

## Buy-to-let Mortgage Market Update



### Q4 2025

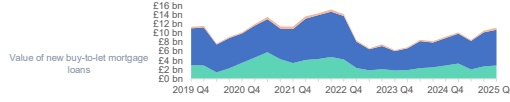
- In Q4 2025 there were 59,489 new buy-to-let loans advanced in the UK, worth £11.2 billion. This was up quite significantly compared with the same quarter in the previous year, 18.2 per cent by number (21.3 per cent by value), with the growth largely concentrated in remortgage activity.
- The average gross buy-to-let rental yield for the UK in Q4 2025 was 7.18 per cent, compared with 6.99 per cent in the same quarter in the previous year.
- The average interest rate across all new buy-to-let loans in the UK was 4.77 per cent in Q4 2025. This was 8 basis points lower than in the previous quarter, and 32 basis points lower than in the same quarter of 2024.
- Reflecting the downwards movement in interest rates, the average buy-to-let interest cover ratio (ICR) for the UK in Q4 2025 was 218 per cent, up from 201 per cent in Q4 2024 and 215 in the previous quarter.
- The number of BTL fixed rate mortgages outstanding in Q4 2025 was 1.46 million, 2 per cent up on a year previously. In contrast, the number of variable rate loans outstanding fell by a further 9.8 per cent to 466,000.
- At the end of Q4 2025 there were 9,520 buy-to-let mortgages in arrears greater than 2.5 per cent of the outstanding balance. This was down 910 from the previous quarter.
- There were 770 buy-to-let mortgage possessions taken in Q4 2025, up 10 per cent from 700 in the same quarter a year previously.



### UK Finance BTL Mortgage Market Update, 15th April 2026

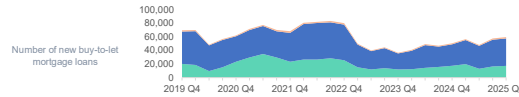
#### BTL new lending

##### Value of new BTL lending (UK)



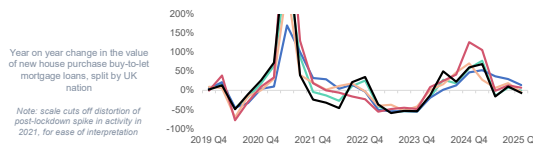
	Latest 2025 Q4	YoY % change
House purchase	#N/A	#N/A
Remortgage	£7.8bn	30.2%
Other	£0.5bn	53.5%
<b>Total</b>	<b>£11.2bn</b>	<b>21.3%</b>

##### Number of new BTL loans (UK)



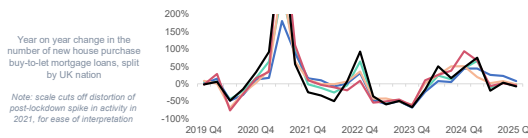
House purchase	17,254	-1.2%
Remortgage	40,176	28.0%
Other	2,059	39.9%
<b>Total</b>	<b>59,489</b>	<b>18.2%</b>

##### Value of new house purchase BTL lending (UK Nations and London)



	Latest 2025 Q4	YoY % change
England	£2,728mn	-0.5%
Wales	£84mn	13.9%
Scotland	£153mn	-4.7%
Northern Ireland	£45mn	6.9%
<b>London</b>	<b>£674mn</b>	<b>-6.6%</b>

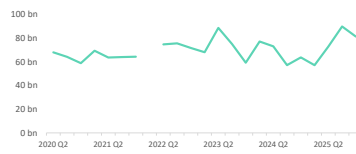
##### Number of new house purchase BTL loans (UK Nations and London)



England	15,267	-1.4%
Wales	701	7.9%
Scotland	1,414	-2.0%
Northern Ireland	458	-4.9%
<b>London</b>	<b>1,985</b>	<b>-7.5%</b>

#### BTL Product Transfers

##### Number of BTL Product Transfers



Latest 2025 Q4	81.4bn
YoY % change	27.5%

##### Value of BTL Product Transfers



Latest 2025 Q4	£13.5bn
YoY % change	26.8%

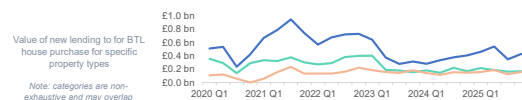
#### Mortgage characteristics for new lending

