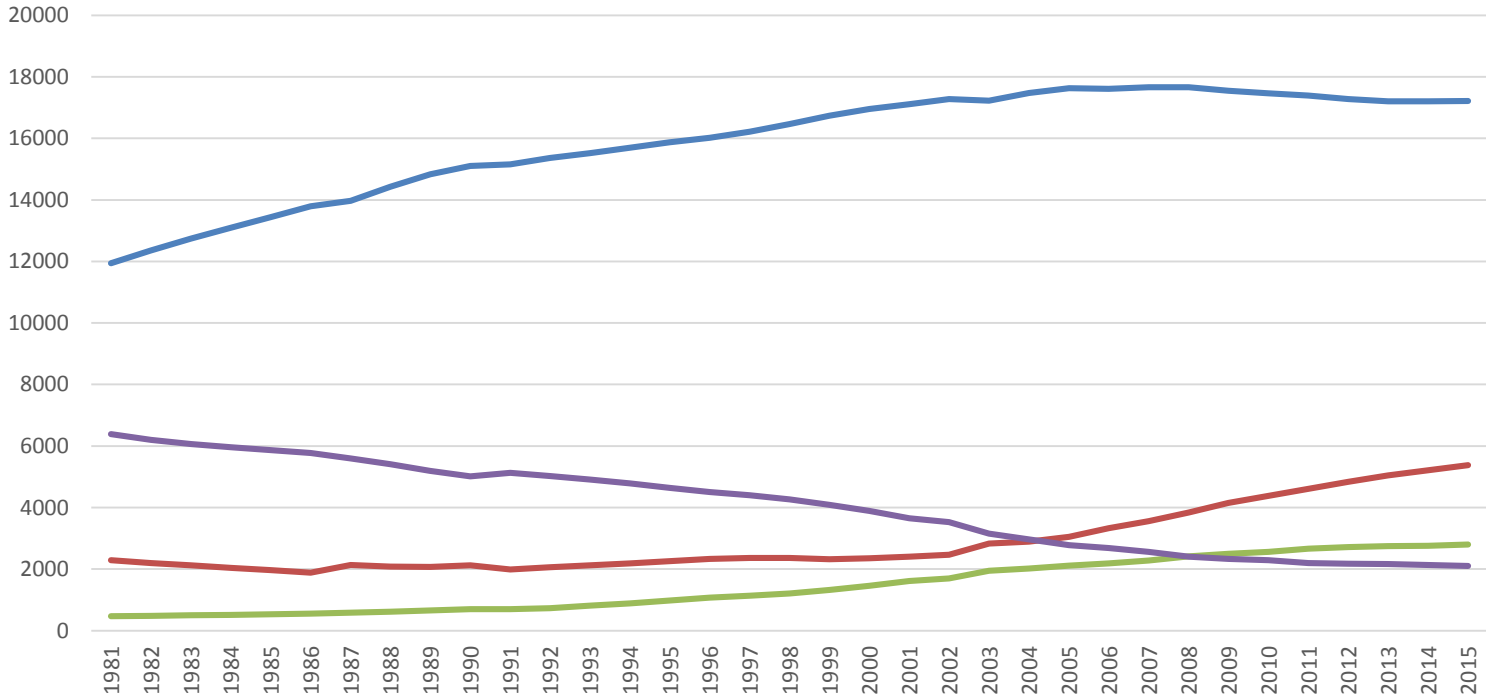


# Build to Rent Housing

## An Opportunity for Scotland

- **Development of Build to Rent in UK**
- **Benefits of Build to Rent**
- **Opportunity in Scotland**
  - **Rental Income Guarantee Scheme**
  - **Role for Planning?**

### UK Housing Stock by Tenure (000's units)



Source : CLG    Owner Occupied    Privately Rented    RSL Rented    Local Authority Rented

