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Information



### October's Market Overview

Qualifications became an industry topic of conversation in September. The Lettings Industry Council (TLIC) released findings that showed 65% of lettings professionals surveyed held no property qualifications. I'm happy to report that I am in the 35% - even able to add the initials MARLA after my name.

Which might come in particularly useful for our landlords, as at the Labour Party Conference on September 29, Housing Secretary Angela Rayner seems to have committed to bringing in mandatory qualifications and licensing for property professionals, in a bid to root out 'cowboys, crooks and con artists'.

Regulation and qualifications won't be a panacea, but anything that raises industry standards is something we welcome. The devil, as always, will be in the detail.



**Chris Whitaker**  
Managing Director

let has continued to fall, and now stands at just 12 days. That is a positive sign. It suggests that good, decisive tenants with the right budget are moving quickly when they see a property that suits them. It is not, however, a reason for landlords to become complacent.

Well-maintained, well-presented homes will always perform better. Tenants still have expectations around condition, presentation and value for money, and properties that meet those expectations are far more likely to let quickly and command the strongest achievable monthly rent. We are also seeing another clear trend in Plymouth, mirroring what is happening across the country: more self-managing landlords are asking about full management.

A recent survey found that 74% of self-managing landlords believe that managing their property or portfolio has become more difficult because of legislative change, while 68% say they now spend 31 hours or more every month on management. That is almost a part-time job in itself.

For landlords who already have careers, families and other commitments, handing over some or all of that workload is becoming increasingly attractive.

With legislation continuing to evolve and the practical demands of compliance, maintenance, tenant communication and administration growing, professional management can provide both reassurance and valuable time back. And, of course, we are here to help, with a range of management options designed to suit different landlords, different portfolios and different levels of involvement, from Tenant-Find Only to Premium Managed. Contact us for a no obligation chat to find out more about the range of services we offer.

### A Fluid and Stable Rental Market

The rental market remains busy across the country, with average rents continuing to rise and now standing at £1,382 per calendar month nationally, according to Dataloft.

Plymouth has followed that broader trend, although the average rent locally remains notably lower, at around £982 per calendar month. That affordability is one of the reasons the Plymouth lettings market continues to feel both fluid and relatively stable.

The average renter in the city is 32 years old, employed, and according to the data is most likely to work in public administration, education or health. For many tenants within that profile, an average monthly rent of £982 remains a manageable figure rather than one that pushes affordability to breaking point.

And that is important.

A healthy lettings market is not simply one in which rents are rising. It is one where tenants can still afford to move, landlords can achieve sustainable returns and good properties continue to attract strong demand.

The latest figures suggest that is exactly what we are seeing in Plymouth. As the graph on the following page shows, the average time taken to market a rental property and agree a

# PLYMOUTH PROPERTY NEWS

## Market Statistics



### Plymouth Rental Market News

September 2026

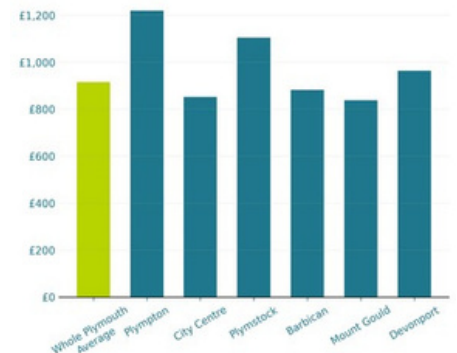
#### Average Rent by Property Type



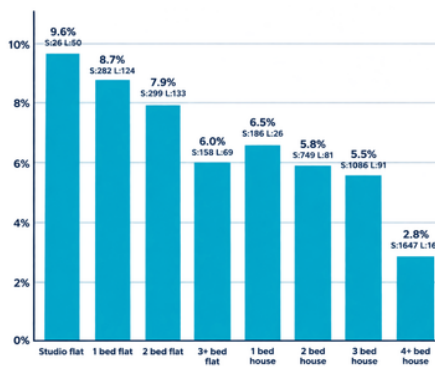
#### Currently Available To Let



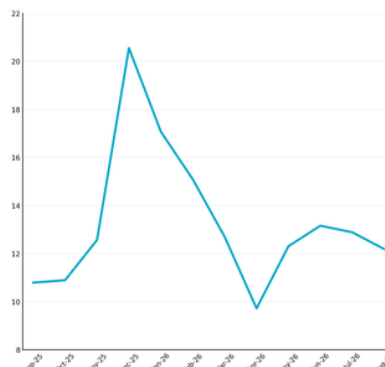
#### Current Average Rents Across Plymouth



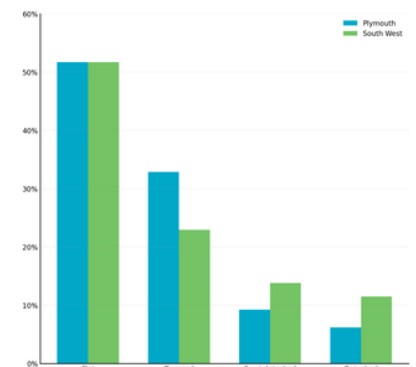
#### Average Gross Yields - Plymouth



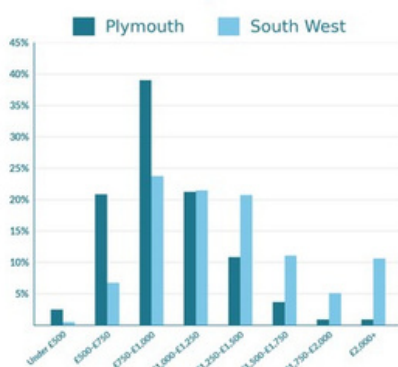
#### Average Time to Let



#### Regional Comparison of Rental Profile



#### Homes Let By Rental Price Band



#### Average Rent by Property Type



#### Local Factoids



Source: This report has been made by The Property Pen for Martin&Co Plymouth. The data in this report comes from HM Land Registry, Office for National Statistics and DataLof by PriceHub. This property market report is for informational purposes only and should not be used as a substitute for conducting your own research when making a property purchase decision. Please consult with a qualified professional to ensure all factors are considered in your investment choices.



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