

April
2026

HomeLet rental index report

The HomeLet Rental Index represents the largest, most insightful, and up-to-date view on the UK's private rented sector. With data qualified through high-quality tenant referencing, conducted on behalf of over 4,500 UK letting agents, the trends reported within the Index are based on brand new tenancies and agreed rents, giving the most relevant insight into changes in the Private Rented Sector.

In conjunction with PriceHubble

HomeLetTM
THE RENTAL INDEX

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Average rents and change in rents



In conjunction
with PriceHubble



**Average
rent**
(UK)

£1,325

Following a rise in March, average rents across the UK rose again in April, perhaps in anticipation of imminent legislative changes.



**Average
rent**
(UK excl. London)

£1,135

Outside of London, a 0.9% increase in the month took average rents to £1,135, 1.8% higher than a year earlier.



**Change
monthly**

+1.1%

In contrast to March, no regions across the UK saw a fall in rents in the month.



**Change
annual**

+2.1%

On a regional basis, annual rental growth is strongest in Northern Ireland, the North East and Scotland.

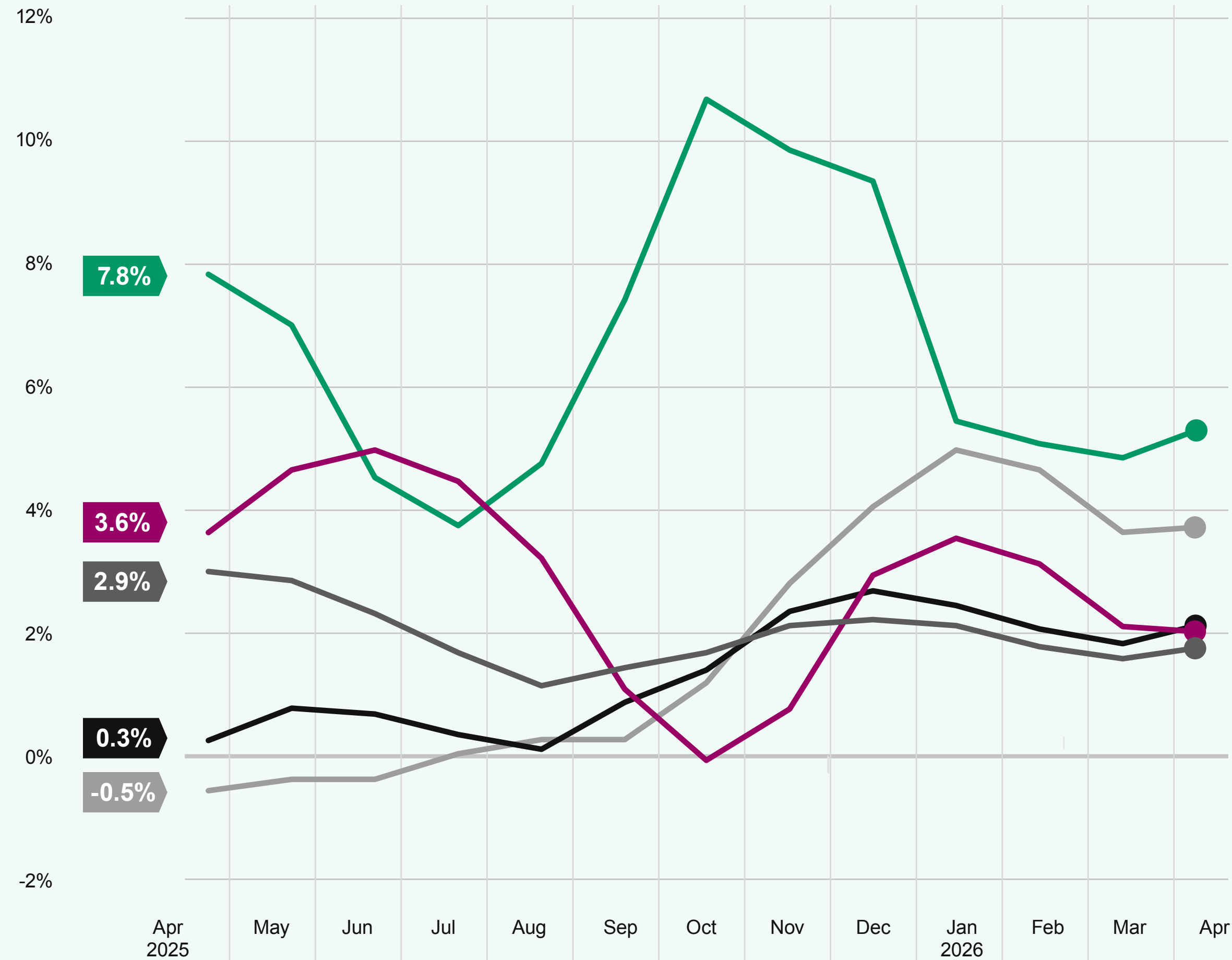
UK and home nations



In conjunction with PriceHubble

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Annual change April 2025 to April 2026



- 5.4% Northern Ireland
- 3.7% Scotland
- 2.1% UK
- 2.0% Wales
- 1.8% UK excluding London

Showing annual change in rents, April 2026 vs April 2025. Average rents are based on agreed rents for tenancies started in each month.

Next England by region »

