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### **Buy to let landlords ready to sit tight on their property investments**

Buy to Let investors are no longer reviewing the mortgage market on a regular basis and intend to hold onto their assets for the long term.

This was one of the findings from the Young Index results for Q3 2009 from Young Group. The survey of investor market sentiment showed that fewer than one in three residential property landlords are tracking their mortgage options on a regular basis and only 11 percent are assessing the market as regularly as every three months.

This is the second consecutive quarter to see such a low proportion of investors tracking their options (Q2 2009 results was 12 percent) and represents a sea change from the situation in Q2 2008 when 65 percent of respondents were evaluating the market on a quarterly basis.

Only 29 percent of respondents now evaluate their mortgages at least every six months, compared to 82 percent of investors who were actively tracking new deals in Q2 2008. At the end of Q3 2009, 27 percent of investors admitted to evaluating their mortgages less frequently than once a year.

The latest Young Index data for Q3 2009 points to investors sitting tight. The average length of time that respondents expected to retain individual property assets stood at 12 years, up from an average of 10 years in Q3 2008.

Neil Young, CEO of Young Group, said: "The research suggests that investors are fully aware of the constricted conditions in the mortgage market. 57 percent cited difficulties in obtaining mortgage funds as the principal barrier to investment property acquisitions. It seems they may be jaded by current lending conditions and have taken their eye off the ball when it comes to tracking the mortgage market."

There may also be a general assumption that with base rate currently at an all time low, dropping onto a lender's Standard Variable Rate at the end of a deal is the best option, but this may not automatically be the case.

Young summed up: "Just because there are fewer mortgage products available, investors shouldn't take their eye off the ball. Arguably, now is the time to be paying more attention to the mortgage market to avoid the risk of losing out when base rate inevitably rises in the future."

The survey also recorded that, on average, residential property investors now intend to hold their investment assets for the next 12 years, two years more than this time last year.

53 percent of investors are considering purchasing additional residential property assets within London during the next 12 months, compared to 26 percent who are looking at opportunities in the UK outside of the capital.

57 percent of respondents cited a lack of lending in the mortgage market as the principal barrier to investment property acquisitions.