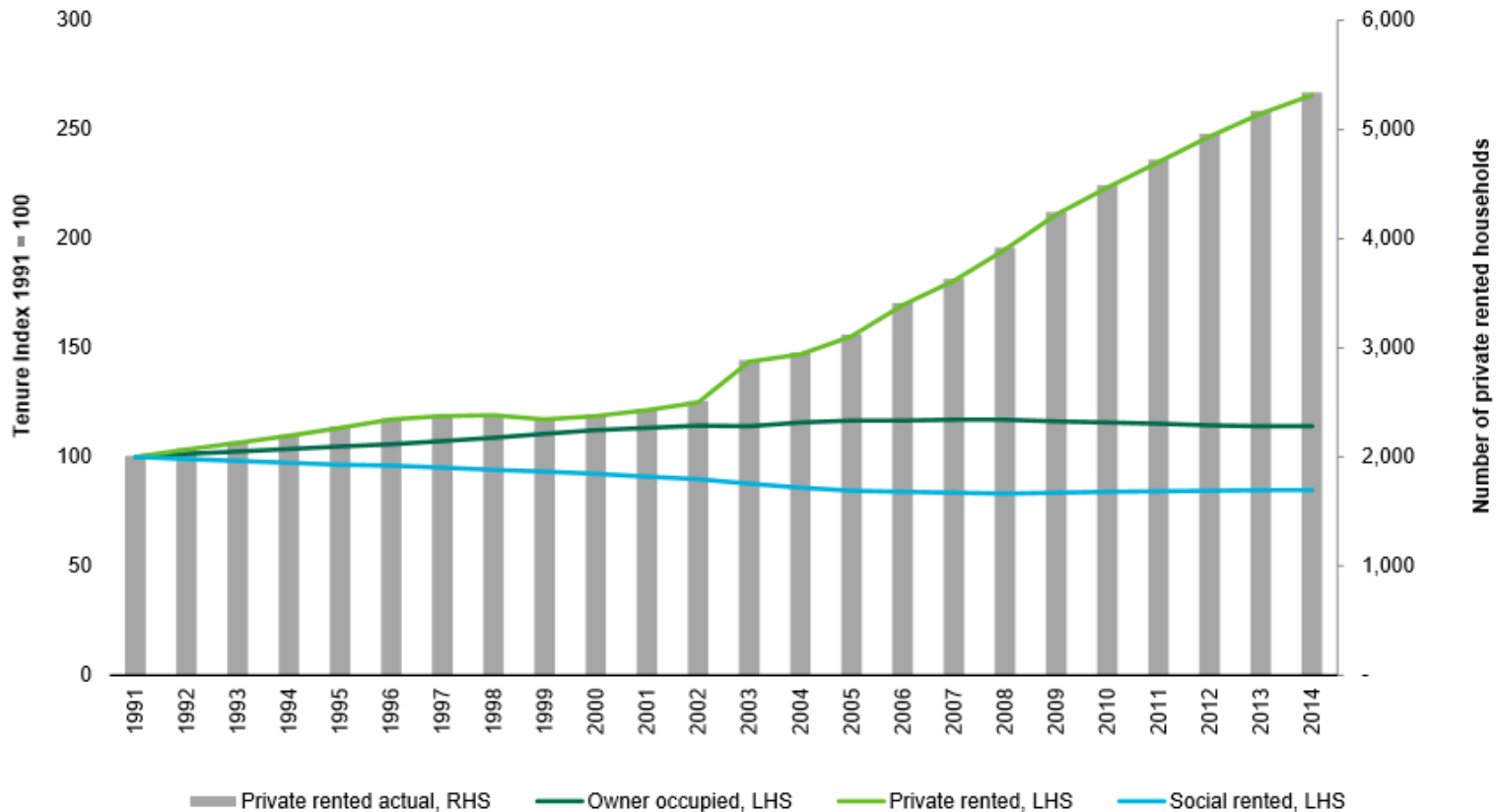
# Private Rented Sector - Structure

Figure 3 – Size of Market Rent Sector