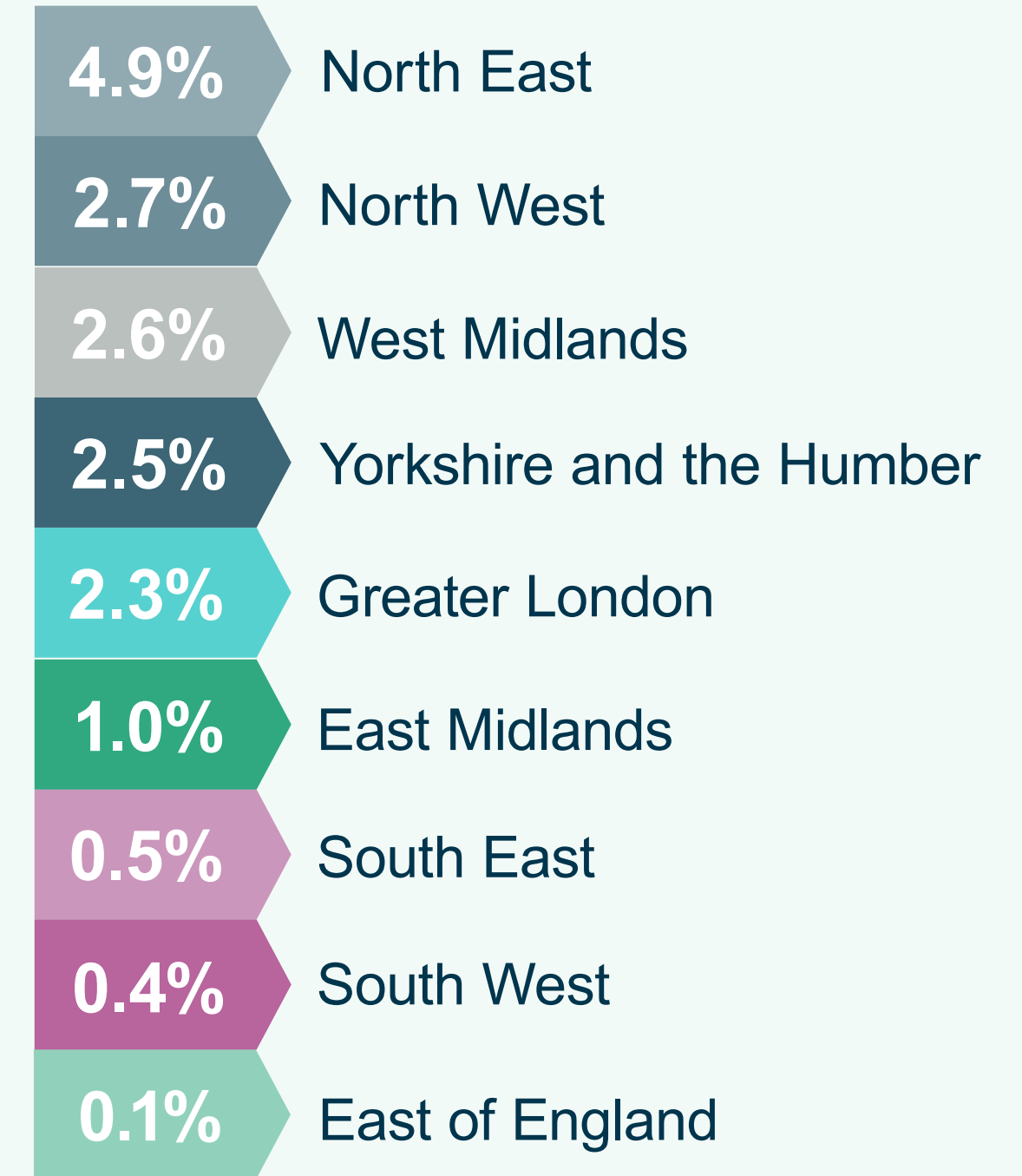
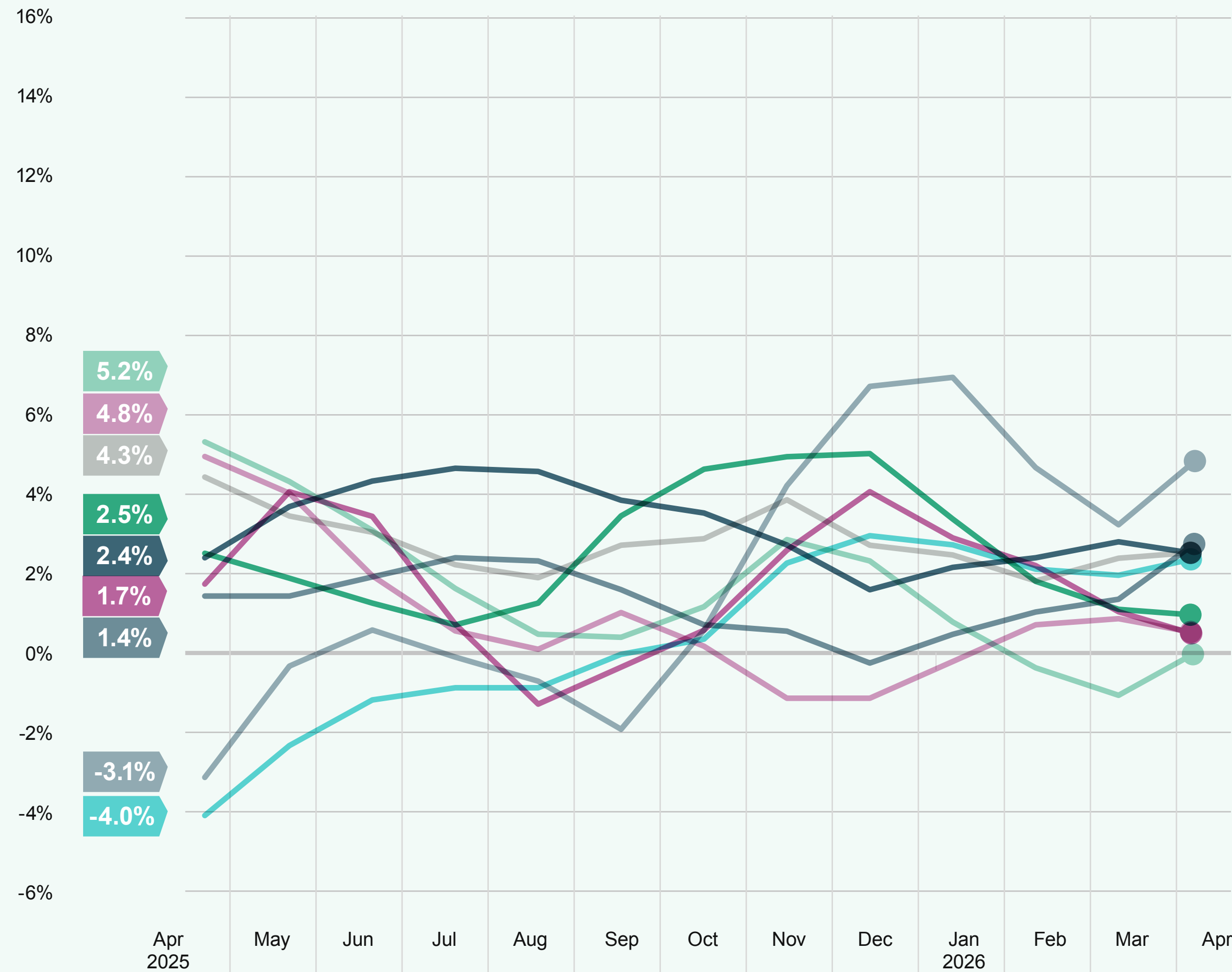
England by region



In conjunction with PriceHubble

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Annual change April 2025 to April 2026



Showing annual change in rents, April 2026 vs April 2025. Average rents are based on agreed rents for tenancies started in each month.

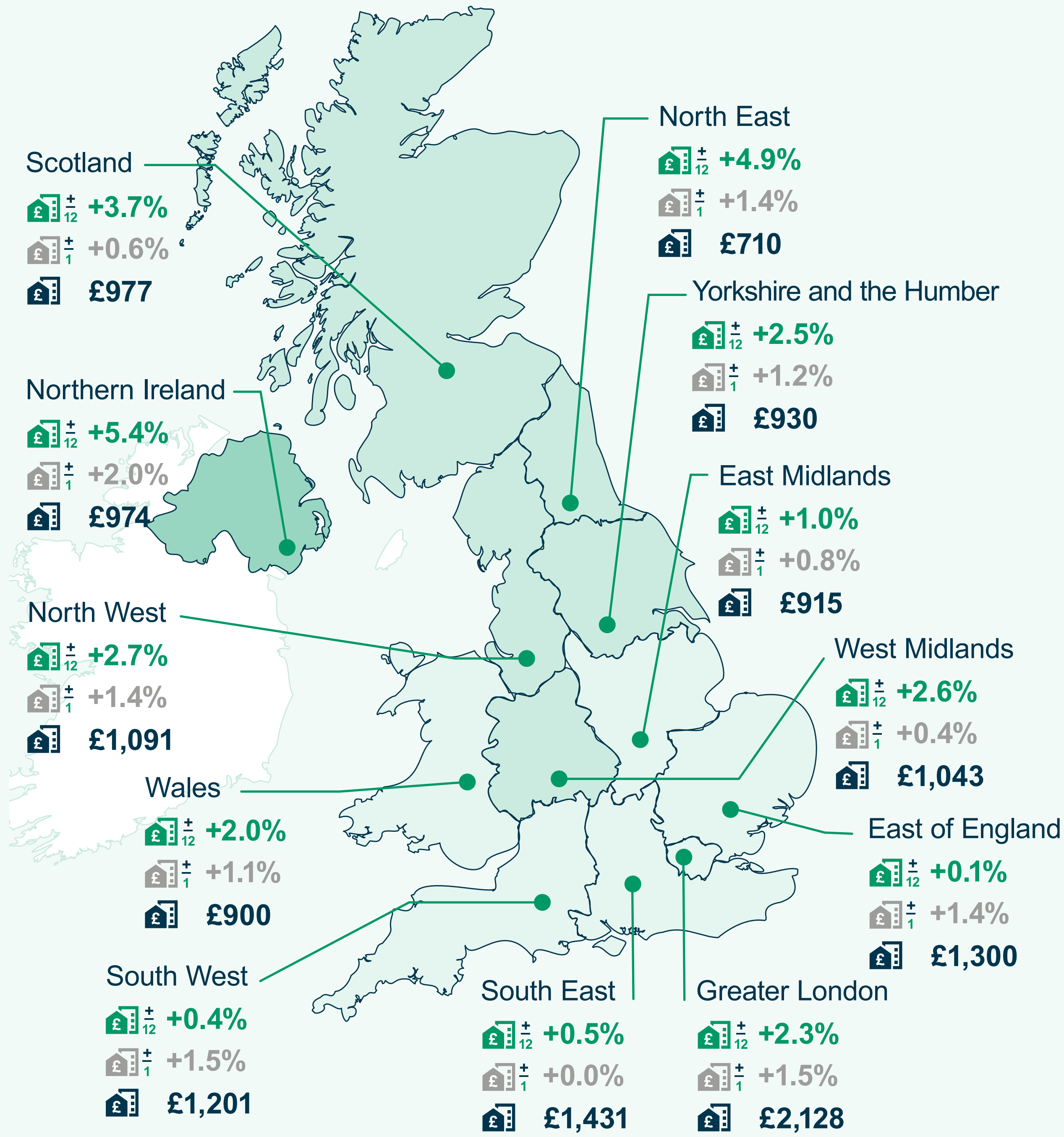
Next Regional snapshot »

