

Fleet Q1 2026 Rental Barometer

Yearly Rental Yield Figures Continue to Strengthen Across England and Wales

Each quarter, we produce our [Rental Barometer](#) which details rental yield figures across England and Wales, plus data on average product rates, rental cover, loan sizes, business splits, borrower types, and more, providing you with the insights you need to guide your clients effectively.



2026 shaping up to be a year of both challenge and opportunity for the buy-to-let sector

While the Renters' Rights Act will introduce major changes from May, the latest Q1 2026 market data shows a private rented sector that remains resilient, with strong yields, growing rents, and ongoing confidence from professional landlords. Our latest Rental Barometer highlights a sector continuing to adapt and strengthen in the face of wider economic volatility.

Q1 2026 Key Insights:

- **Rental yields continue to rise:** Average rental yields increased to 8.1% nationally, up 0.4% quarter-on-quarter and 0.7% year-on-year, showing steady income performance
- **The North East remains the strongest region:** The North East posted the highest rental yield at 9.8%, followed by Yorkshire & Humberside at 9.0% and West Midlands at 8.6%
- **Rent growth remains robust:** Rents increased in most regions, with some of the biggest annual rises in the North East at +33.6%; and Yorkshire & Humberside at +31.0%
- **Mortgage pricing improved early in the quarter:** Prior to late-March volatility, average market fixed rates fell to 4.26% (2-year) and 4.78% (5-year), with Fleet's own fixed rates also reducing
- **Landlord portfolios continue to expand:** Over 63% of applications came from landlords with four or more properties. Additionally, the share of applications from landlords with 15+ properties grew further to 30%, up from 25% in Q4

Fleet Mortgages: Specialists in buy-to-let lending

At Fleet, we offer a range of product options tailored to meet the needs of professional and portfolio landlords. Our expertise can help advisers navigate the complexities of the market so you can continue to provide exceptional advice to your landlord clients.

Everything starts with a good conversation. Get in touch with our team today to discuss how we can support your business.

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