

Wales

Landlords Outlook & Confidence

Landlords in Wales are among the most pessimistic in the UK when it comes to confidence levels. Confidence readings are below the national average across all 5 indicators and are lowest of all regions for capital gains, the UK's PRS and for their own letting business.

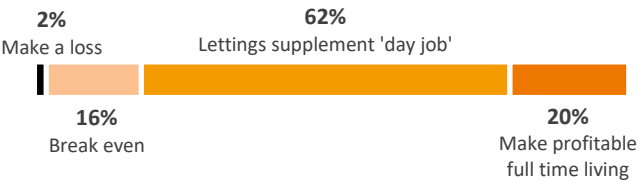
Rental arrears are above the UK national average in Wales at 44% (vs. 38%), and the incidence of a recent void period is joint highest, standing at 39%. In terms of portfolio financials and dynamics, yields (6.3% vs. 6.0%), portfolio size (14.2 properties vs. 7.3) and perceptions of increasing tenant demand (46% vs. 31%) are all above the national average. Landlords in Wales are also more likely than the average landlord to have been active in the BTL property market in the last 3 months, with 11% buying and 10% selling.

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

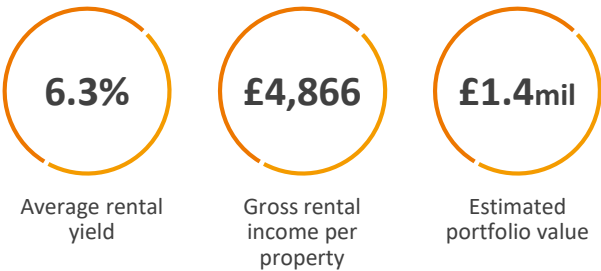


Landlords Balance Sheet

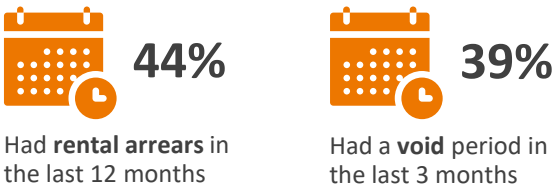
Profitability



Financials



Problems Experienced



PRS Dynamics



14.2

Properties in the average portfolio



46%

Report increasing tenant demand



11%

Bought a property in the last 3 months



10%

Sold a property in the last 3 months

BTL Dynamics

59%

Have a mortgage on at least one property



£605,000

Total average amount owed through BTL mortgage borrowing



9.8

Average number of BTL loans held

the mortgage works