Regional snapshot



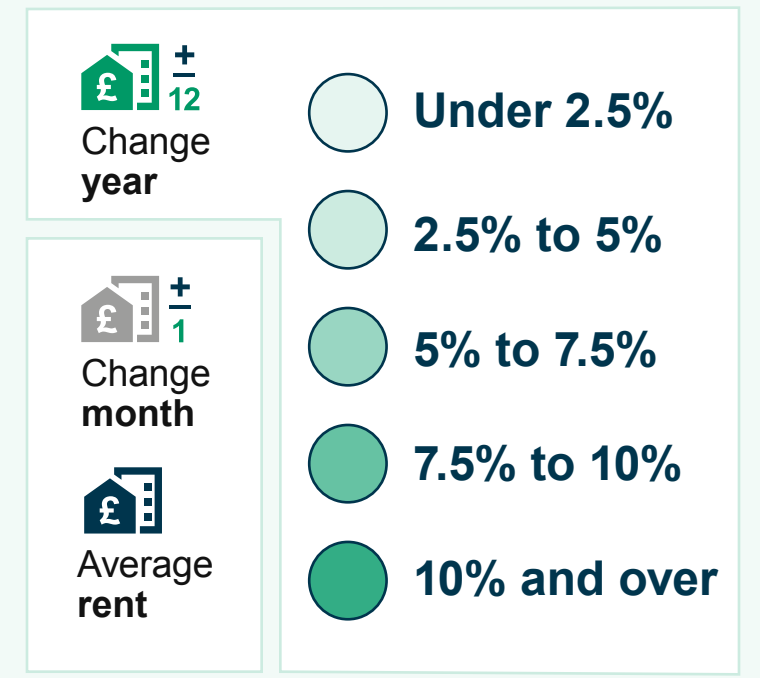
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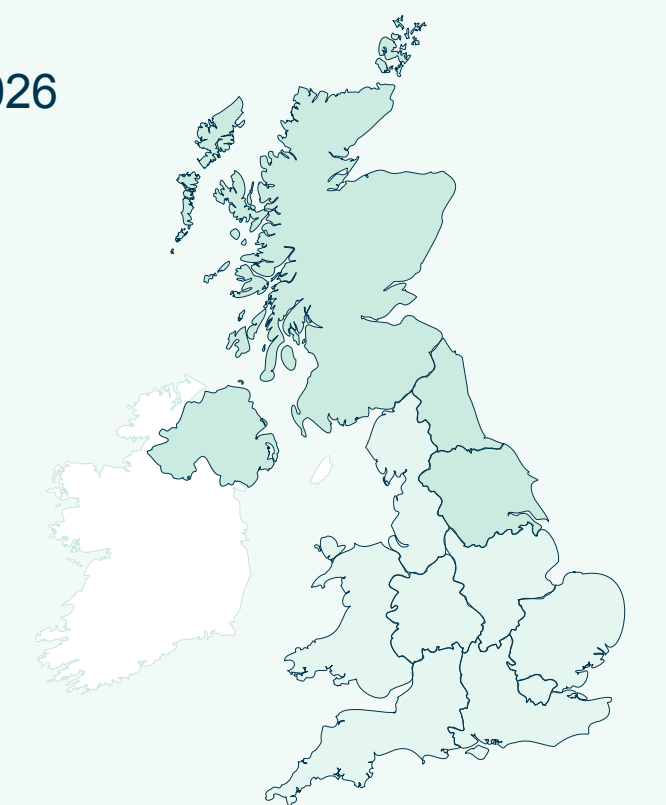


Annual change

April 2025 to April 2026



March 2025 to 2026



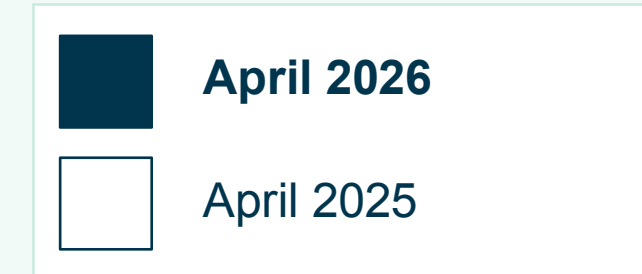
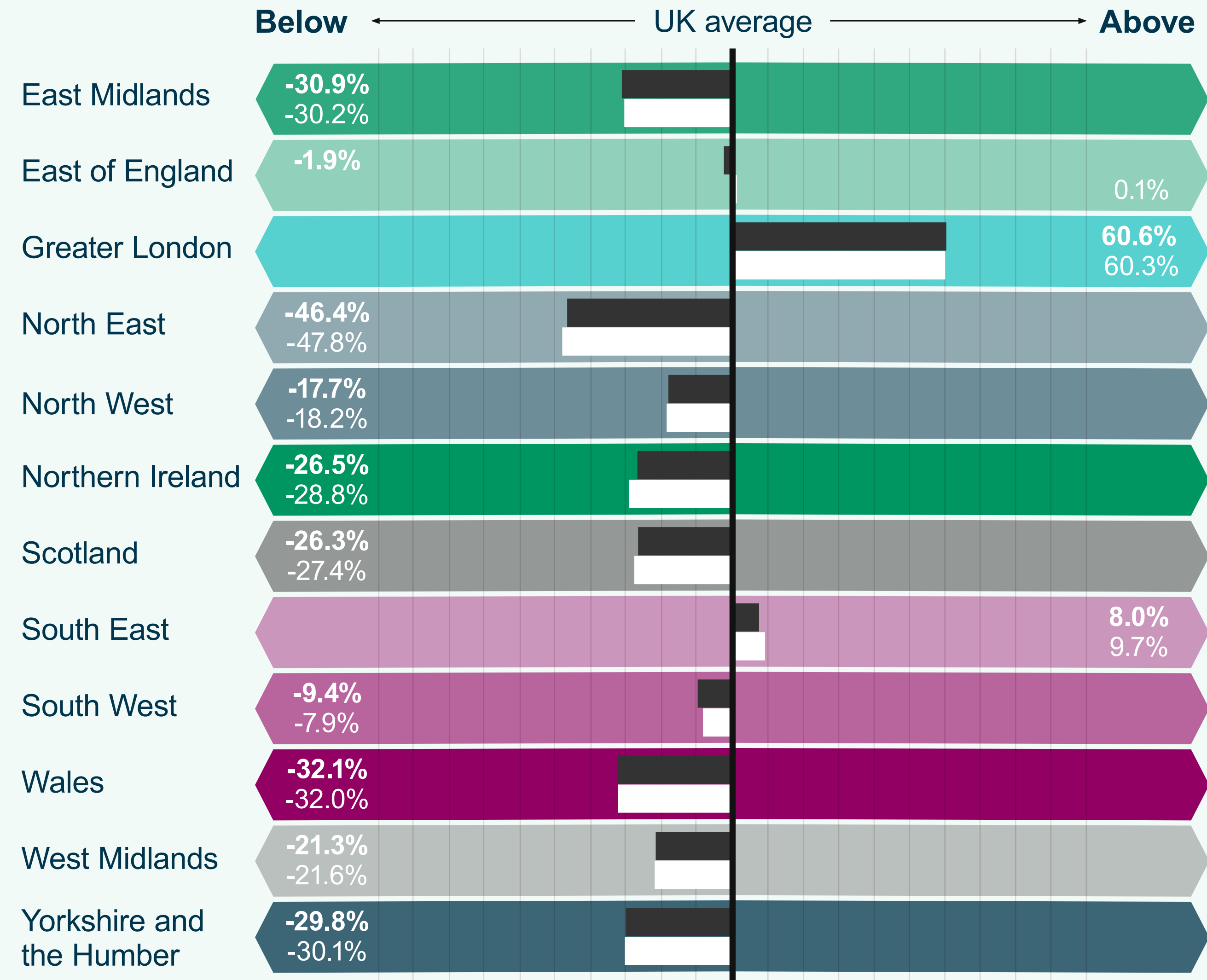
Next Regional discount / premium »

Regional discount / premium to UK average



In conjunction with PriceHubble

Comparison with UK average April 2025 to April 2026



Showing how regional rents compared to the UK average in April 2026 and a year earlier, i.e., average rents in the East Midlands in April 2026 were 30.9% below the national average. However, in April 2025 they were 30.2% below the national average.

