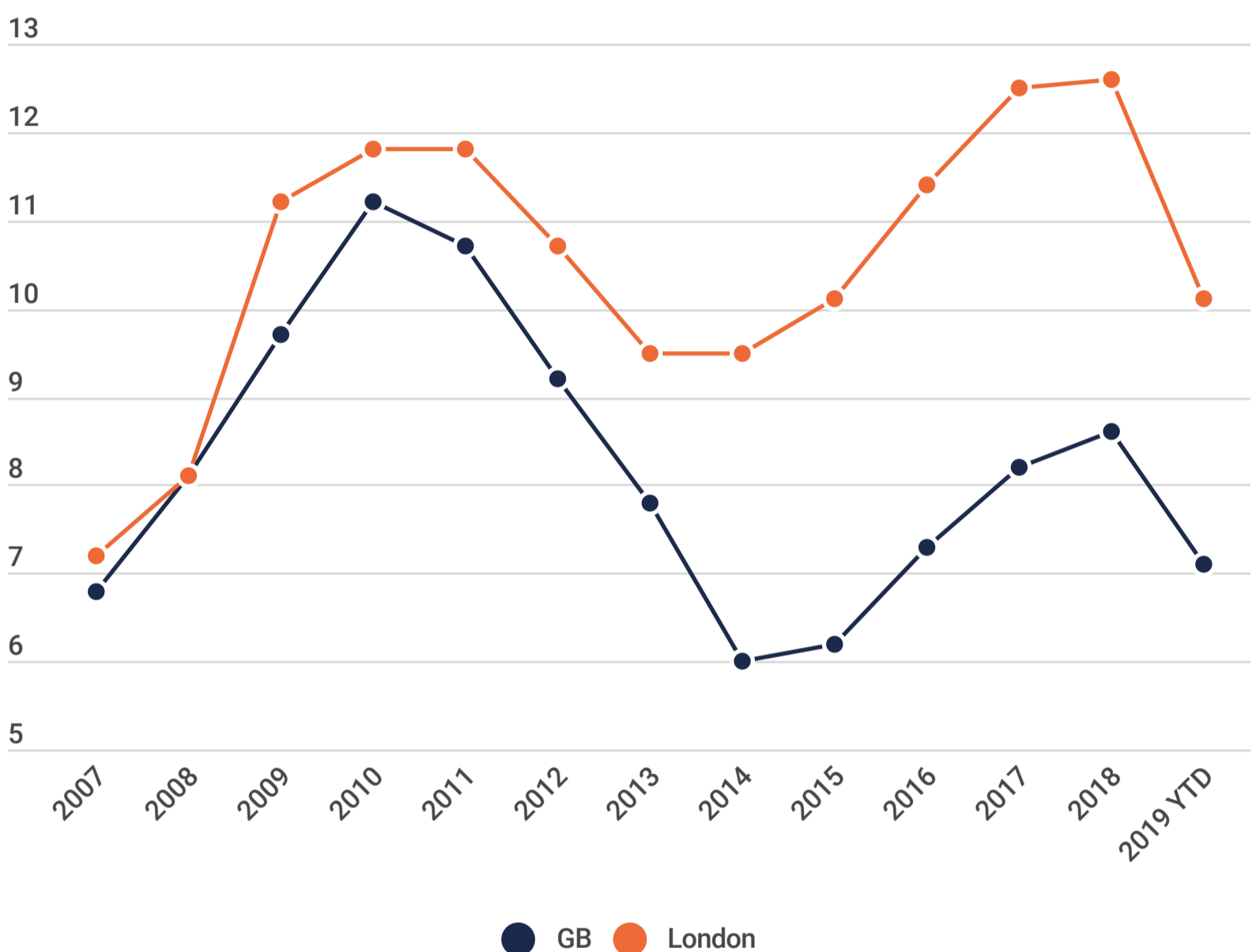


Proportion of homes let by accidental landlords falls for the first time in five years as tax changes loom

Homes to let that had been listed for sale within the previous six months



Source: Hamptons International

- One in fourteen (7.1%) homes that came onto the rental market this year were listed for sale within the previous six months, this is the lowest level since 2015.
- And the first fall in the proportion of homes let by accidental landlords in five years, down from 8.6% in 2018 when they last peaked.
- London saw the biggest fall in the proportion of homes let by accidental landlords – from 12.6% in 2018 to 10.1% so far this year - yet remains the accidental landlord capital of the country.

Despite a weaker sales market, which tends to encourage accidental landlords, the proportion of homes to let having previously been listed for sale has fallen for the first time in five years. The tax changes which come into force in April 2020 will increase the capital gains tax bill for some accidental landlords who choose to sell after that date.

The largest falls were in the country's most expensive regions and where prices have risen the most. This is unsurprising given that landlords in these areas will have seen the greatest gains, often exceeding their personal annual capital gains tax allowances, meaning they will be subject to some of the biggest tax bill rises.