

Buy to Let Market Barometer

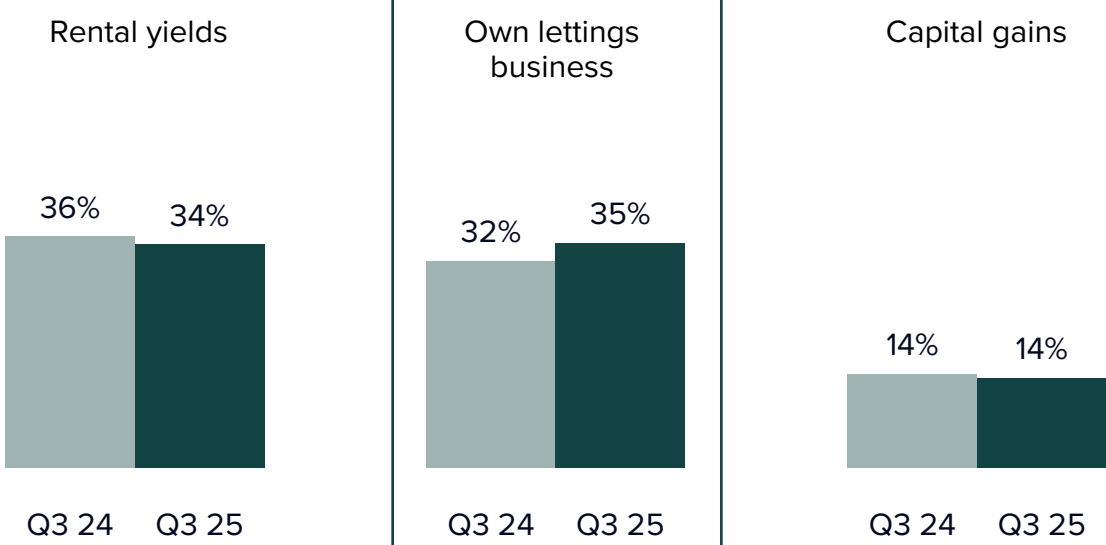


Q3 2025

Landlord confidence

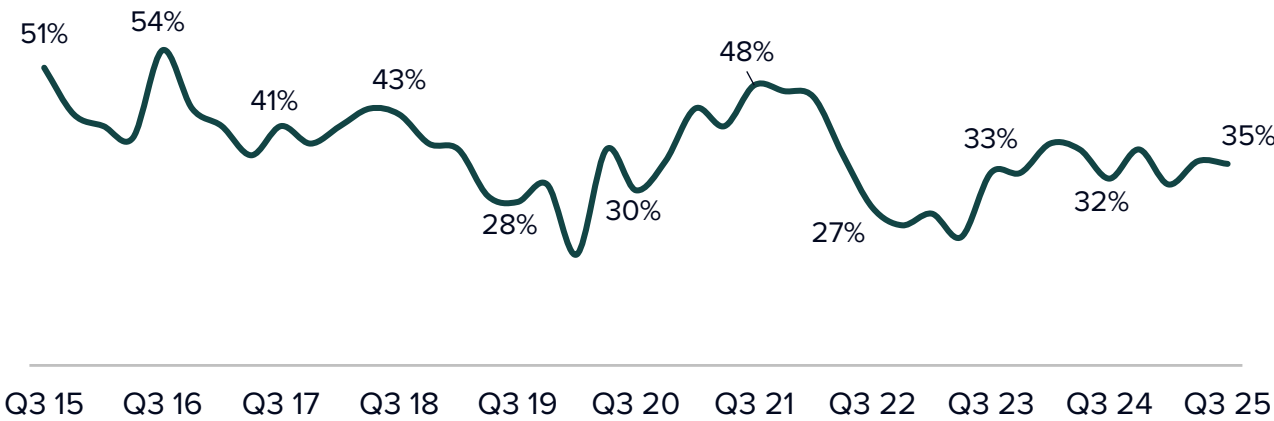
Compared with last year, landlords’ confidence in the short-term outlook for the Private Rented Sector has stayed fairly consistent. Confidence in their own lettings business has increased by 3% to 35%, while expectations for rental yields have dipped slightly from 36% last year to 34%. Sentiment around capital gains remains unchanged at 14%.