London focus



Average rent

£2,128

Average rents in London rose by 1.5% in April, the same monthly increase as seen in March.



Change annual

+2.3%

On an annual basis, London is in 7th place out of all 12 UK regions.



Strongest performer

+13.1%

Hounslow and Richmond upon Thames

Rental growth in the month was strongest in Lambeth although, on an annual basis, Hounslow and Richmond upon Thames is the strongest performer.



Annual change April 2025 to April 2026

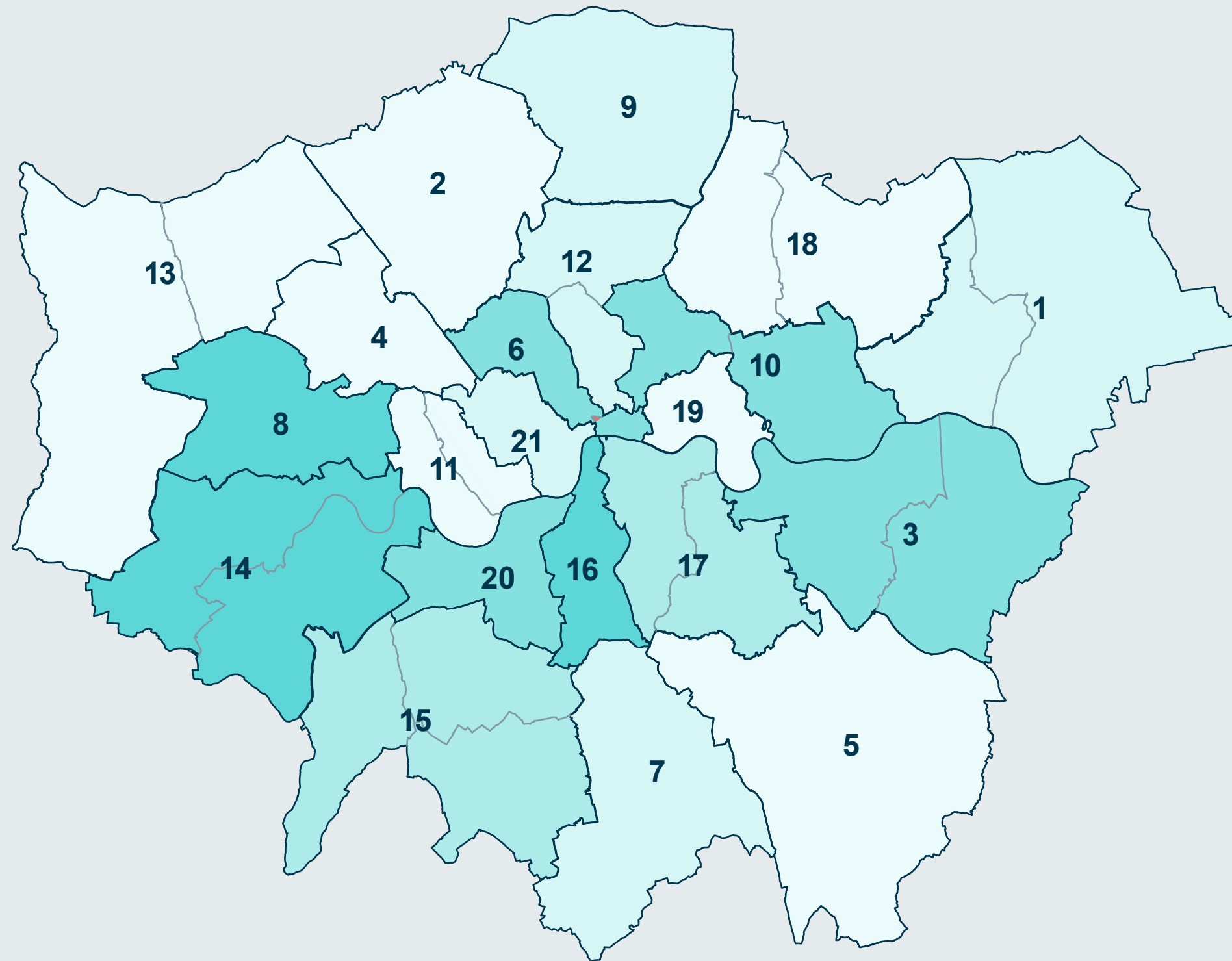


Annual change



Average rent

By borough



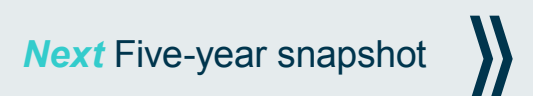
- Less than 0%
- 0% to 2%
- 2% to 4%
- 4% to 6%
- 6% and over

Aggregations of London Boroughs are based on the NUTS2 statistical classification model.

| | | Annual change | Average rent |
|----|---|---------------|--------------|
| 1 | Barking, Dagenham and Havering | +1.9% | £1,688 |
| 2 | Barnet | -2.2% | £2,131 |
| 3 | Bexley and Greenwich | +5.7% | £1,828 |
| 4 | Brent | -3.9% | £2,099 |
| 5 | Bromley | -1.2% | £2,059 |
| 6 | Camden, City of London | +4.8% | £2,256 |
| 7 | Croydon | +0.1% | £1,597 |
| 8 | Ealing | +9.8% | £2,402 |
| 9 | Enfield | +1.7% | £2,019 |
| 10 | Hackney and Newham | +4.7% | £1,994 |
| 11 | Hammersmith, Fulham, Kensington and Chelsea | -4.2% | £2,502 |
| 12 | Haringey and Islington | +1.7% | £2,006 |
| 13 | Harrow and Hillingdon | -1.0% | £1,864 |
| 14 | Hounslow and Richmond | +13.1% | £2,093 |
| 15 | Merton, Kingston upon Thames and Sutton | +3.6% | £2,054 |
| 16 | Lambeth | +6.6% | £2,664 |
| 17 | Lewisham and Southwark | +2.3% | £2,168 |
| 18 | Redbridge and Waltham Forest | -2.1% | £1,750 |
| 19 | Tower Hamlets | -0.3% | £2,026 |
| 20 | Wandsworth | +4.9% | £2,250 |
| 21 | Westminster | +1.5% | £3,226 |

