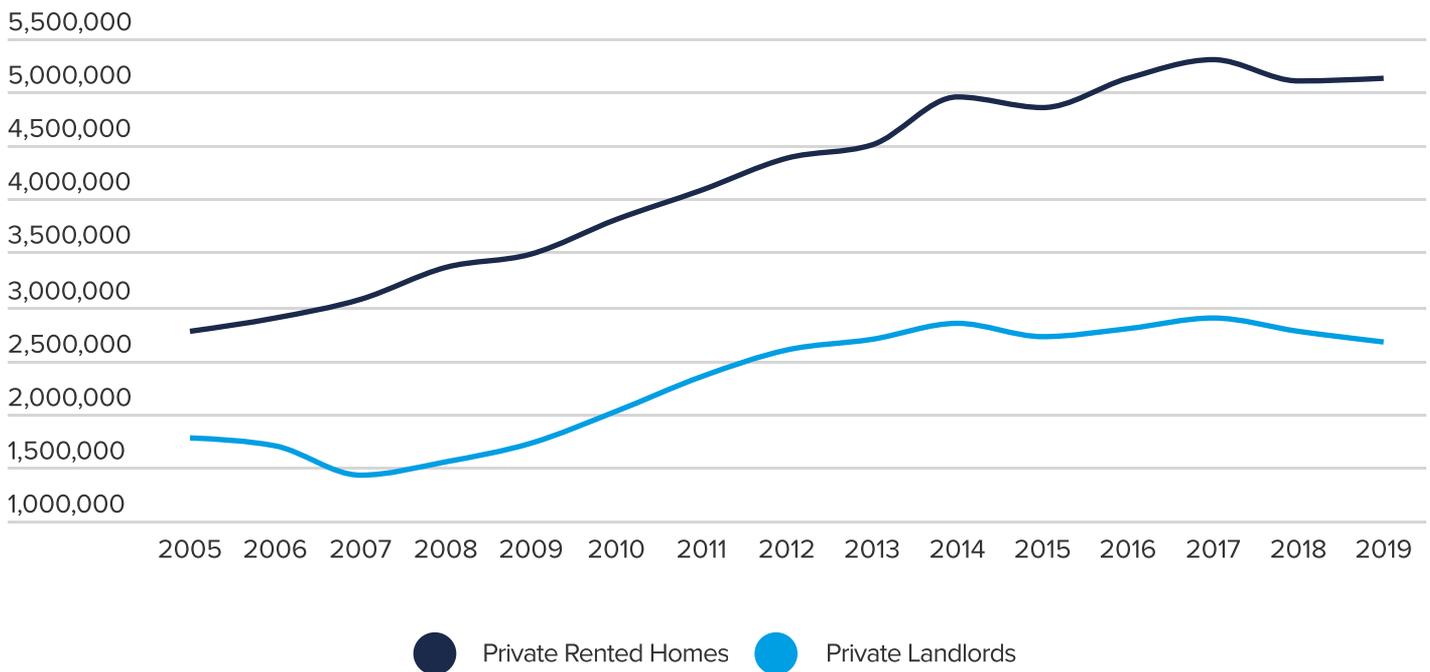


Number of landlords falls to 7 year low

But their average portfolio size rises to 1.93 – the highest level since 2009

The number of private rented homes and number of landlords in Great Britain



Source: EHS, Gov.Scot, Stats Wales & Hamptons International

The number of private landlords is falling. Hamptons Research estimate that last year there were 2.66 million landlords in Great Britain (GB), some 222,570 fewer than the 2017 peak.

In fact this is the lowest level for seven years - back in 2012 there were 2.58 million landlords in Great Britain.

Tax and regulatory changes seem to have taken their toll and caused many landlords to sell up. But while numbers may be falling, what is interesting is that today's landlord owns more properties than ever.

Last year the average landlord in Great Britain owned 1.93 buy-to-let properties, the highest level since 2009 when the average landlord owned 2.02 properties. Or to put it another way, last year 30% of landlords owned more than one buy-to-let property, the highest proportion on record.



30%

of landlords owned more than one buy-to-let property in 2019, the highest proportion on record.

Source: Hamptons International

This is up from 21% in 2016 when many of the tax and policy changes were announced and is double the proportion recorded a decade ago when 15% of landlords owned multiple buy-to-lets.

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Landlords in the North East had the biggest portfolios, closely followed by the Yorkshire & Humber and London.”

Landlords in the North East had the biggest portfolios. The average landlord based in the North East owned 2.05 properties last year, closely followed by landlords based in Yorkshire & Humber (2.03 properties per landlord) and London (2.01 properties per landlord).

Investors in Wales and Scotland were least likely to have big buy-to-let portfolios, with the average landlord letting out 1.83 properties in each region.



3.6%

Increase in average rents across Great Britain year-on-year



£998 pcm

Average rent in GB in January

Source: Hamptons International

Rental Growth

Across Great Britain average rents for new lets rose to £998 pcm in January, up 3.6% on the same time last year. Rents continued to increase the most in the South West (6.0%), followed by the East (4.1%) and Greater London (4.1%).

Rents rose in every region but Wales recorded the weakest rental growth at 1.2%.

Region	Average rent (pcm)	YoY
Greater London	£1,783	4.1%
South West	£831	6.0%
South East	£1,070	3.2%
East	£982	4.1%
Midlands	£694	2.4%
North	£646	3.3%
Scotland	£653	2.2%
Wales	£659	1.2%
Great Britain	£998	3.6%

Source: Hamptons International