

Build to Rent Q2 2021

Prepared by Savills for the British Property Federation



Build to Rent key stats

Source: Savills, Molior, BPF

Status	Q2 2021 Totals	Q2 2020 Totals	Increase
Complete	62,274	49,720	25%
Under Construction	39,524	36,992	7%
In Planning	93,800	80,998	16%
Totals	195,598	167,710	17%

London and regional Build to Rent growth

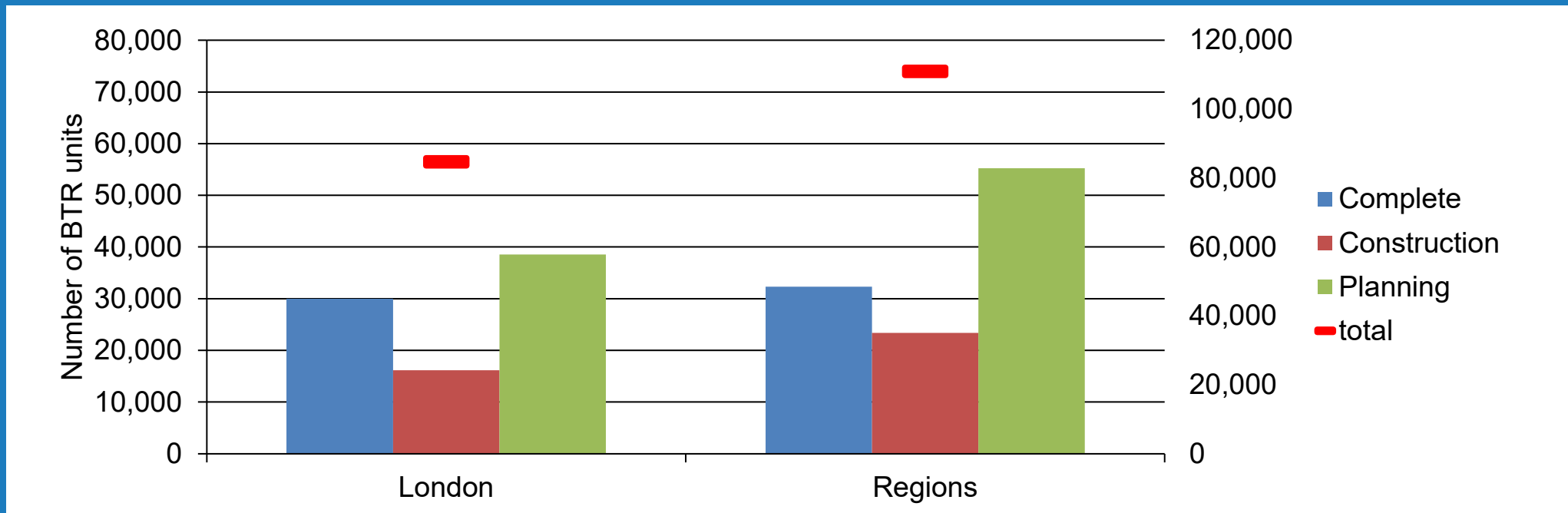
Source: Savills, Molior, BPF

		Complete	Under construction	Planning	Total
London	Q2 2020	24,110	17,386	34,539	76,035
	Q2 2021	29,977	16,155	38,550	84,682
	% increase	24%	-7%	12%	11%
Region	Q2 2020	25,610	19,606	46,459	91,675
	Q2 2021	32,297	23,369	55,250	110,916
	% increase	26%	19%	19%	21%
Total	Q2 2020	49,720	36,992	80,998	167,710
	Q2 2021	62,274	39,524	93,800	195,598
	% increase	25%	7%	16%	17%