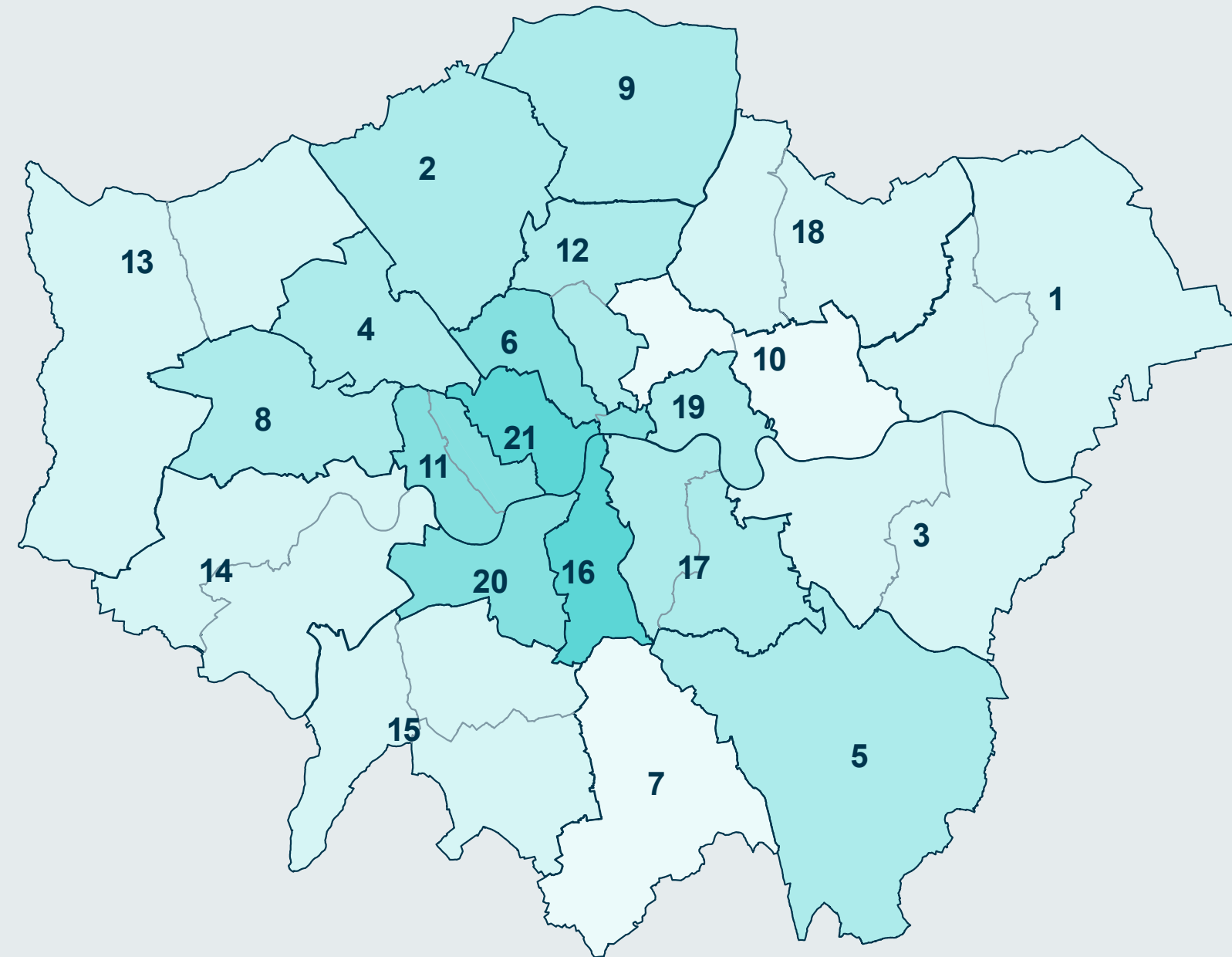


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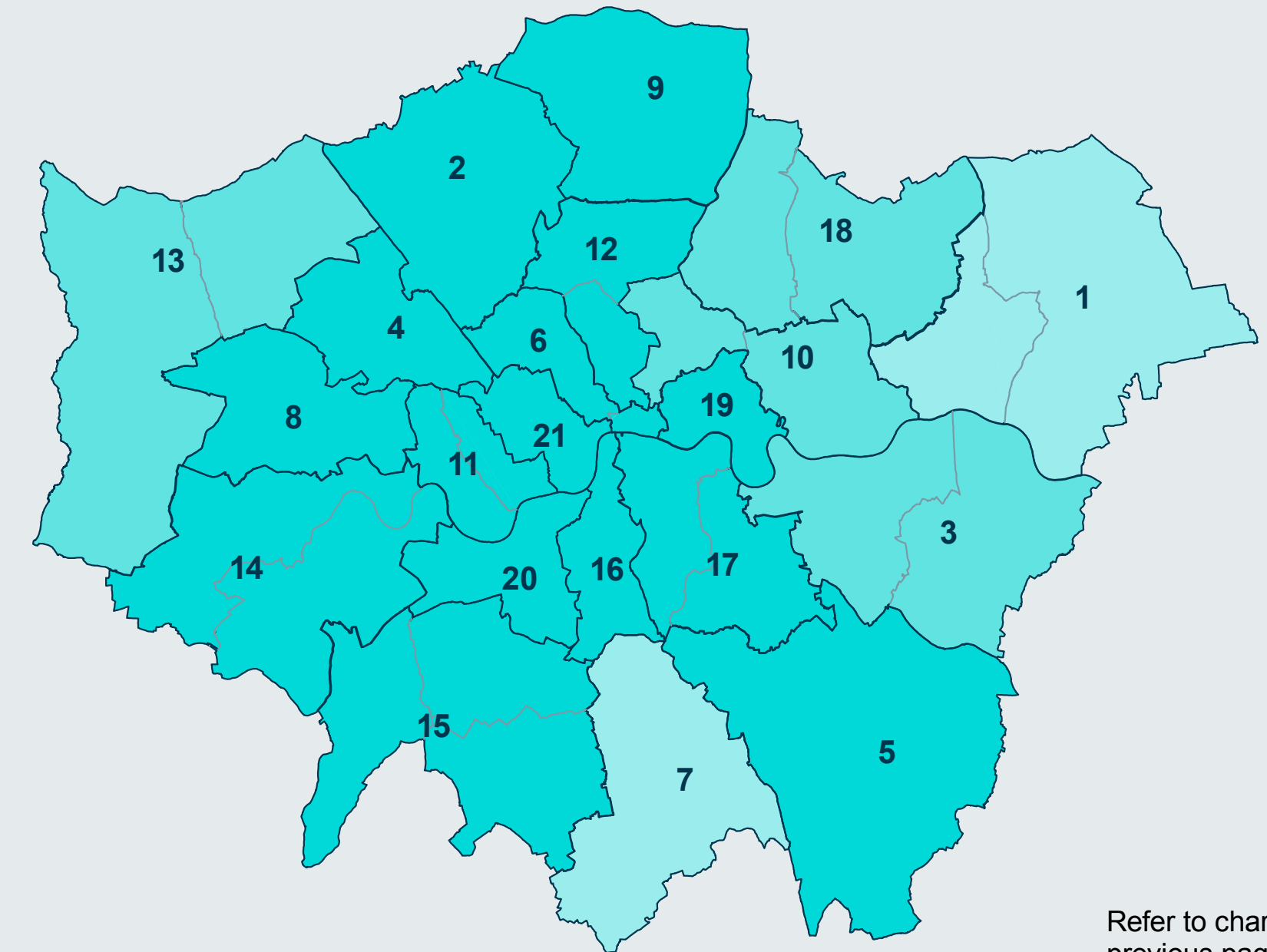




Average rent April 2021



Average rent April 2026



Refer to chart on previous page for boroughs

Five-year snapshot



In conjunction with PriceHubble

- Less than £1,250
- £1,250 to £1,500
- £1,500 to £1,750
- £1,750 to £2,000
- Over £2,000

