

Build to Rent Q4 2020

Prepared by Savills for the British Property Federation



Build to Rent key stats

Source: Savills, Molior, BPF

Status	Q4 2020 Totals	Q4 2019 Totals	Increase
Complete	53,750	43,598	23%
Under Construction	37,050	35,135	5%
In Planning	89,035	72,989	22%
Totals	179,835	151,722	19%

London and regional Build to Rent growth

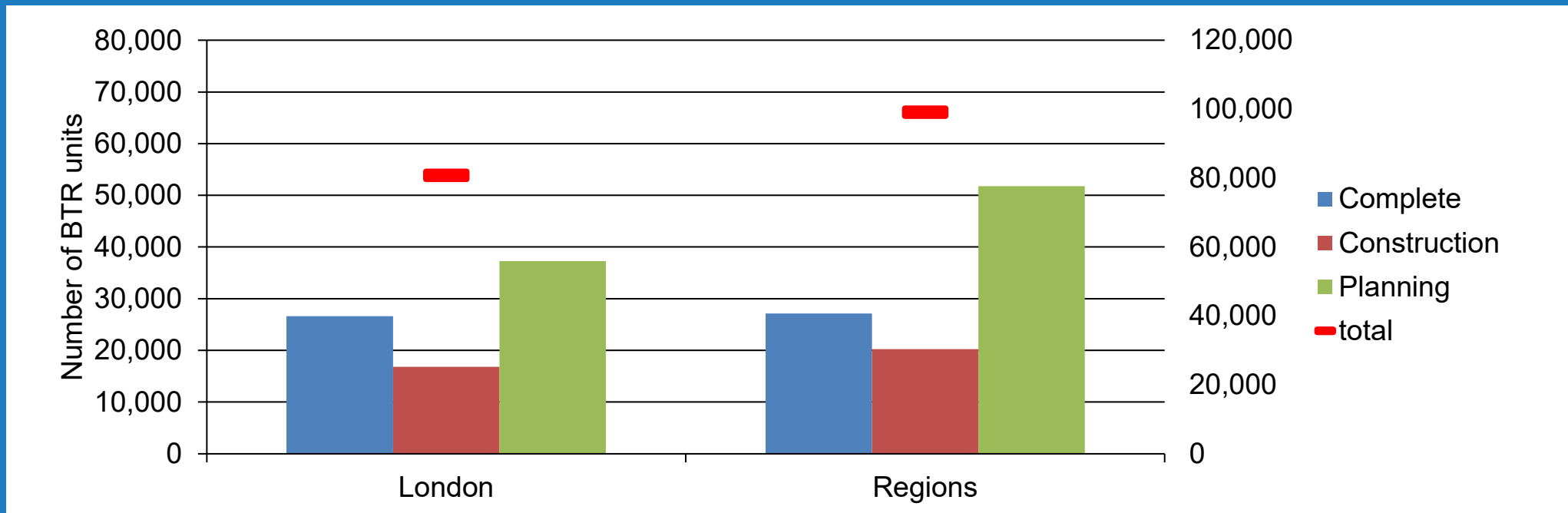
Source: Savills, Molior, BPF

		Complete	Under construction	Planning	Total
London	Q4 2019	21,067	16,833	36,529	74,429
	Q4 2020	26,625	16,822	37,274	80,721
	% increase	26%	0%	2%	8%
Region	Q4 2019	22,531	18,302	36,460	77,293
	Q4 2020	27,125	20,228	51,761	99,114
	% increase	20%	11%	42%	28%
Total	Q4 2019	43,598	35,135	72,989	151,722
	Q4 2020	53,750	37,050	89,035	179,835
	% increase	23%	5%	22%	19%

