



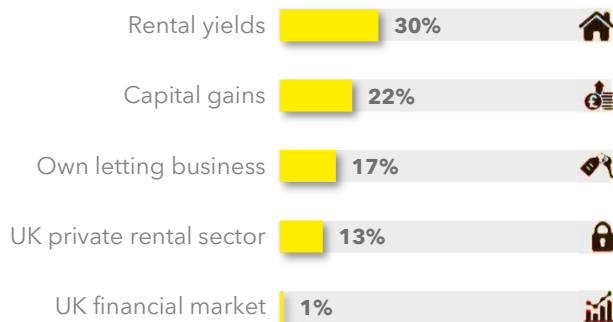
East of England

Landlords Outlook & Confidence

Confidence amongst landlords operating in the East of England has fallen for almost all key metrics, most notably for confidence in one's own letting business (-8% vs. Q3).

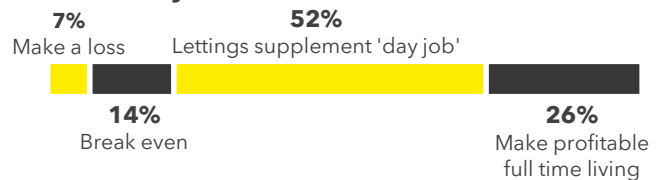
Although profitability is broadly line with the UK average, compared to Q3, less landlords in this region are making a profit from their lettings (-12% to 79%).

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

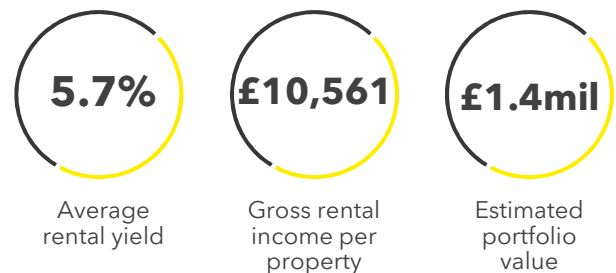


Landlords Balance Sheet

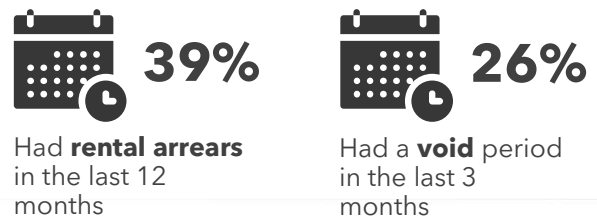
Profitability



Financials



Problems Experienced



PRS Dynamics



6.1

Properties in the average portfolio



64%

Report increasing tenant demand



9%

Bought a property in the last 3 months



19%

Sold a property in the last 3 months

BTL Dynamics



£475,000

Total amount owed through BTL mortgage borrowing



4.8

Average number of BTL loans held

Q4 also sees an increase in divestment with 19% having sold a property in the last 3 months (up by 12% since last quarter). This has likely caused a decrease in the number of properties in an average portfolio (by -1 property).

For further information contact Foundation at:

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Results based on **69** NRLA members with properties in the East of England in Q4 2022

For intermediaries only