Q2 2021

Source: Savills, Molior, BPF

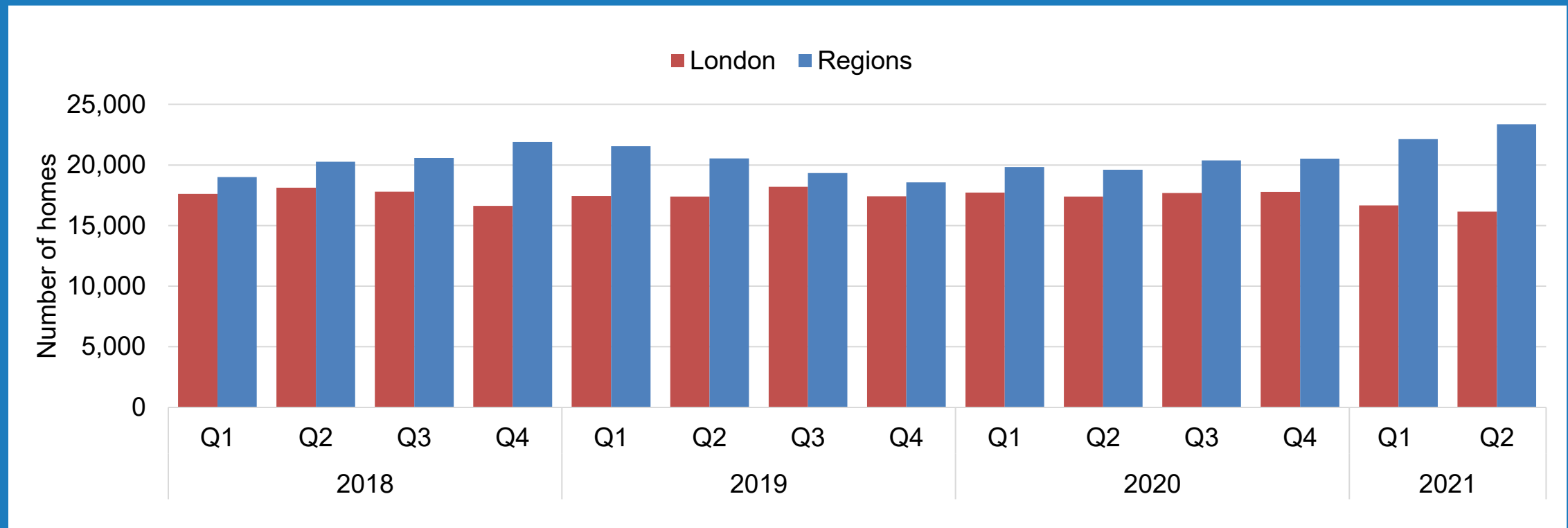
Status	Complete	Under Construction	Planning	Totals	% of total
London	29,977	16,155	38,550	84,682	43.3%
Regions	32,297	23,369	55,250	110,916	56.7%
Total	62,274	39,524	93,800	195,598	



Build to Rent under construction

Source: Savills, Molior, BPF

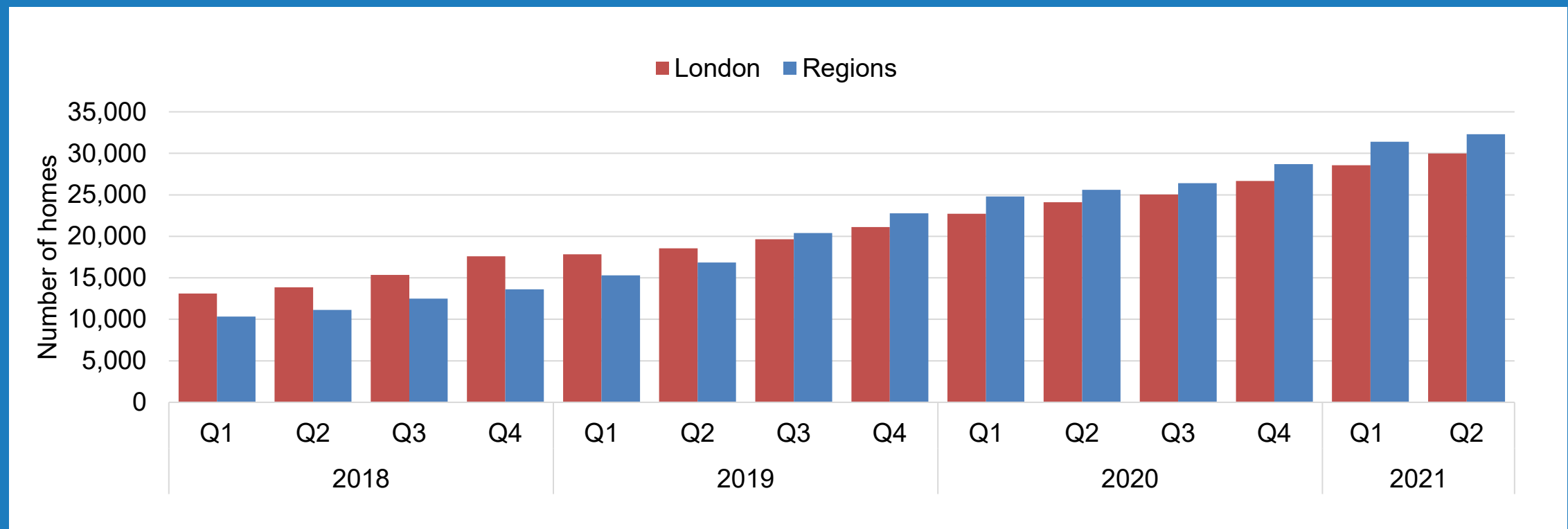
	2018				2019				2020				2021	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
London	2,948	3,072	3,241	3,028	3,046	3,078	18,193	17,420	17,732	17,386	17,692	17,777	16,660	16,155
Regions	942	942	942	1,096	1,096	2,188	19,339	18,568	19,820	19,606	20,386	20,516	22,137	23,369