% rating prospects in next 3 months as ‘good’ or ‘very good’



Own lettings business confidence over time

(% rating prospects in next 3 months as ‘good’)



Market dynamics

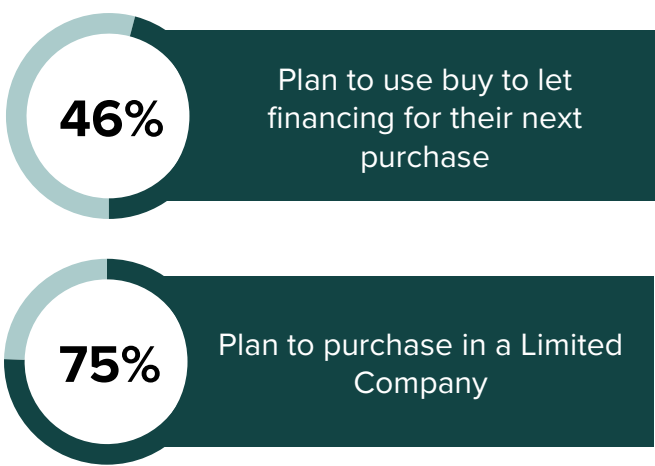
Over the next year 40% of landlords plan to sell at least one property, while only 7% expect to expand their portfolios. Although rent increases remain common, the share of landlords who have raised rents in the past 12 months has fallen by 4% year-on-year. Among those with Buy-to-Let borrowing, 46% intend to use this for their next purchase in the coming year, with three-quarters planning to do so through a limited company structure



7% Intend to buy in the next 12 months

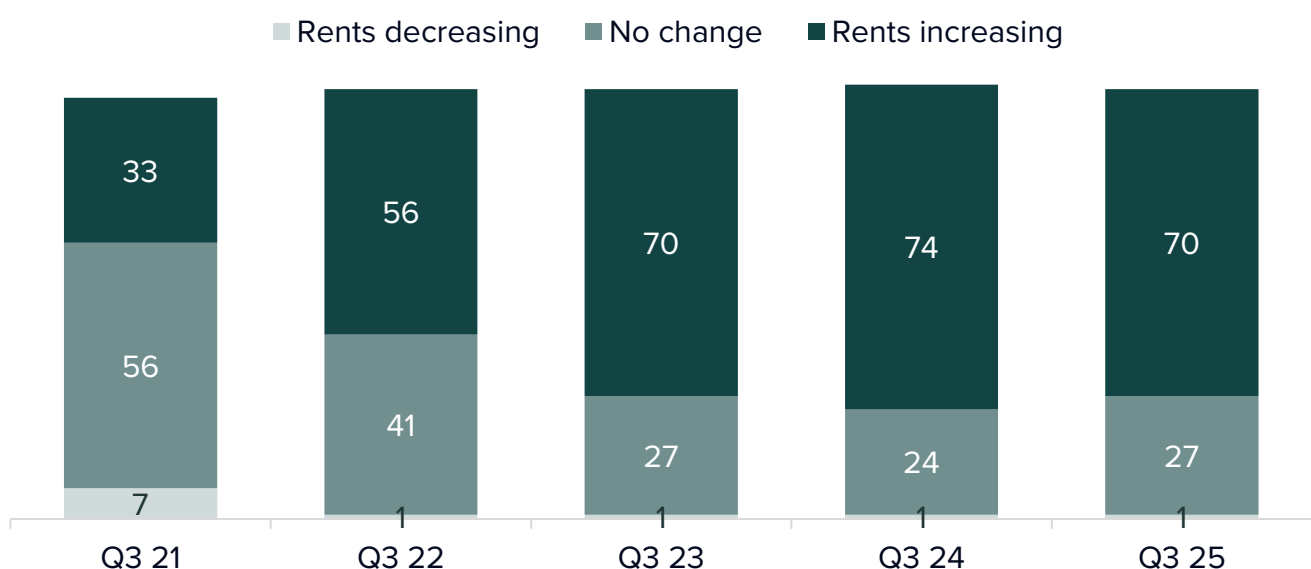


40% Intend to sell in the next 12 months



Rental trend over time

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



38%

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

22%

of these properties will be remortgaged in a Limited Company

Portfolio profile

On average, landlords now hold 7.2 properties within their portfolios, generating a gross rental yield of 6.6%. 54% have at least one Buy-to-Let mortgage, and among those who do, the typical number of loans stands at 5.6.



Properties in the average portfolio

6.6%

Typical rental yield achieved by landlords

54%

Have at least one Buy to Let mortgage, with an average of **5.6** Buy to Let loans held