##### Value of total new BTL lending by portfolio size for all loans

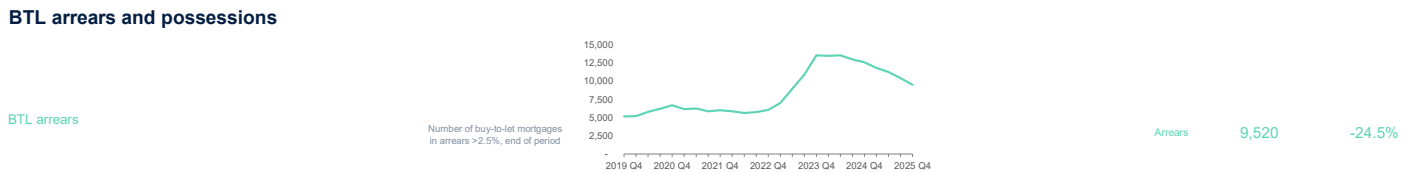
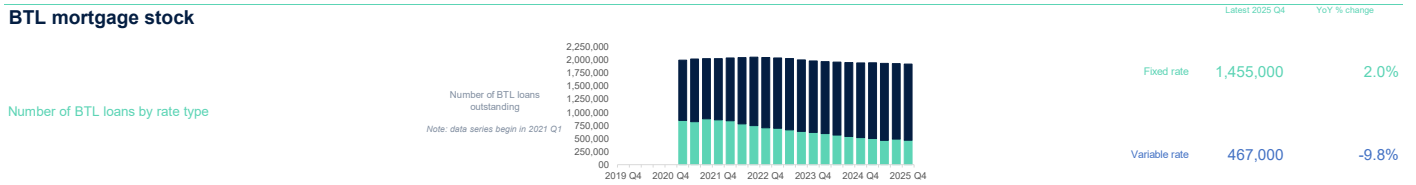
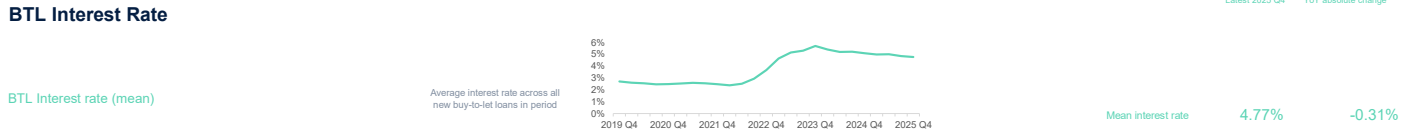
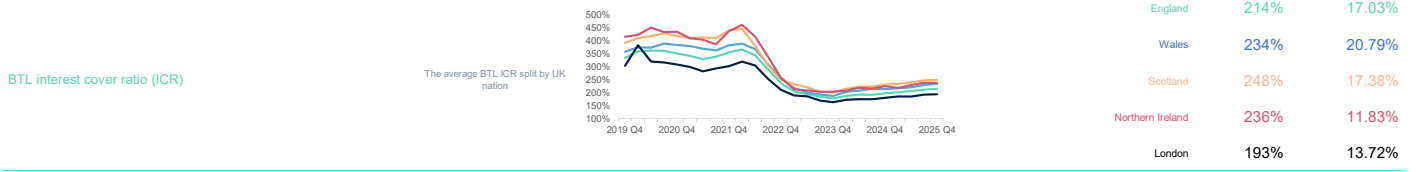
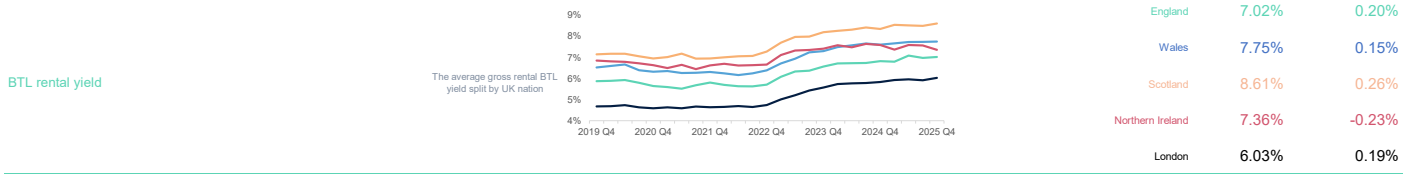
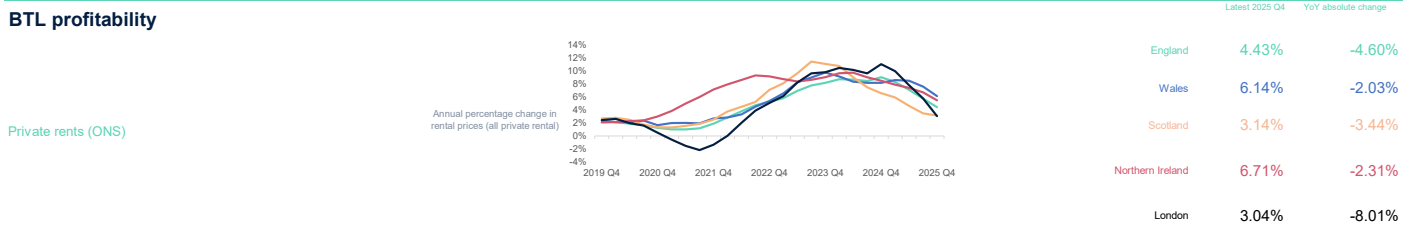
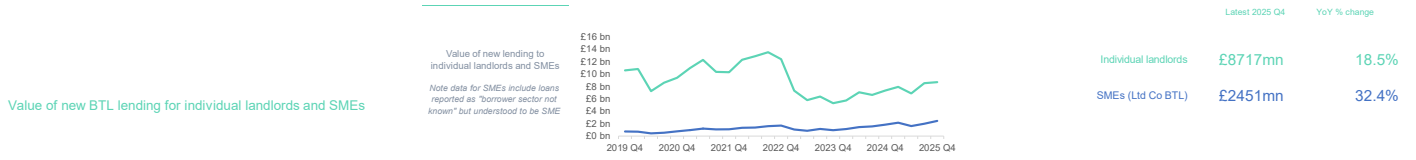


1-3 mortgages (non-portfolio landlord)	£8.1bn	26.5%
>=4 mortgages (portfolio landlord)	£3.1bn	9.5%

##### Value of new house purchase BTL lending for specific property types



New Build	£240mn	11.6%
Purpose-built flat	£507mn	10.5%
Houses for Multiple Occupation (HMOs)	£157mn	0.0%



UK Finance Next update: 15 July 2026

Notes:

1. Data series are shown for the last two years where available, or as far back as data exist otherwise.
2. Complete time series for each of these data series are available to UK Finance members that provide the underlying data in each case.
3. Table codes of the relevant industry data table for each data series, where one exists are provided in the right hand column of this dashboard. All data tables are accessible via the industry data tables page of the UK Finance website at <https://www.ukfinance.org.uk/industry-data-tables>.
4. Dashboard is updated on a quarterly basis.
5. Monthly total values of lending may differ between category due to unclassified loans not being included.