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Less than a third of landlords follow mortgage developments

According to research published by the Young Group, fewer residential landlords and investors in Britain are keeping track of developments in terms of buy-to-let products than before and many are now choosing to keep their present portfolio of residential properties, while holding off on any expansion of their business. Approximately 30 percent of all residential landlords explore buy-to-let market developments on a regular basis, while 11 percent of all landlords tracked changes once every third month. Relatively few investors seem keenly interested in buy-to-let developments, with only 12 percent reporting that they reviewed the situation at regular intervals.

The Young Group points out that these numbers represent a very dramatic change in attitude from just a year ago, when a clear majority of investors and landlords tracked mortgage developments. In fact, in mid-2008, around two thirds (65 percent) of all landlords and buy-to-let investors keenly followed developments in mortgages at a minimum of once every three months. Additionally, while around 29 percent of all landlords are now browsing through mortgage products twice a year, this figure stood at 82 percent in 2008. A growing number of residential landlords (27 percent) are only examining potential mortgage products once a year, at most.

The change in attitude is partially caused by the dearth of buy-to-let mortgage products, but analysts suggest that it may also relate to a greater degree of caution exercised by landlords, when it comes to expanding their business or taking up new loans.