Q4 2020

Source: Savills, Molior, BPF

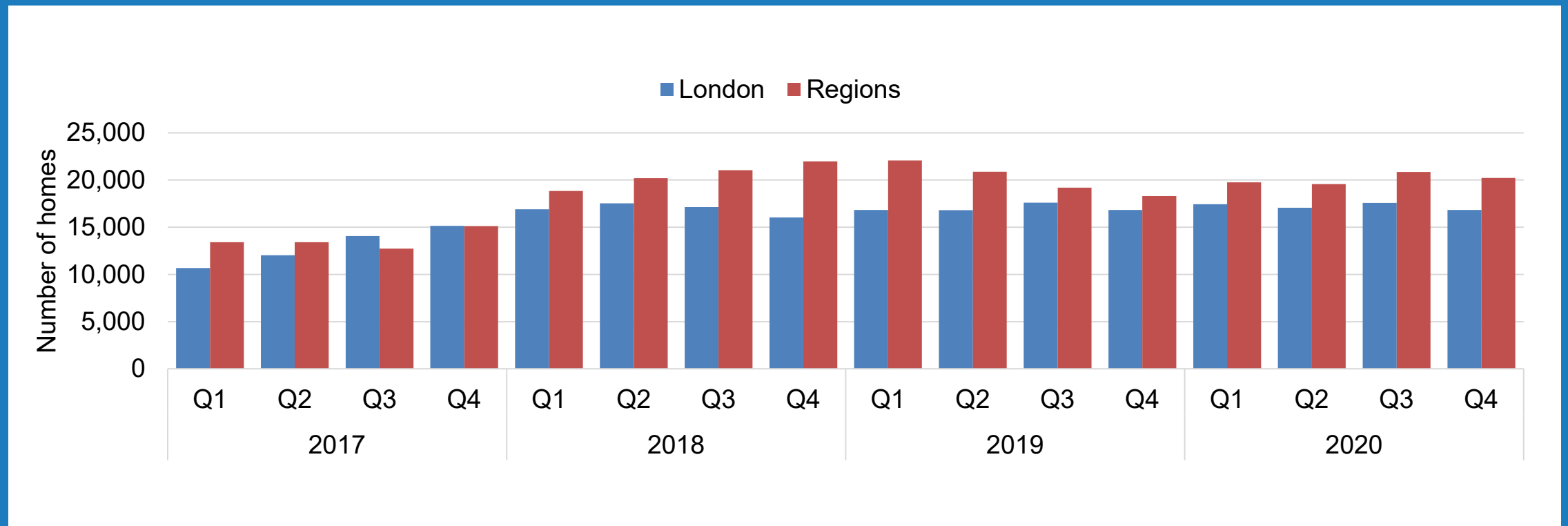
Status	Complete	Under Construction	Planning	Totals	% of total
London	26,625	16,822	37,274	80,721	44.9%
Regions	27,125	20,228	51,761	99,114	55.1%
Total	53,750	37,050	89,035	179,835	



Build to Rent under construction

Source: Savills, Molior, BPF

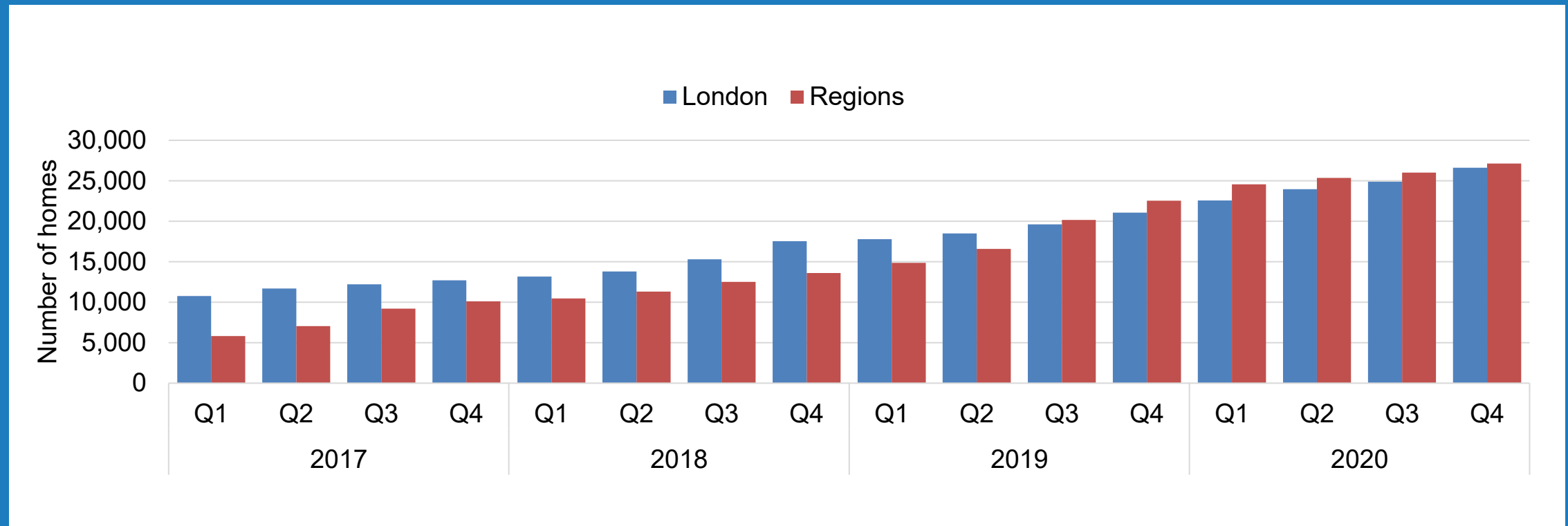
	2017				2018				2019				2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
London	10,673	12,028	14,058	15,144	16,909	17,537	17,131	16,036	16,835	16,803	17,606	16,833	17,449	17,055	17,580	16,822
Regions	13,413	13,404	12,740	15,115	18,832	20,203	21,040	21,971	22,069	20,878	19,185	18,302	19,745	19,570	20,860	20,228



