

Buy to Let Market Barometer



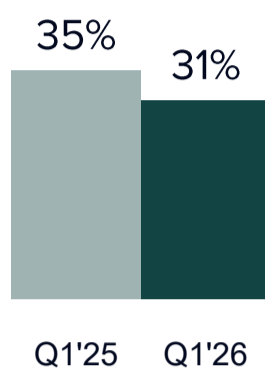
Q1 2026

Landlord confidence

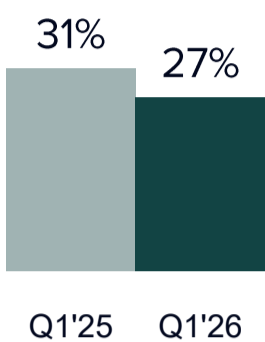
Relative to last year, landlords are noticeably less confident about the near-term prospects for the Private Rented Sector. Expectations have softened: confidence in lettings businesses has slipped from 31% down to 27%, anticipated rental yields have eased from 35% to 31%, and optimism around capital gains has seen the sharpest fall, dropping from 18% to 13%.

% rating prospects in next 3 months as 'good' or 'very good'

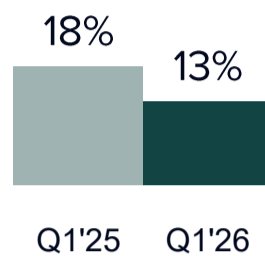
Rental yields



Own lettings business

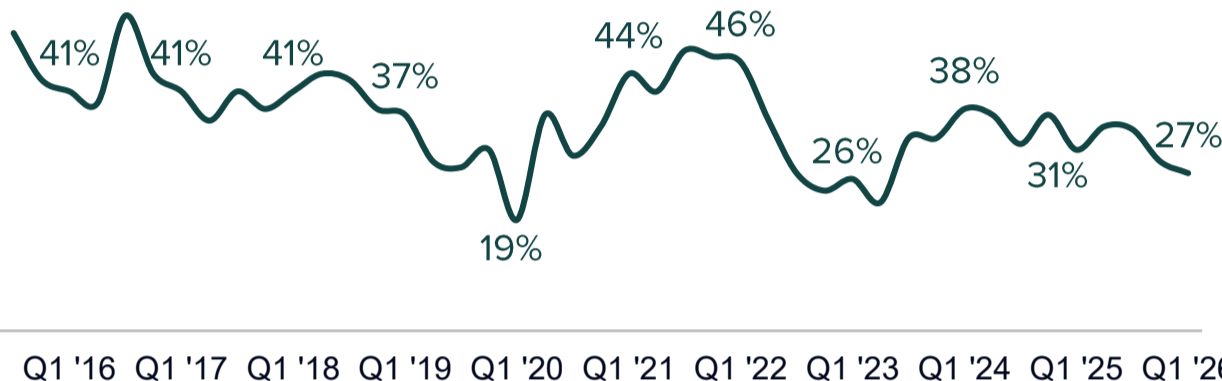


Capital gains



Own lettings business confidence over time

(% rating prospects in next 3 months as 'good')



Market dynamics

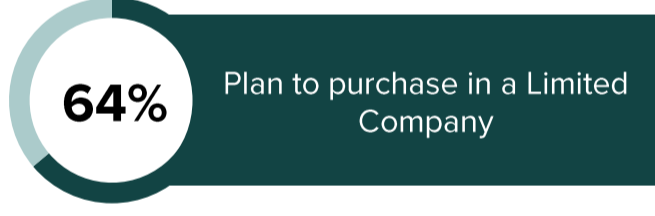
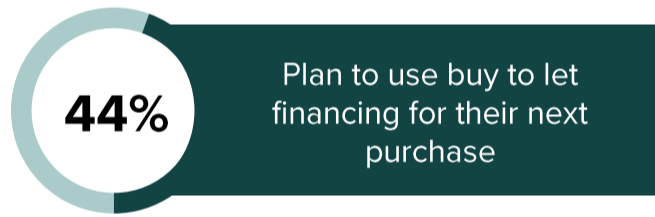
Over the next 12 months, landlord sentiment points more toward selling than growing, with 42% planning to sell at least one property compared with just 8% expecting to expand portfolios. Rent increases remain common but are easing slightly, with 65% having raised rents over the past year, down 5% points year on year. Among those with buy to let borrowing, 44% plan to use it for their next purchase, while 64% intend to buy via a limited company structure.



8% Intend to buy in the next 12 months



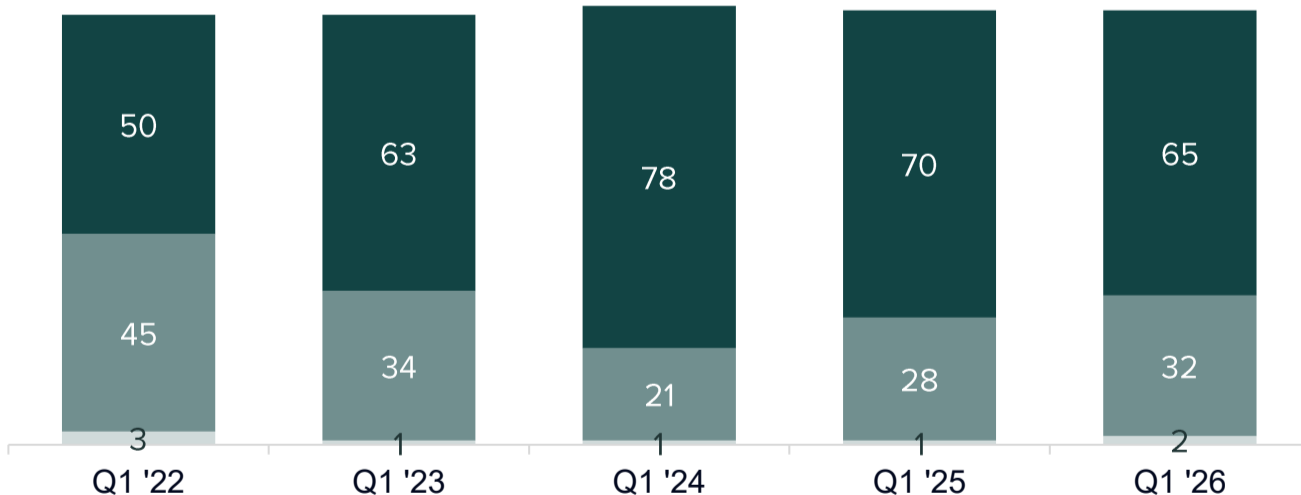
42% Intend to sell in the next 12 months



Rental trend over time

(% who put rents up in the last 12 months)

■ Rents decreasing ■ No change ■ Rents increasing



39%

of leveraged landlords intend to remortgage or take a product transfer in the next 12 months

18%

of these properties will be remortgaged in a Limited Company

Portfolio profile

On average, landlords now hold 7.3 properties in their portfolios, generating a gross rental yield of 6.5%. Just over half (53%) have at least one buy to let mortgage and, among those who do, the average number of loans is 5.7.



Properties in the average portfolio

6.5%

Typical rental yield achieved by landlords

55%

Have at least one buy to let mortgage, with an average of **5.6** buy to let loans held