

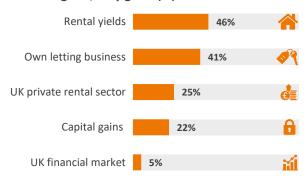
# **West Midlands**

#### **Landlords Outlook & Confidence**

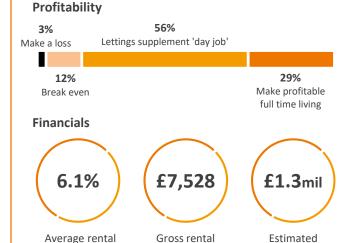
Landlords operating in the West Midlands have the largest average portfolios of all regions. This is the likely explanation for the above average incidence of rental arrears (50% vs. 38%) and void periods (41% vs. 33%) in the last 3 months. Although the West Midlands is one of the most negatively impacted regions by Covid-19, rental yields, tenant demand and profitability are either above or in line with the average.

Close to 2 in 3 West Midlands landlords borrow against their portfolio, with the typical leveraged landlord owing a total of £497,000 across 7.0 BTL loans (the highest number of BTL loans held across all regions).

# Expectations for the next 3 months rated as good/very good (%)



### **Landlords Balance Sheet**



income per

property

## **Problems Experienced**

vield



the last 12 months



portfolio value

Had a **void** period in the last 3 months

### **PRS Dynamics**



8.9

Properties in the average portfolio



16%

Report increasing tenant demand



4%

**Bought** a property in the last 3 months



5%

**Sold** a property in the last 3 months

#### **BTL Dynamics**





£497,000

Total amount owed through BTL mortgage borrowing



7.0

Average number of BTL loans held