Build to Rent completions (cumulative)

Source: Savills, Molior, BPF

	2017				2018				2019				2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
London	10,766	11,692	12,207	12,709	13,179	13,808	15,300	17,539	17,790	18,504	19,610	21,067	22,559	23,960	24,892	26,625
Regions	5,815	7,044	9,204	10,122	10,480	11,306	12,510	13,621	14,865	16,586	20,153	22,531	24,553	25,361	26,015	27,125



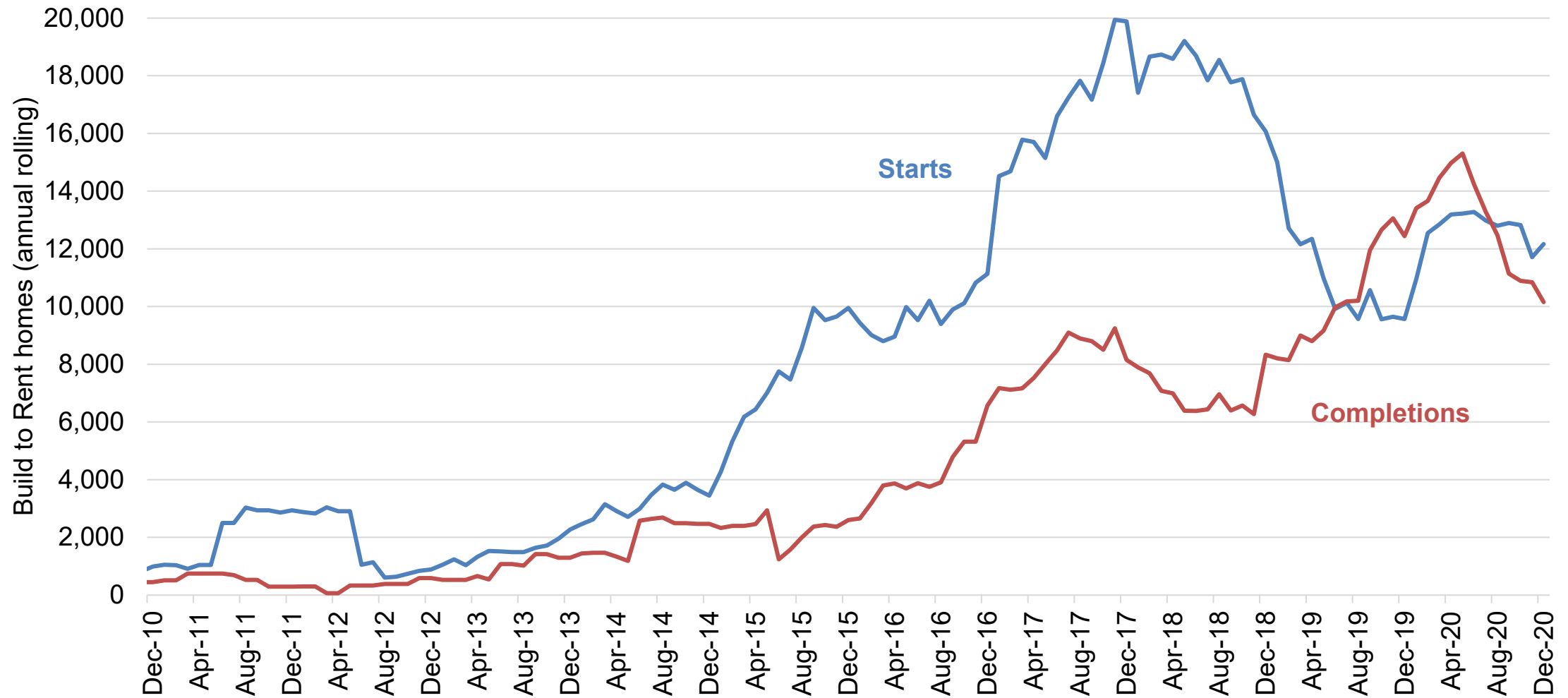
Build to Rent quarterly starts and completions

