

House prices

Latest stats from Hometrack show that average UK house prices in April rose by 2.2%. See top 20 cities, below.

Brexit does not seem to be significantly impacting prices, but volumes are suppressed, as sellers become wary and postpone putting their properties up for sale. Brexit, as with other previous big events over the past 22 years, makes it a good time to buy. See our [Brexit factsheet](#)

Team update

We decided to make a big investment in a new Client Service team, which we've set up over recent months. This will compliment the Property Management team, who manage your properties day to day.



Samantha Curran, who heads the team explains what she aims to do.

“The average returns over 22 years have been **28% pa**, but our research shows that some clients operate at **10% pa**. That's a really big difference, which we can help with. It could be a combination of things to look into. It probably starts with a 'Health Check', which is a new free service which we've trialled.

The core purpose of the team is to help clients make money. To maximise returns, and minimise tax. We'll be calling you to explain it all in more detail, but meantime feel free to sign up for a [Health Check](#).

In other news

- The new leases in Scotland came into effect from 2018. As expected, the student rental season seems to be 'moving', as tenants leave properties at the end of term. The rental cycle for students in Scotland will now likely run from June for a 12 month period. We'll keep you updated as it all unfolds.
- We decided to increase target rents this year, and so far we are succeeding in hitting the new levels.

And finally



With the climate protests in London, and the UK Parliament declaring a 'Climate Emergency', did you know that since 2006 we have been renovating properties in a way which reduces your CO2 emissions by 30%!

City	Current price	%yoy Apr-19	%yoy Apr-18
Glasgow	£125,200	5.1%	3.5%
Leicester	£177,600	4.9%	5.6%
Liverpool	£122,200	4.9%	3.8%
Manchester	£169,700	4.5%	6.0%
Nottingham	£154,600	4.5%	6.3%
Sheffield	£138,700	4.4%	4.0%
Birmingham	£165,500	4.3%	5.8%
Belfast	£134,200	4.2%	2.8%
Edinburgh	£227,800	4.0%	4.5%
Leeds	£166,400	3.5%	3.7%
Cardiff	£207,700	3.1%	4.3%
Newcastle	£128,700	2.6%	1.9%
Bristol	£280,400	2.5%	3.4%
Oxford	£410,000	1.8%	-0.7%
Portsmouth	£239,500	1.0%	5.0%
Bournemouth	£289,900	1.0%	4.7%
Southampton	£227,800	0.7%	2.6%
Aberdeen	£162,300	0.3%	-6.9%
Cambridge	£424,400	-0.2%	-0.6%
London	£482,900	-0.5%	-0.1%
20 city index	£255,600	1.7%	1.9%
UK	£218,700	2.2%	3.1%