↑

5

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YR

Greatest change over five years

+59.3%

Ealing

Strongest and weakest performers



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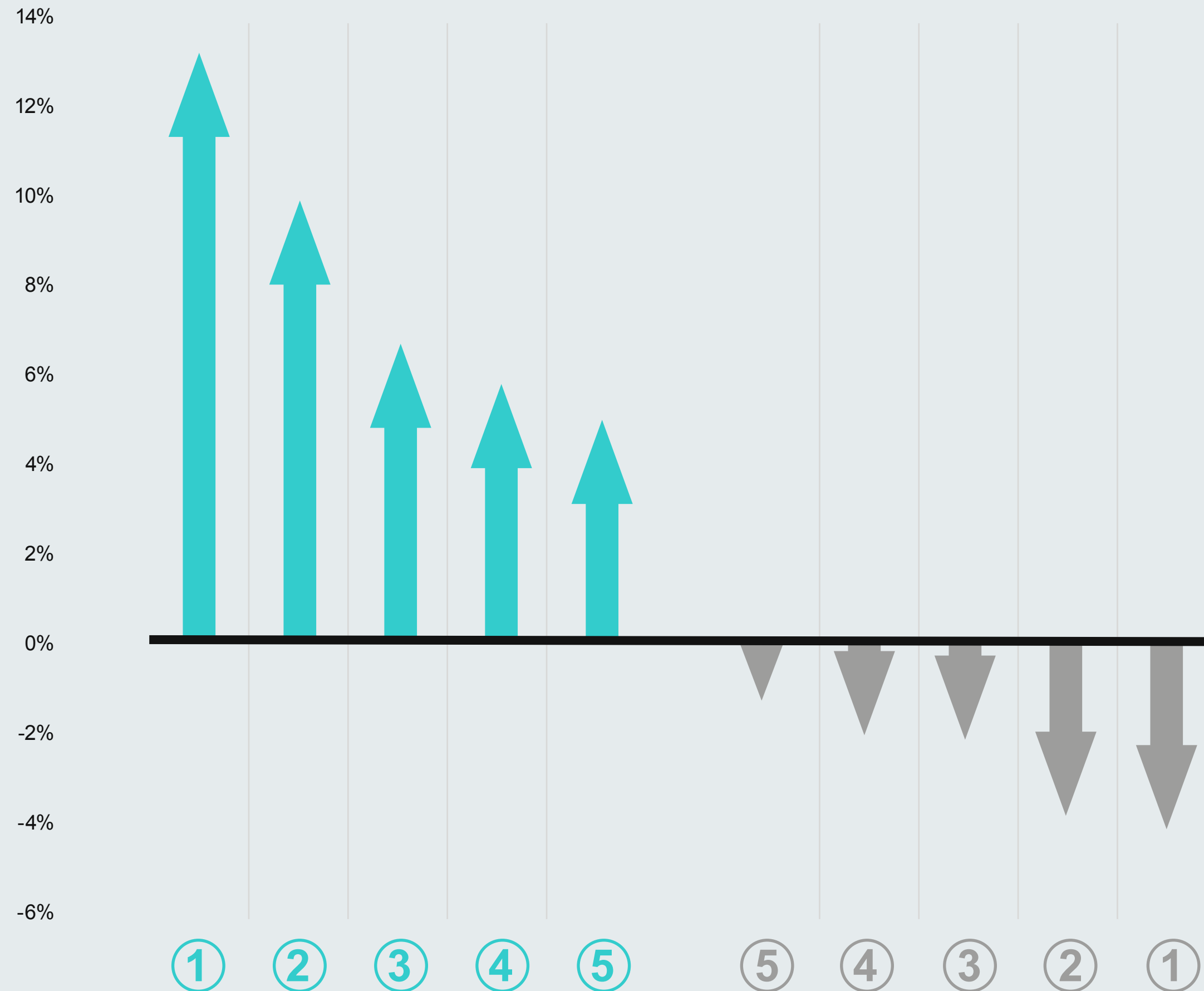
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Strongest April 2026



Weakest April 2026



Based on annual change to April 2026

- 1 +13.1% Hounslow and Richmond upon Thames
- 2 +9.8% Ealing
- 3 +6.6% Lambeth
- 4 +5.7% Bexley and Greenwich
- 5 +4.9% Wandsworth
- 5 -1.2% Bromley
- 4 -2.1% Redbridge and Waltham Forest
- 3 -2.2% Barnet
- 2 -3.9% Brent
- 1 -4.2% Hammersmith, Fulham, Kensington and Chelsea

Next Affordability »

Affordability



**% income
spent on rent**

32.7%

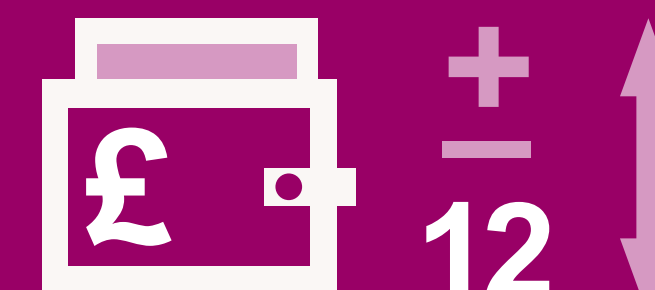
Across the UK renters spent, on average, 32.7% of their income on rent in April, slightly under the 32.9% that they spent in April 2025.



**Change
annual***

+0.2%

However, this is still higher than the low of 32.0% seen in September 2025.



**Greatest
change**

+2.7%

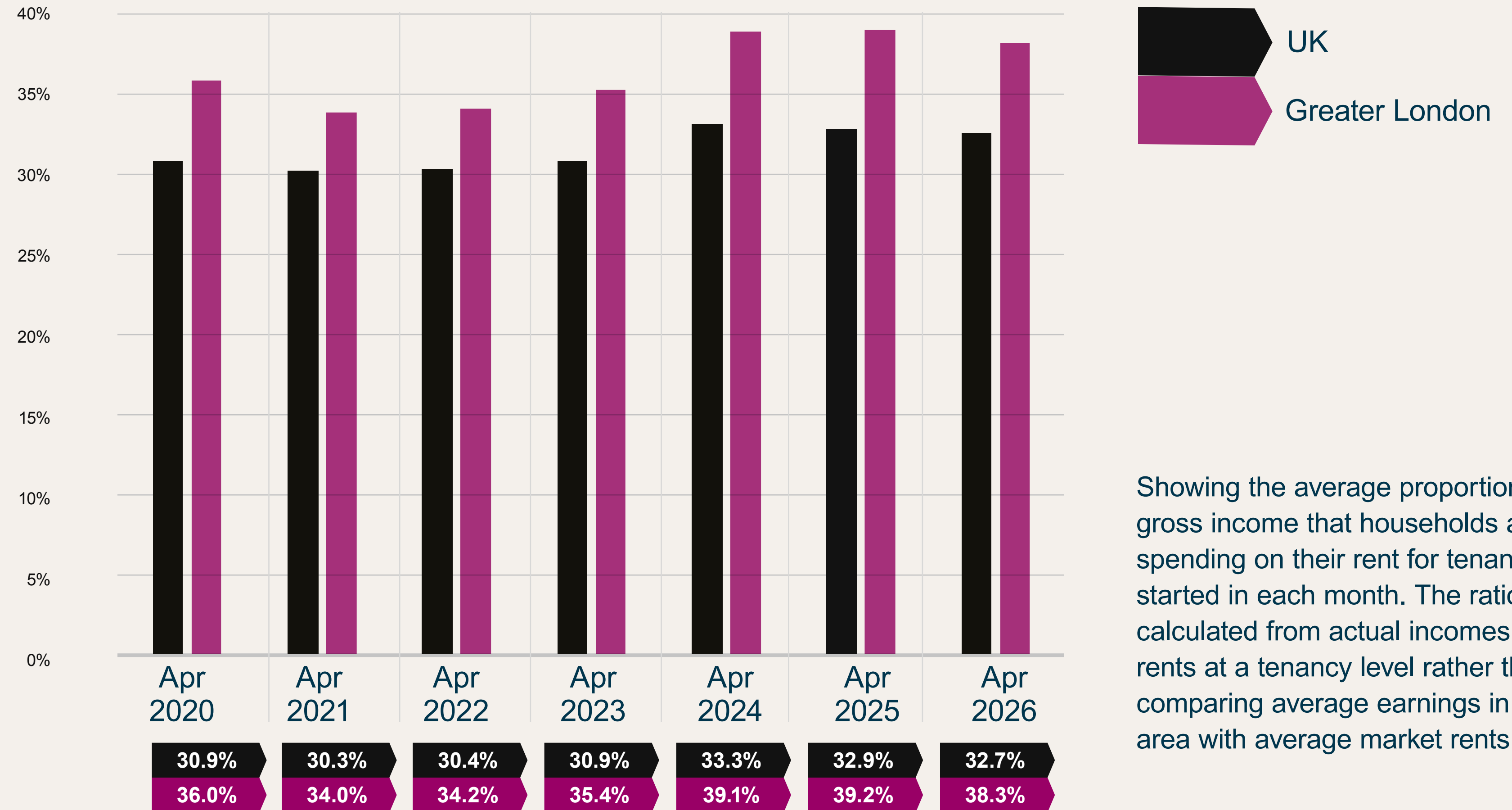
Wales

In the last year, Wales and Yorkshire and the Humber have seen the greatest improvement in renter affordability.