Source: Savills, Molior, BPF

		2018				2019				2020			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
London	Starts	2,235	1,257	1,086	1,144	1,050	682	1,909	684	2,195	1,007	1,457	975
	Completions	470	629	1,492	2,239	251	714	1,106	1,457	1,492	1,401	932	1,733
Regions	Starts	4,075	2,197	2,041	2,042	1,342	530	1,874	1,495	3,465	633	1,944	478
	Completions	358	826	1,204	1,111	1,244	1,721	3,567	2,378	2,022	808	654	1,110
Total	Starts	6,310	3,454	3,127	3,186	2,392	1,212	3,783	2,179	5,676	1,640	3,401	1,453
	Completions	828	1,455	2,696	3,350	1,495	2,435	4,673	3,835	3,514	2,209	1,586	2,843

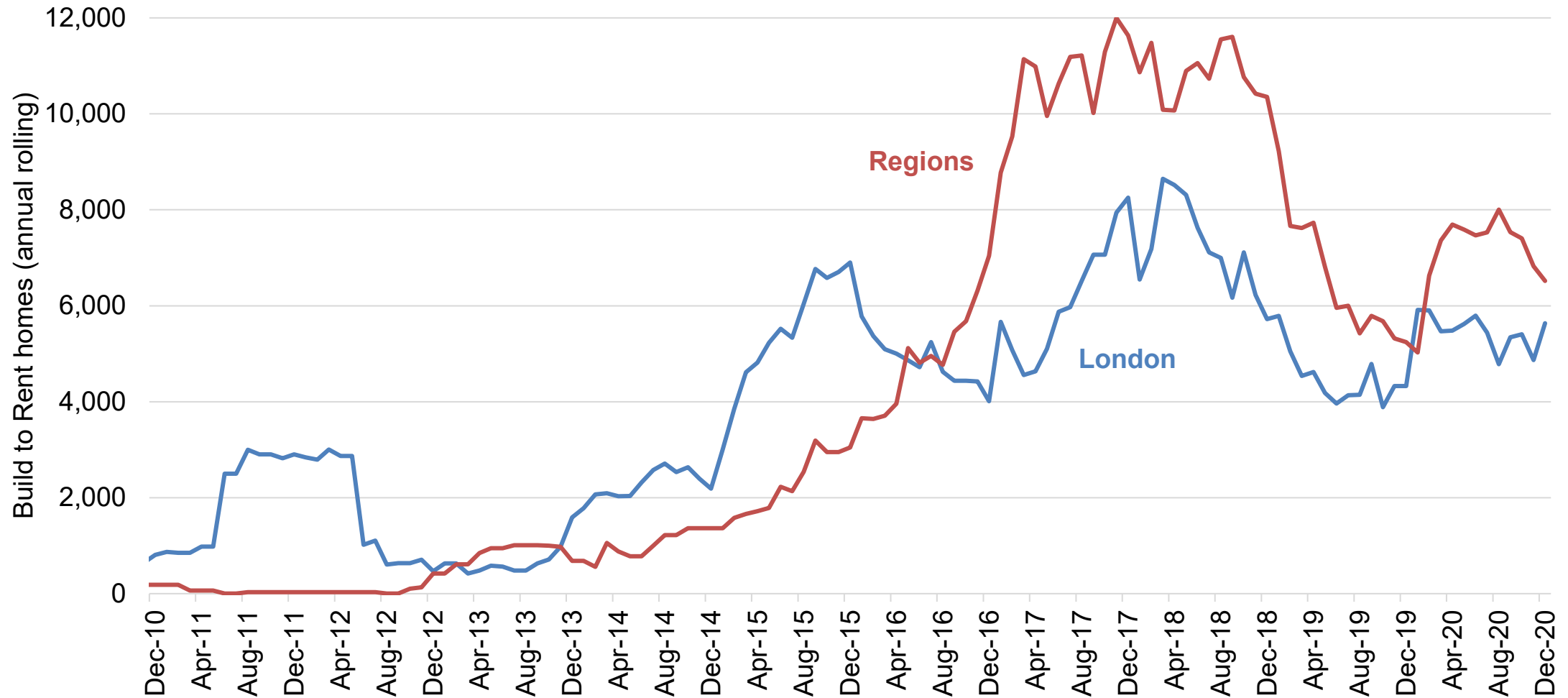
UK Build to Rent starts and completions

Source: Savills, Molior, BPF



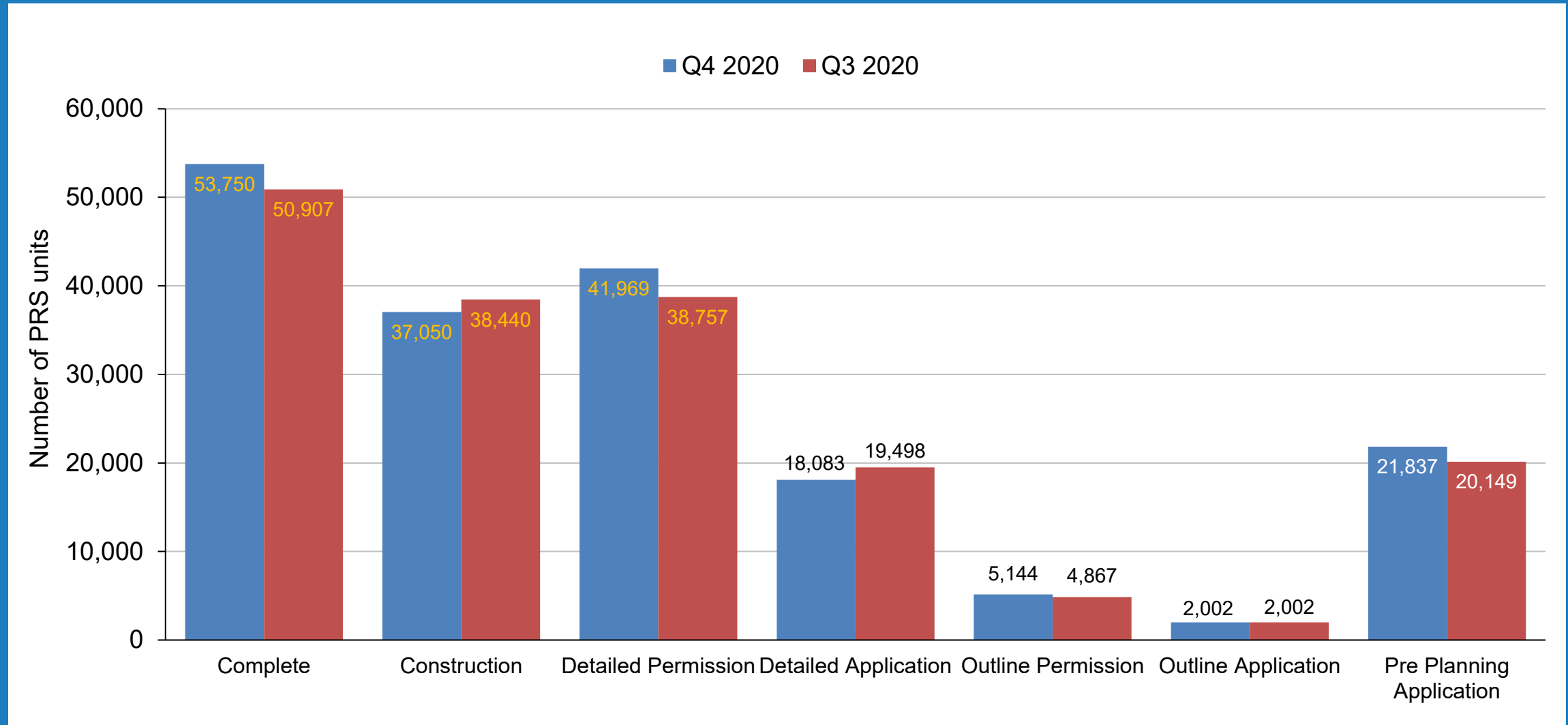
Build to Rent starts – London vs the Regions

