Porthcawl	Rooms	1	8
Cardigan Coast	Flats	2	
Cardigan Coast	Houses	6	
Cardigan Coast	Rooms	2	10
Carmarthen	Flats	1	2
Pembroke	Flats	3	
Pembroke	Houses	2	5
Swansea	Flats	9	
Swansea	Houses	26	
Swansea	Rooms	2	
Swansea	Studios	1	32
South West Wales	**Rooms**	**5**	
	Studios	**1**	
	Flats	**16**	
	Houses	**41**	
	Agents		**57**
All Wales Total	**Rooms**	**9**	
	Studios	**1**	
	Flats	**65**	
	Houses	**134**	
	Agents		**196**