Build to Rent completions (cumulative)

Source: Savills, Molior, BPF

	2018				2019				2020				2021	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
London	4,314	6,230	6,230	6,230	6,230	6,353	6,881	6,881	7,743	7,743	25,042	26,671	28,557	29,977
Regions	4,024	4,324	4,324	6,282	7,032	7,656	9,220	10,449	13,290	14,798	26,403	28,689	31,396	32,297



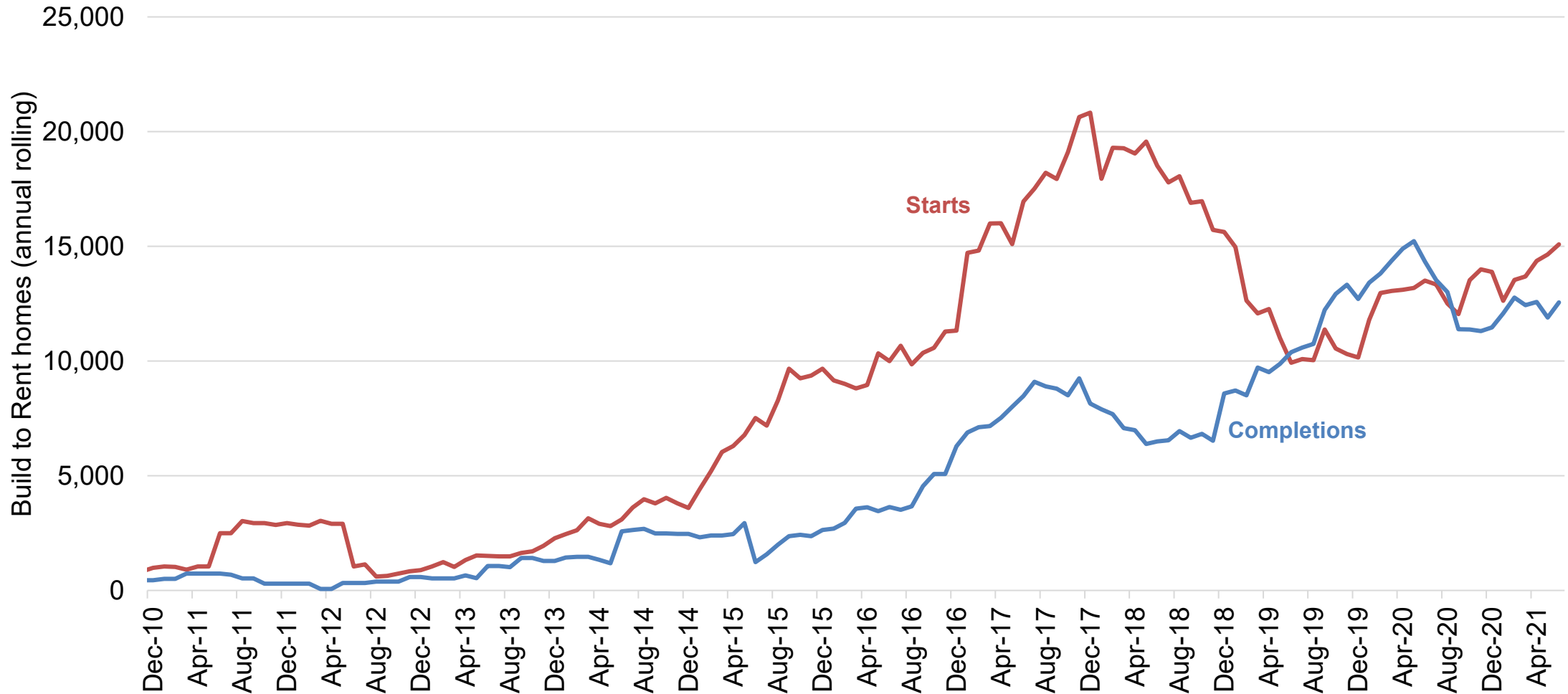
Build to Rent quarterly starts and completions