* calculated by subtracting the April 2026 figure from April 2025. A negative figure reflects worsening affordability.



Affordability over time April 2020 to April 2026



Showing the average proportion of gross income that households are spending on their rent for tenancies started in each month. The ratio is calculated from actual incomes and rents at a tenancy level rather than comparing average earnings in an area with average market rents.

UK and London

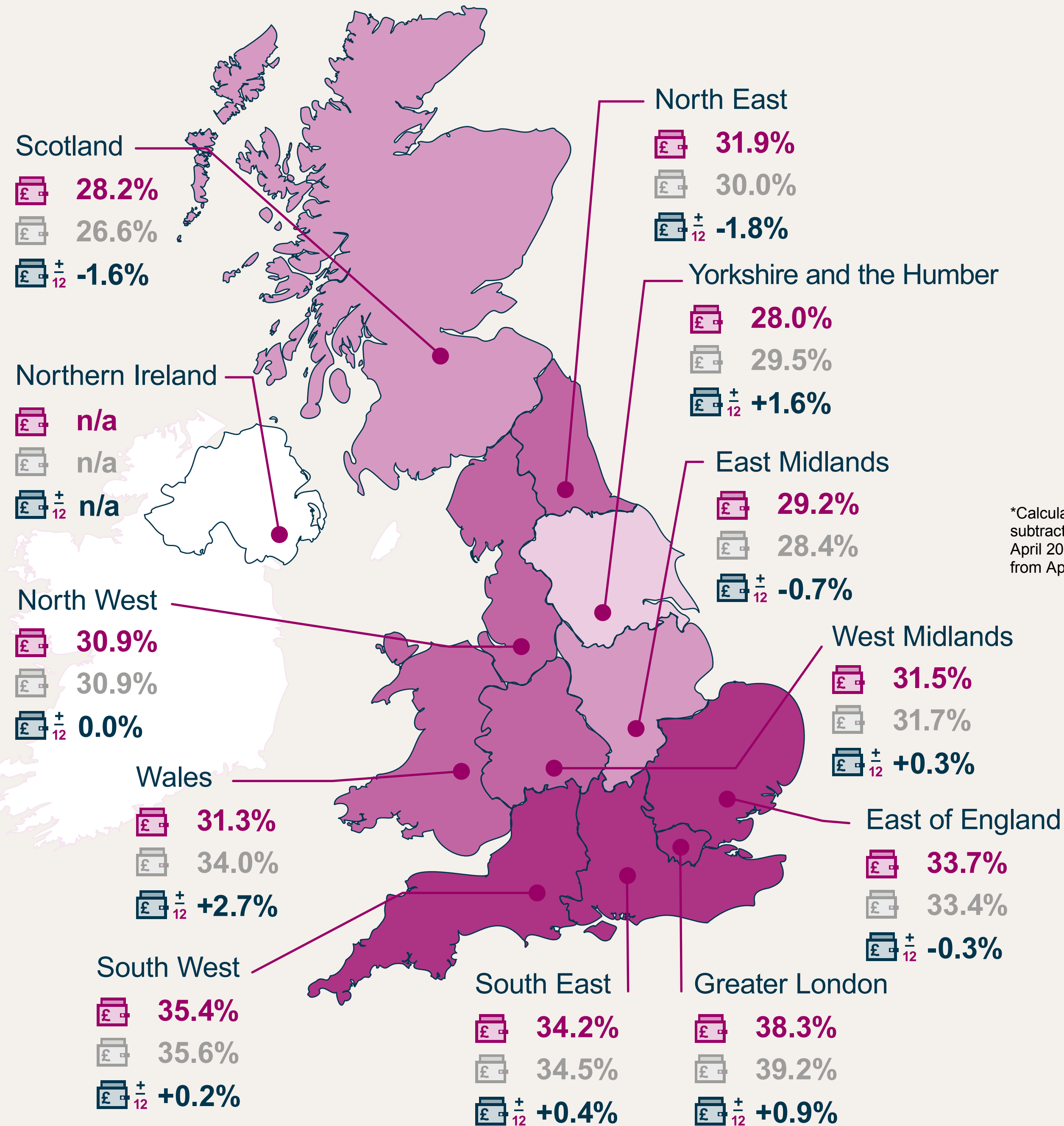


Regional snapshot



In conjunction with PriceHubble

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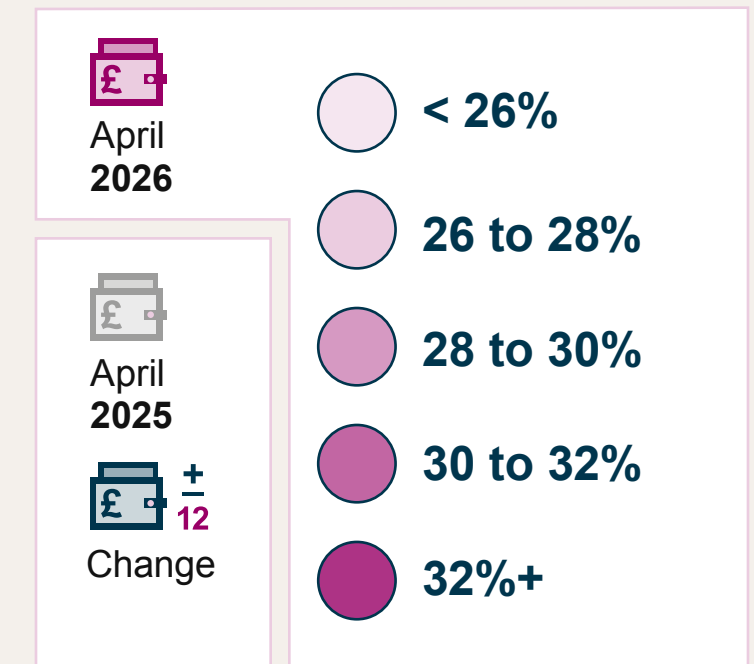


*Calculated by subtracting the April 2025 figure from April 2026.

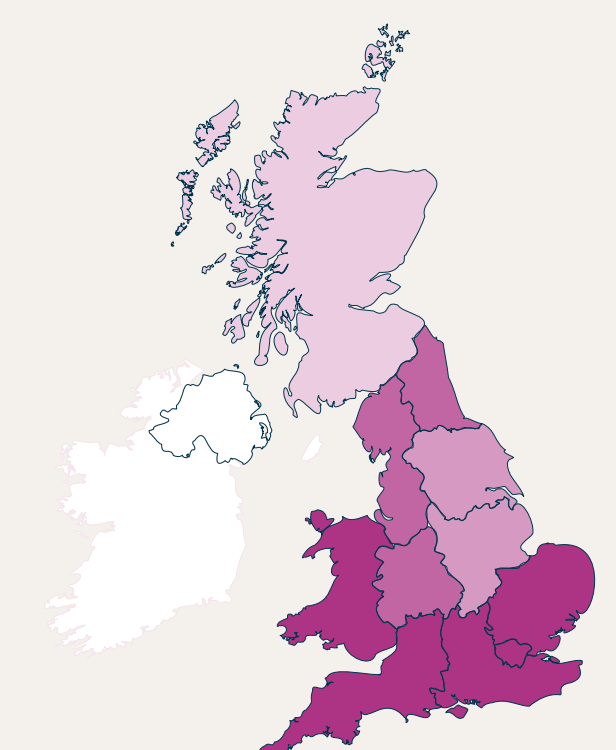


% income spent on rent

April 2026



April 2025



Next Regional focus »

Greater London



Median tenant
gross income*

£31,879

£26,253



Predominant
age group

20–29

20–29



Average % tenant
income spent on rent

38.3%

32.7%



Predominant
rental band

£1,000–£1,499

£500–£749 per month

Key

Shows regional average

Shows UK average

Delving deeper into the data we are able to provide tenant demographic and market profiling at a local level. Each month, we provide a snapshot of the profile of tenants across different UK regions based on data for the last 12 months. This month's focus is on Greater London.