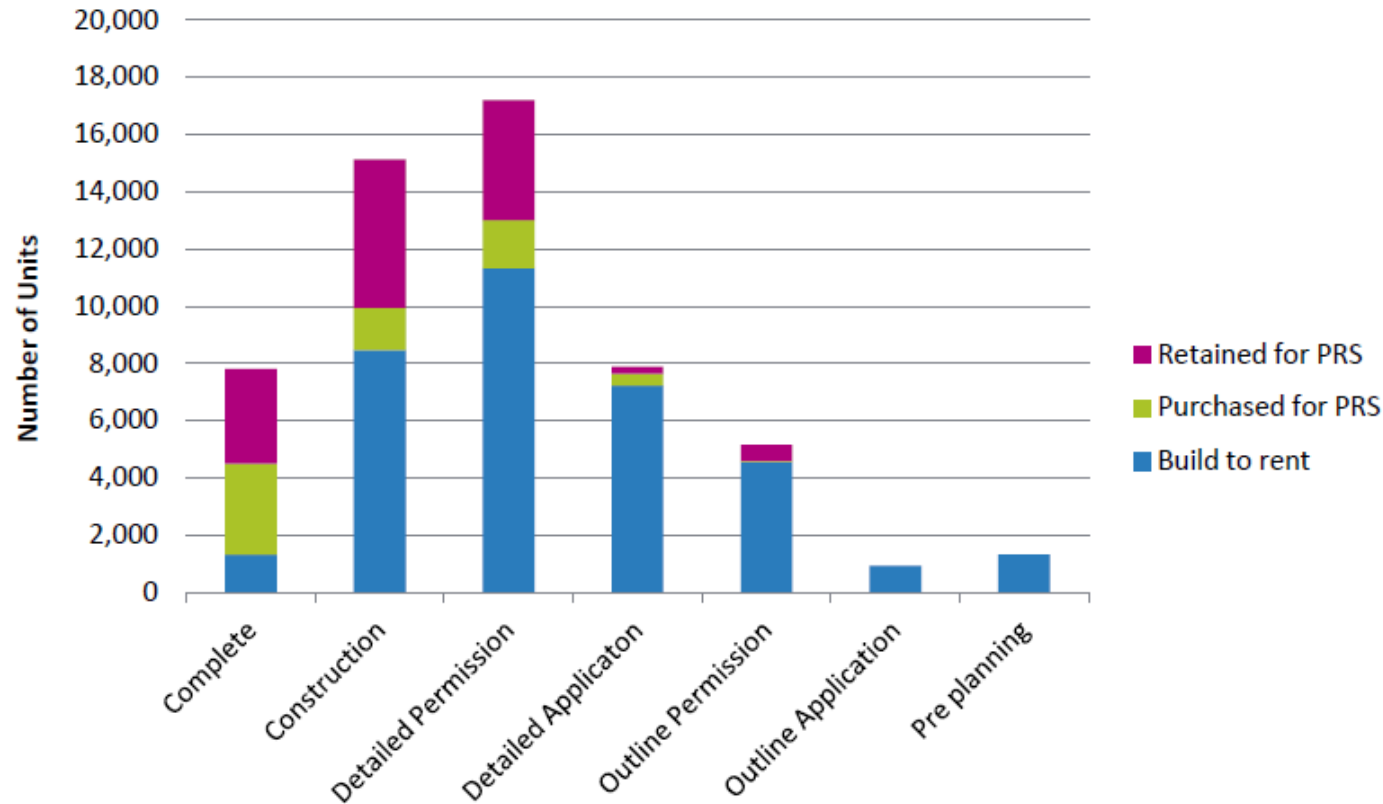
Source: IPF (2015), The Size and Structure of the UK Property Market