Source: Savills, Molior, BPF

		2018				2019				2020				2021	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
London	Starts	2,270	1,257	1,164	1,081	1,050	672	1,909	684	2,050	1,055	1,238	1,714	769	915
	Completions	470	744	1,492	2,239	251	714	1,106	1,457	1,600	1,401	932	1,629	1,886	1,420
Regions	Starts	3,670	2,096	1,659	2,431	1,342	530	2,365	1,607	3,274	594	1,573	2,416	4,328	2,133
	Completions	358	826	1,346	1,114	1,702	1,530	3,567	2,378	2,022	808	793	2,286	2,707	901
UK	Starts	5,940	3,353	2,823	3,512	2,392	1,202	4,274	2,291	5,293	1,649	2,811	4,130	5,097	3,048
	Completions	828	1,570	2,838	3,353	1,953	2,244	4,673	3,835	3,622	2,209	1,725	3,915	4,593	2,321

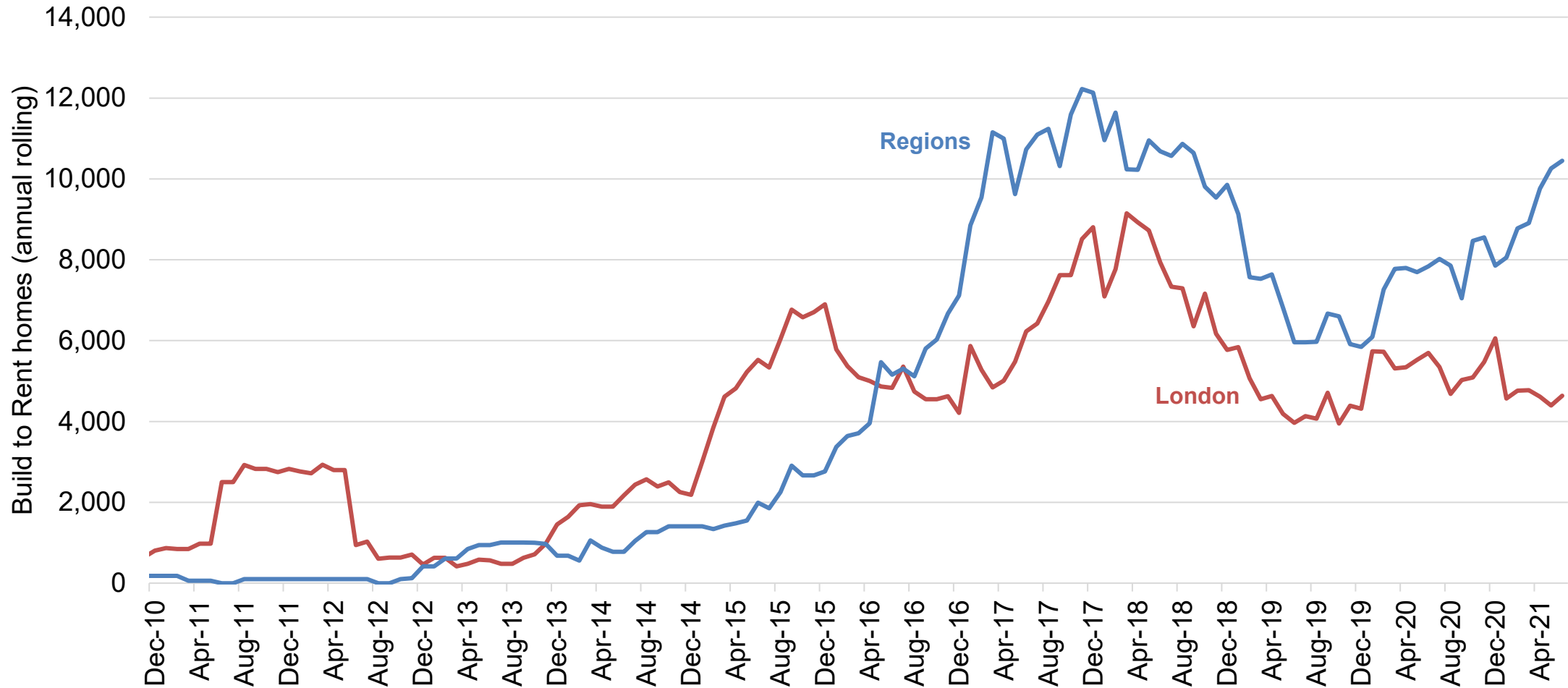
UK Build to Rent starts and completions

Source: Savills, Molior, BPF



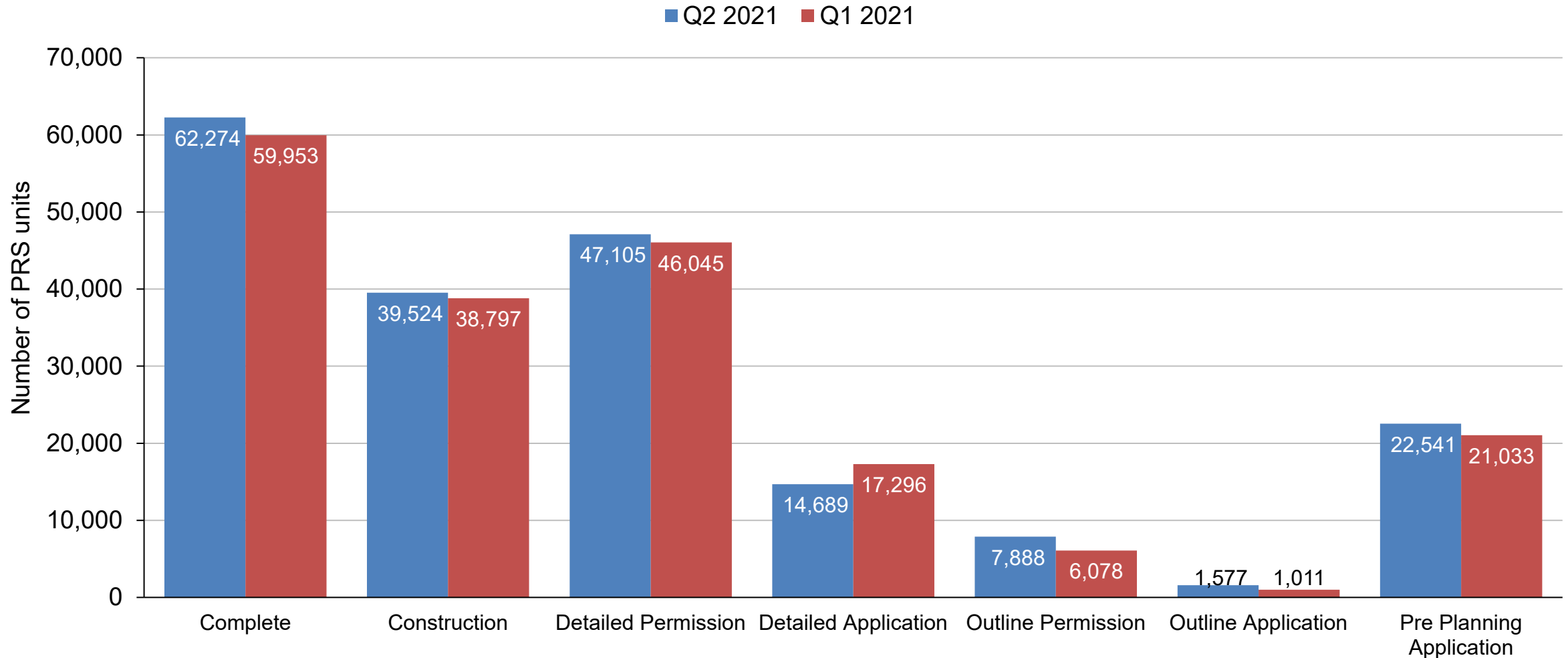
Build to Rent starts – London vs the Regions

