

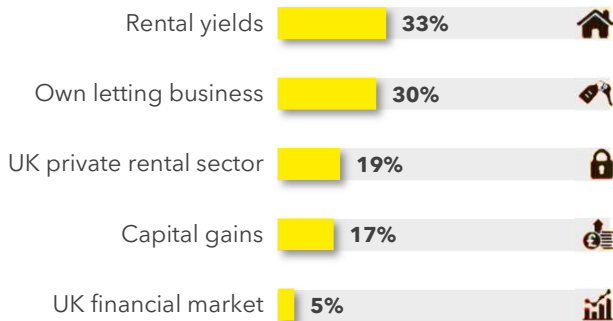
North West England

Landlords Outlook & Confidence

Optimism amongst landlords operating in the North West has increased slightly across 3 out of 5 key metrics. Confidence in the capital gains and rental yields has however decreased by 9% and 3% respectively.

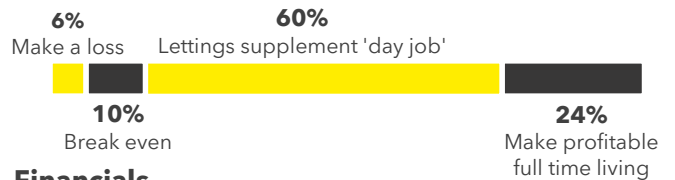
Business profitability remains stable since Q3 at 84% and sits above the UK average (by 3%).

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

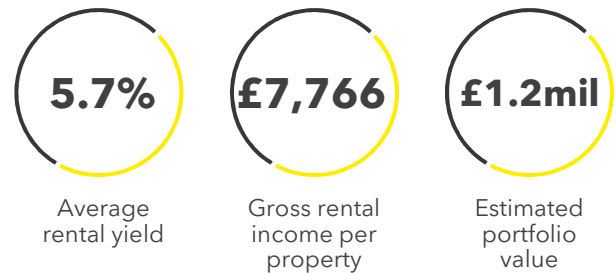


Landlords Balance Sheet

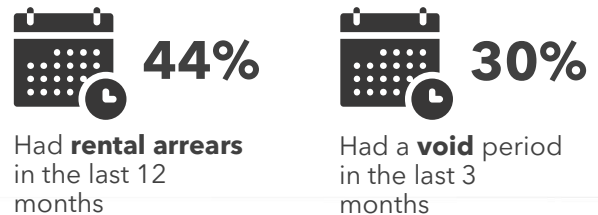
Profitability



Financials



Problems Experienced



PRS Dynamics



7.3

Properties in the average portfolio



59%

Report increasing tenant demand



10%

Bought a property in the last 3 months



17%

Sold a property in the last 3 months

BTL Dynamics



£440,000

Total amount owed through BTL mortgage borrowing



4.8

Average number of BTL loans held

Although divestment activity remains strong in this region, it has seen a slight decrease of 4% since last quarter. Tenant demand has dropped back down after seeing an increase last quarter to 59% (-4% vs. Q3).

Results based on 105 NRLA members with properties in North West England in Q4 2022