# Build to Rent Growth



Source: DCLG

Figure 4 – PRS units by development status and PRS type, England and Wales



Source: Moliar, Glenigan, BPF, Savills

## Pure Investors



## Investor/Manager



## Investor/Developer/ Manager





# Benefits of Build to Rent

**Drives economic development  
through population growth**

**Faster delivery of housing stock**

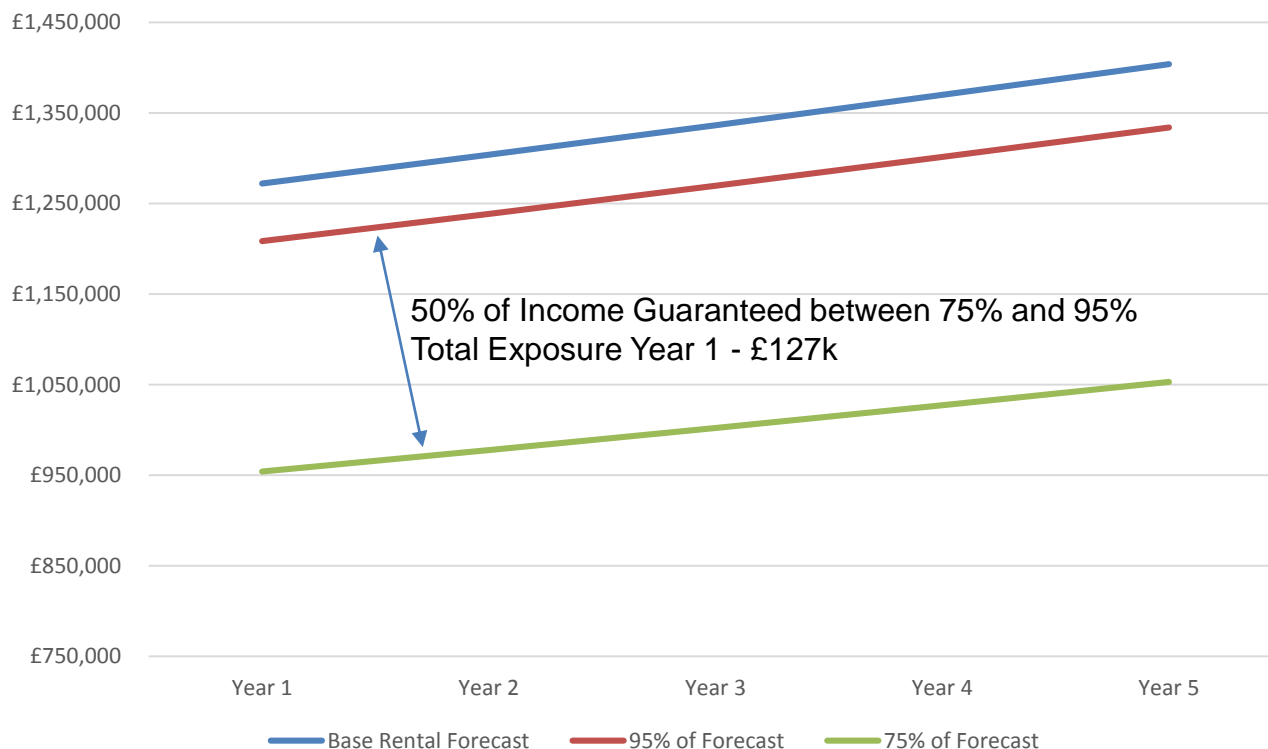
**High quality well managed  
accommodation**

**Provides homes for the  
economically active**





# Rental Income Guarantee Scheme



1. Example of 100 Unit Site with mix of 1, 2 and 3 bed flats.

2. Base rental forecast to be agreed with Guarantor

3. Fee payable in advance

4. 3 or 5 Year guarantee term

## BTR Investors / Developers Raise the Following:

- **Affordable Housing**
- **Space Standards & Unit Mix**
- **Car Parking**



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