Source: Savills, Molior, BPF



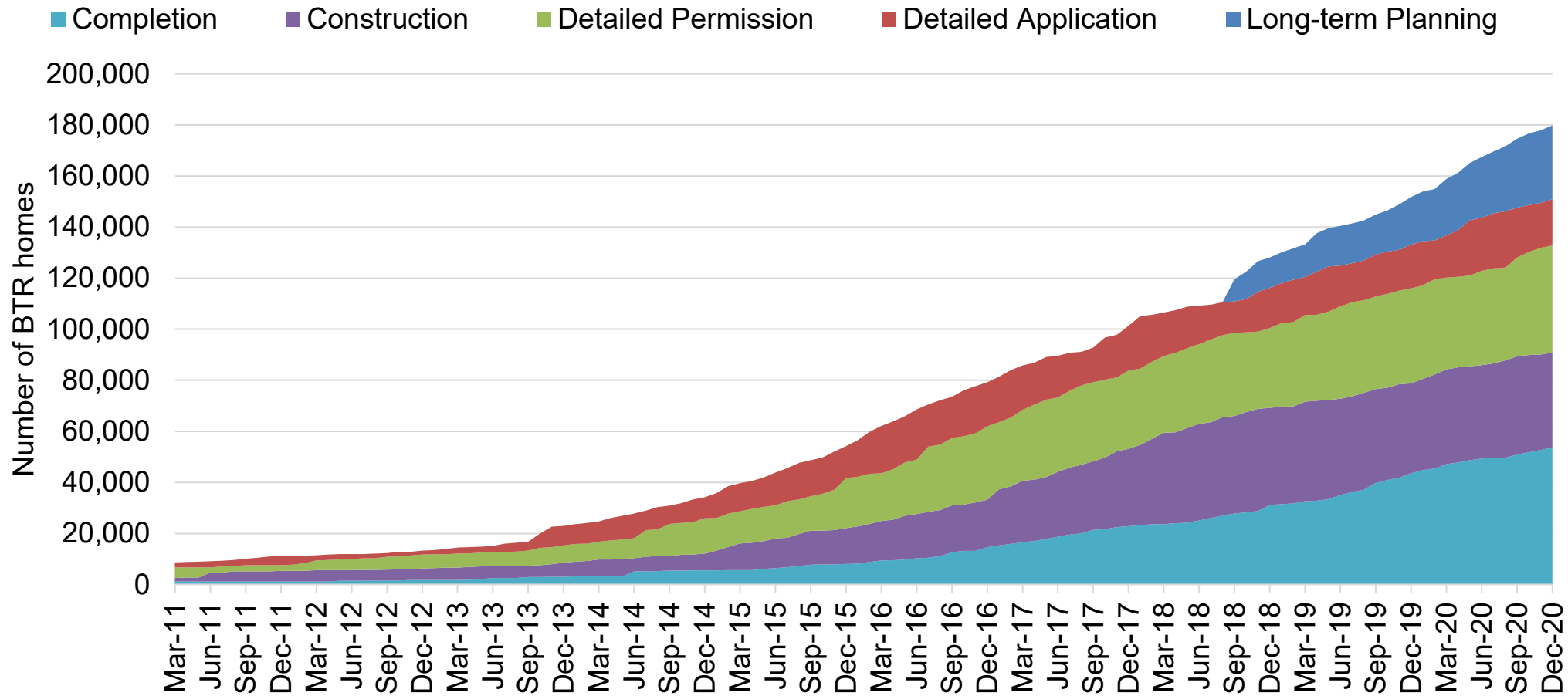
Build to Rent pipeline – quarterly change

