

Property Experts Highlight Common Challenges Facing Buy-to-Let Landlords

In the UK private rented sector, property professionals say successful buy-to-let investment relies on planning, regulatory awareness and proactive management.

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Stuart Marshall

As the UK private rented sector continues to evolve, property professionals say successful buy-to-let investment increasingly depends on careful planning, regulatory awareness and proactive property management.

Changes to landlord legislation, rising tenant expectations and evolving lending criteria have contributed to a more professional operating environment, with overseas investors often facing additional considerations when

purchasing and managing UK rental property.

According to Liquid Expat Mortgages, several common issues continue to emerge among landlords, particularly those investing from overseas.

Keeping Pace with Regulatory Change.

The regulatory framework governing the private rented sector has changed significantly in recent years, with further reforms continuing to shape the responsibilities of landlords.

Requirements relating to property safety, energy efficiency, tenant rights and housing standards have increased the importance of ongoing compliance.

Stuart Marshall, CEO of Liquid Expat Mortgages, said:

"The regulatory landscape continues to evolve, making it increasingly important for landlords to remain informed about their legal responsibilities. Overseas investors can face additional challenges because they are managing property from another country, making professional local support particularly valuable."

Industry professionals note that experienced letting agents and specialist advisers can assist landlords in understanding changing requirements and maintaining appropriate documentation.

Tenant Selection Remains an Important Consideration.

Property professionals also continue to emphasise the importance of thorough tenant referencing as part of effective property management.

Affordability assessments, employment verification, identity checks and previous landlord references are commonly used to assess prospective tenants before a tenancy begins.

Marshall commented:

"Careful tenant selection remains one of the foundations of successful property management. Well-managed referencing processes can help landlords make informed decisions while supporting stable, long-term tenancies."

Property Maintenance Supports Long-Term Performance.

Maintaining rental properties remains an important priority for landlords seeking to preserve both property condition and tenant satisfaction.

Routine inspections, preventative maintenance and prompt attention to repairs can help minimise disruption while supporting compliance with housing standards.

According to Liquid Expat Mortgages, overseas investors often choose to work with local managing agents or trusted contractors to coordinate maintenance on their behalf.

Insurance Continues to Play an Important Role.

Insurance requirements for rental properties differ from those for owner-occupied homes, and landlords are encouraged to ensure their cover reflects the nature of their investment.

Policies may include protection for buildings, landlord liability and other risks associated with letting residential property, depending on the insurer and individual circumstances.

Property professionals recommend that landlords review their insurance arrangements periodically to ensure they remain appropriate as regulations and tenancy arrangements evolve.

Professional Support Can Help Overseas Investors.

Purchasing and managing residential property from overseas often involves coordinating mortgage finance, legal services, property management and ongoing compliance.

Marshall said:

"International investors frequently benefit from working with advisers who understand the specific requirements associated with overseas property ownership. Bringing together appropriate professional support can simplify the investment process and help landlords navigate changing market conditions."

Buy-to-Let Continues to Evolve.

Property professionals say the private rented sector continues to present opportunities for investors who adopt a long-term approach while remaining responsive to changes within the market.

Although regulatory requirements have increased, many investors continue to view UK residential property as an important component of a diversified investment strategy.

For UK expats and foreign national investors, specialist mortgage products remain available through a range of lenders, with eligibility depending on individual circumstances and lender criteria. Professional advice can help applicants understand the options available and identify finance suited to their investment objectives.

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