UK Private Rental Sector Continues to Show Resilience Amid Changing Market Conditions

Despite higher borrowing costs and regulatory changes, the UK private rented sector continues to be supported by strong tenant demand and constrained supply.

MANCHESTER, GREATER MANCHESTER, UNITED KINGDOM, July 27, 2026 /EINPresswire.com/ -- Despite higher borrowing costs, regulatory changes and evolving landlord requirements in recent years, recent market data suggests that the UK private rented sector continues to be supported by strong tenant demand and constrained housing supply.

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>
> *Stuart Marshall*

Industry commentators say these factors have helped maintain activity across much of the rental market, with specialist mortgage products continuing to support UK expat and foreign national investors purchasing residential property.

Tenant Demand Continues to Exceed Supply.

Demand for rental accommodation has remained strong across many parts of the UK, while the supply of available rental properties has continued to lag behind demand.

Population growth, affordability challenges within the owner-occupier market and limited housing availability have all contributed to sustained demand for rented homes in many regions.

Stuart Marshall, CEO of Liquid Expat Mortgages, said:

"Many regional markets continue to experience strong tenant demand, particularly in locations with established employment centres, universities and limited housing supply. These factors have continued to influence the performance of the private rented sector."

Rental Growth Reflects Market Conditions.

Average rents have increased across much of the UK in recent years, reflecting the ongoing imbalance between demand for rental accommodation and the availability of rental properties.

While rental growth has varied between regions, market analysts continue to report upward pressure on rents in many areas where supply remains constrained.

Marshall commented:

"Rental income is an important consideration for landlords assessing the performance of residential property. As with any market, outcomes vary according to location, property type and wider economic conditions."

Mortgage Market Continues to Evolve.

Following the period of higher interest rates experienced in recent years, mortgage markets have continued to adjust as lenders respond to changing economic conditions.

Specialist mortgage products remain available for UK expats and foreign national investors, although lending criteria differ from those applied to domestic borrowers.

Eligibility may depend on factors including country of residence, source and currency of income, residency status and the anticipated rental income from the property.

According to Liquid Expat Mortgages, specialist advisers can assist overseas applicants in understanding the mortgage options available for their individual circumstances.

Long-Term Trends Continue to Shape the Market.

Residential property has historically experienced periods of both growth and market adjustment, with performance varying between regions and economic cycles.

Marshall said:

"Many investors assess residential property over the long term, taking into account rental demand, financing costs, local market conditions and broader economic factors when making purchasing decisions."

He added that professional advice remains an important consideration for overseas buyers navigating specialist lending requirements and changing market conditions.

Rental Sector Continues to Adapt.

The UK private rented sector has undergone significant change in recent years as landlords respond to evolving regulation, financing costs and market conditions.

Recent data suggests that demand for rental accommodation continues to underpin activity across many parts of the market, while specialist mortgage products remain available for eligible UK expats and foreign national investors.

Industry commentators say these trends illustrate the continuing evolution of the sector, with both landlords and lenders adapting to changing conditions across the UK residential property market.

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