*Excludes below £10k and over £500k

Greater London



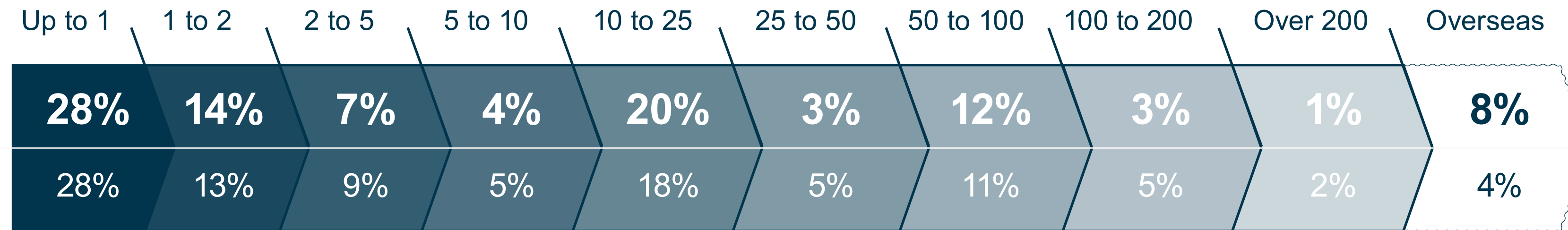
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Distance moved last 12 months

Key
Shows regional average
Shows UK average

Miles

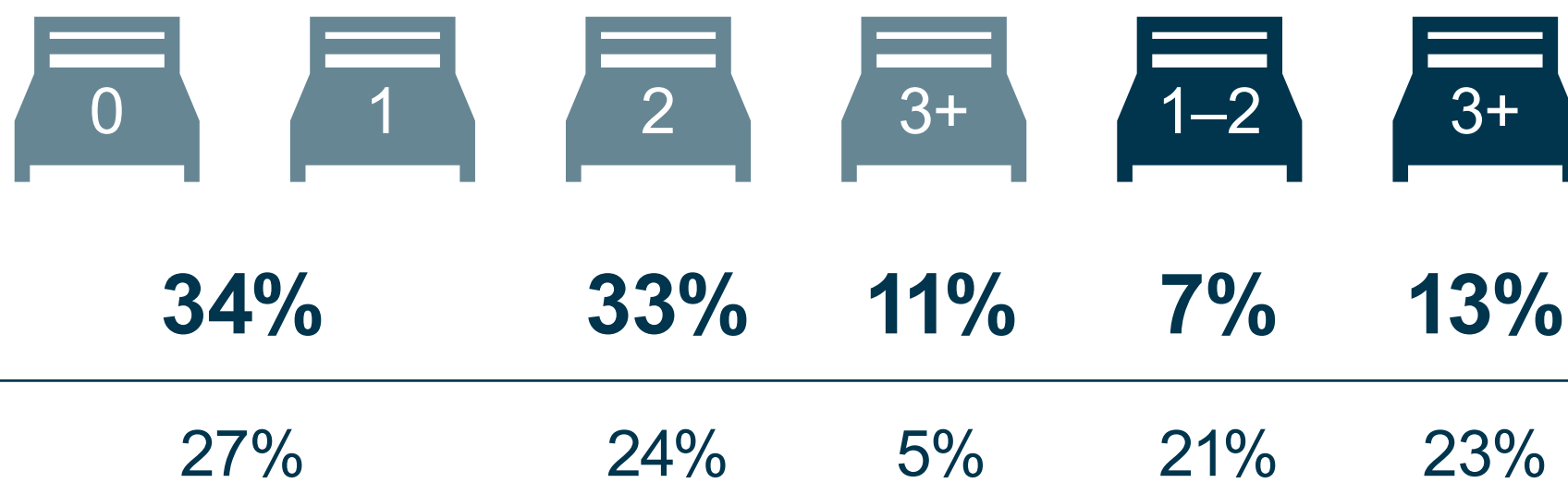


Profile of properties let Last 12 months

Number of bedrooms

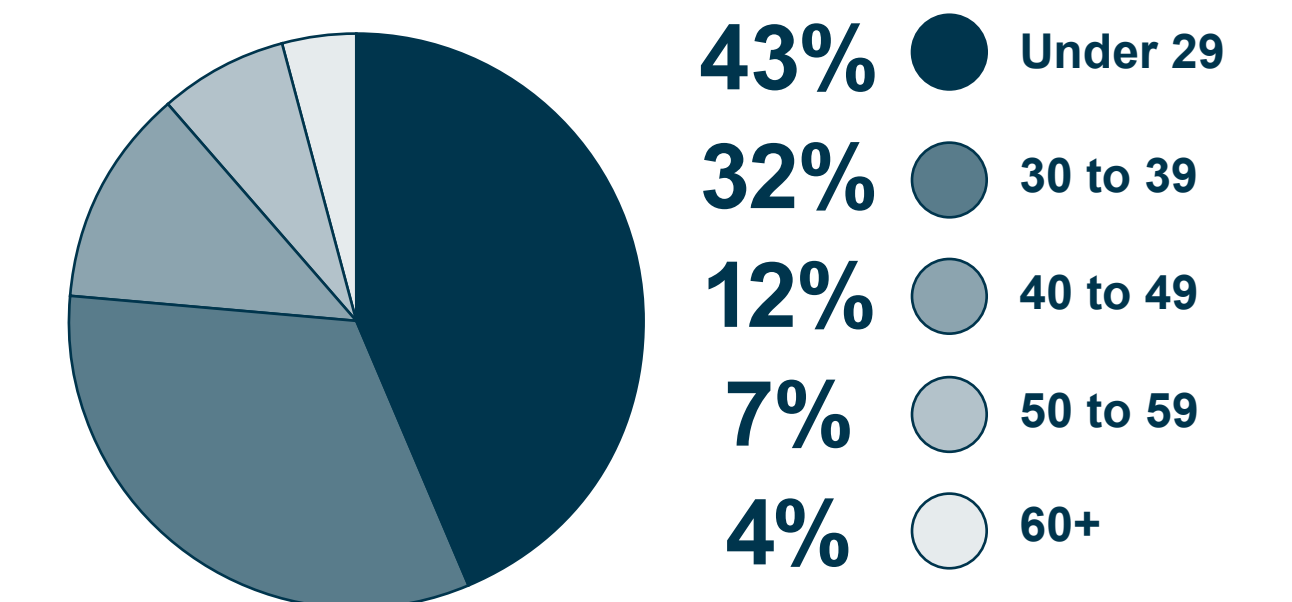
Flats

Houses



Age breakdown Last 12 months

Tenants age



April
2026



With over 30 years of experience, we're the UK's leading tenant referencing and specialist protection supplier for the private rented sector. We've got a team of over 300 co-workers dedicated to providing market-leading support to our letting agents, helping them to grow and develop their business.

We always strive to exceed our customers' expectations. Our expertise combined with our innovative approach drives a continual development of our proposition – and the value that we provide for our customers.

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About the HomeLet rental index report

The index and average prices are produced using HomeLet's mix adjusted rental index methodology. This helps to track the representative rental values over time, which factor in changes in the mix of property types and locations of rented properties. Data is gathered from our tenant referencing service, and our rental amounts are based on actual achieved rental prices with accurate tenancy start dates in a reported month, rather than advertised costs. The data used in the HomeLet Rental Index is aggregated to regional, county and city level only. This ensures that all property or individual records remain strictly anonymous.

The HomeLet Rental Index is prepared from information that we consider is collated with careful attention, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue this report. The HomeLet Rental Index April not be used for commercial purposes; we shall not be liable for any decisions made or action taken in reliance upon the published data.

About Dataloft by PriceHubble

PriceHubble is a European B2B company that builds innovative digital solutions for the financial and real estate industries based on property valuations and market insights. Dataloft by PriceHubble aggregates data from Barbon and other companies to create the largest and most comprehensive single source of achieved rents and renter demographics for the UK. Their team of analysts and data scientists produce the evidence needed by clients for marketing strategies, investment decisions and planning submissions.

www.pricehubble.com/uk

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