Source: Savills, Molior, BPF



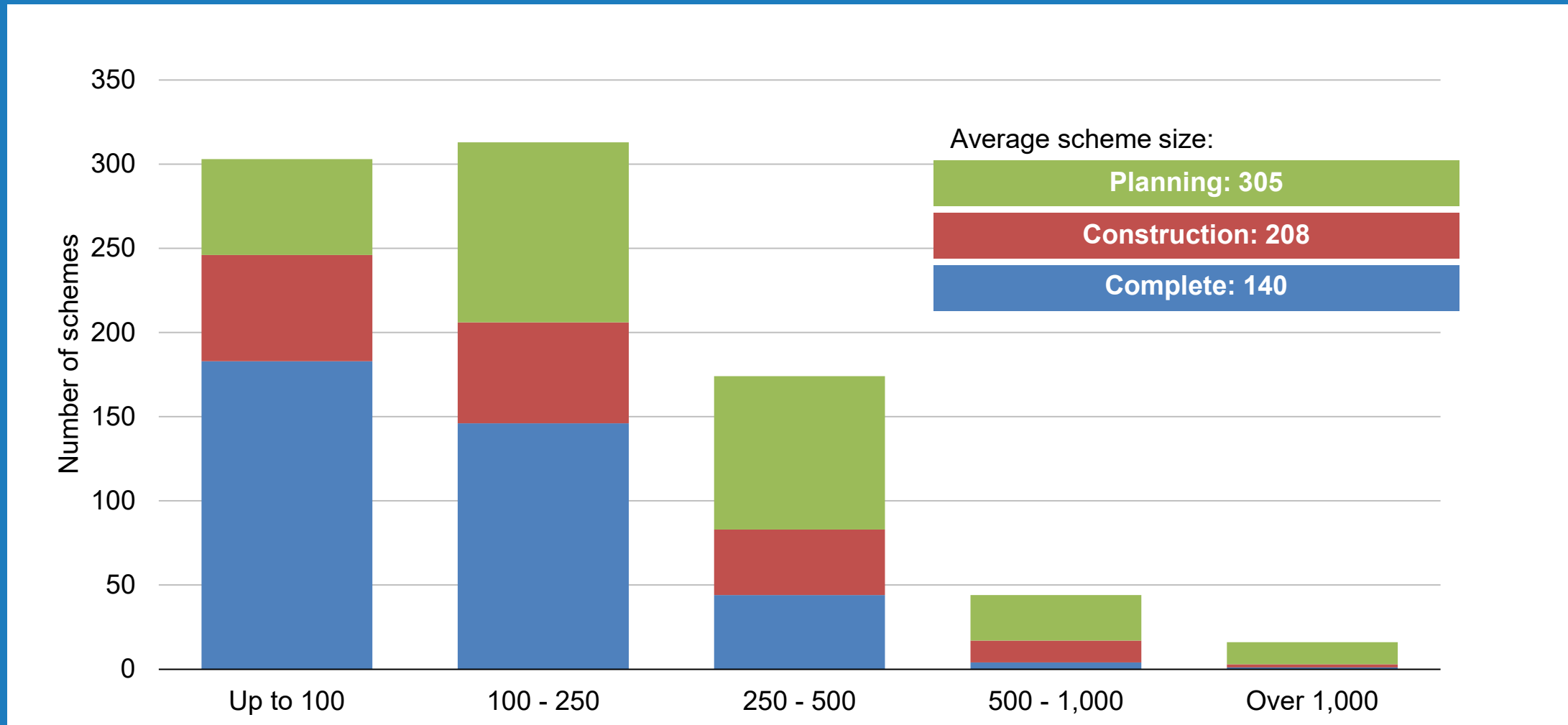
The rise and rise of Build to Rent

Source: Savills, Moliar, BPF



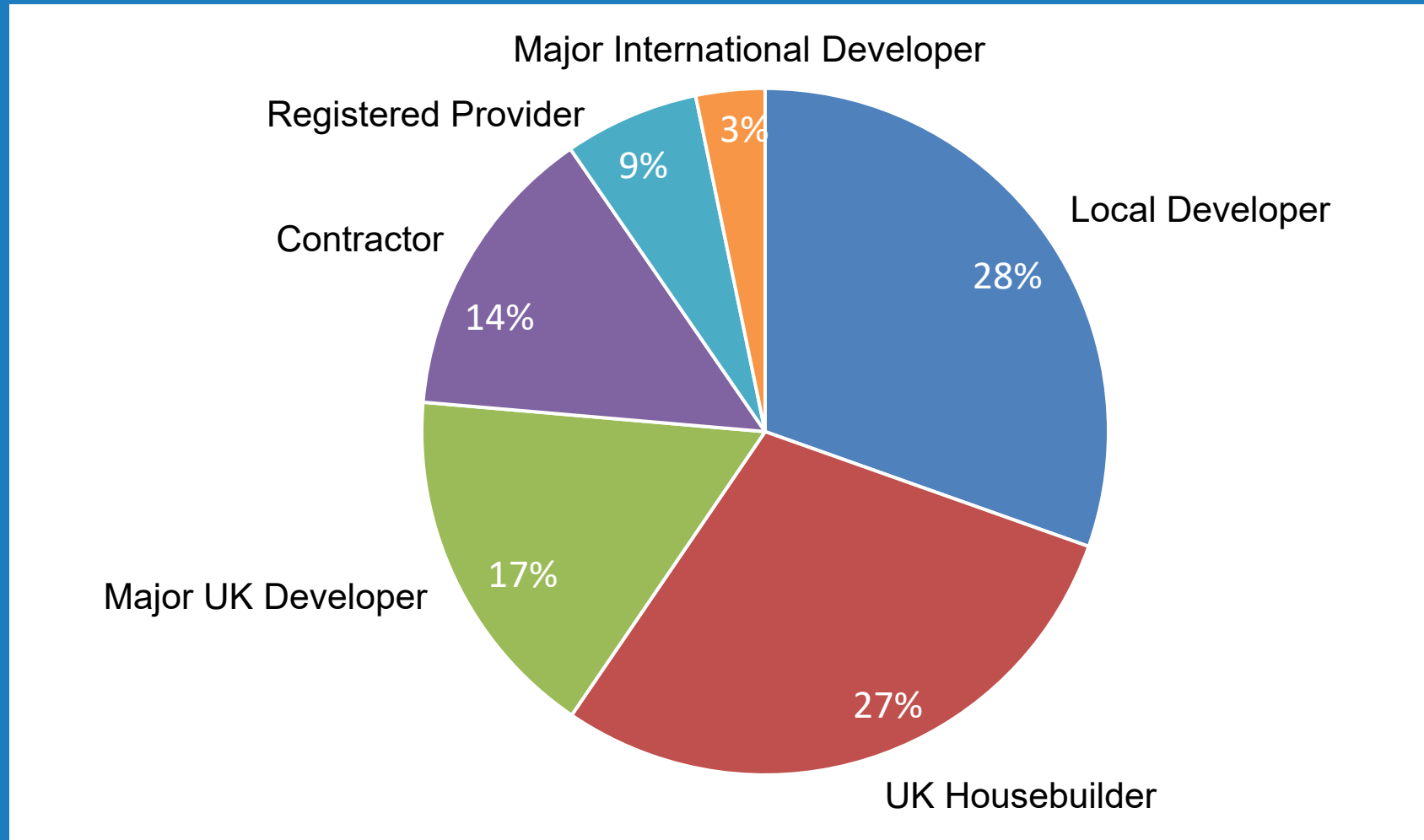
Q4 2020 – number of schemes by unit size band

Source: Savills, Molior, BPF



Type of organisations constructing stock (Actual deliverers)

Source: Savills, Molior, BPF



Build to Rent schemes withdrawn/refused

Source: Savills, Molior, BPF

	2017				2018				2019				2020		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Withdrawn / refused	213	213	442	442	1,183	1,853	2,047	2,387	2,849	3,299	3,931	4,274	4,638	4,986	4,689