Source: Savills, Molior, BPF



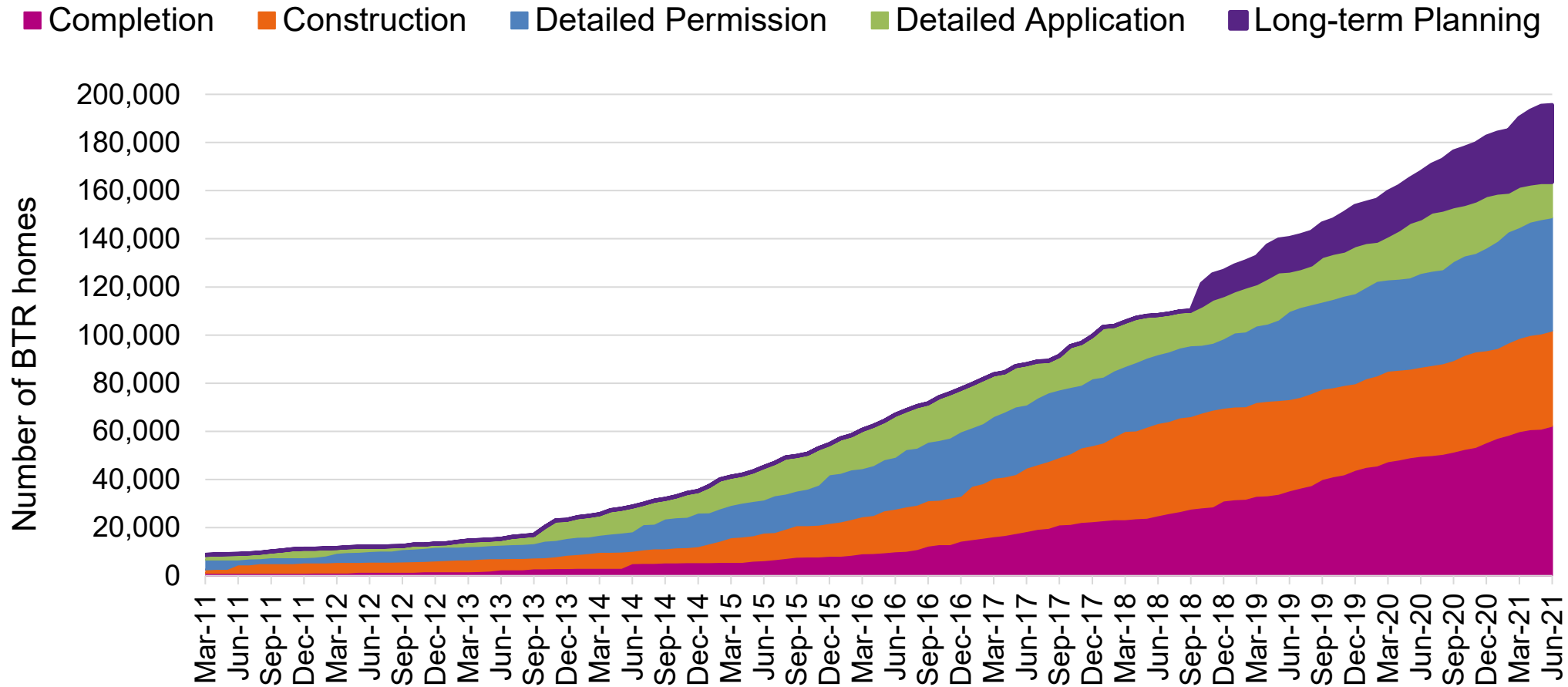
Build to Rent pipeline – quarterly change

Source: Savills, Molior, BPF



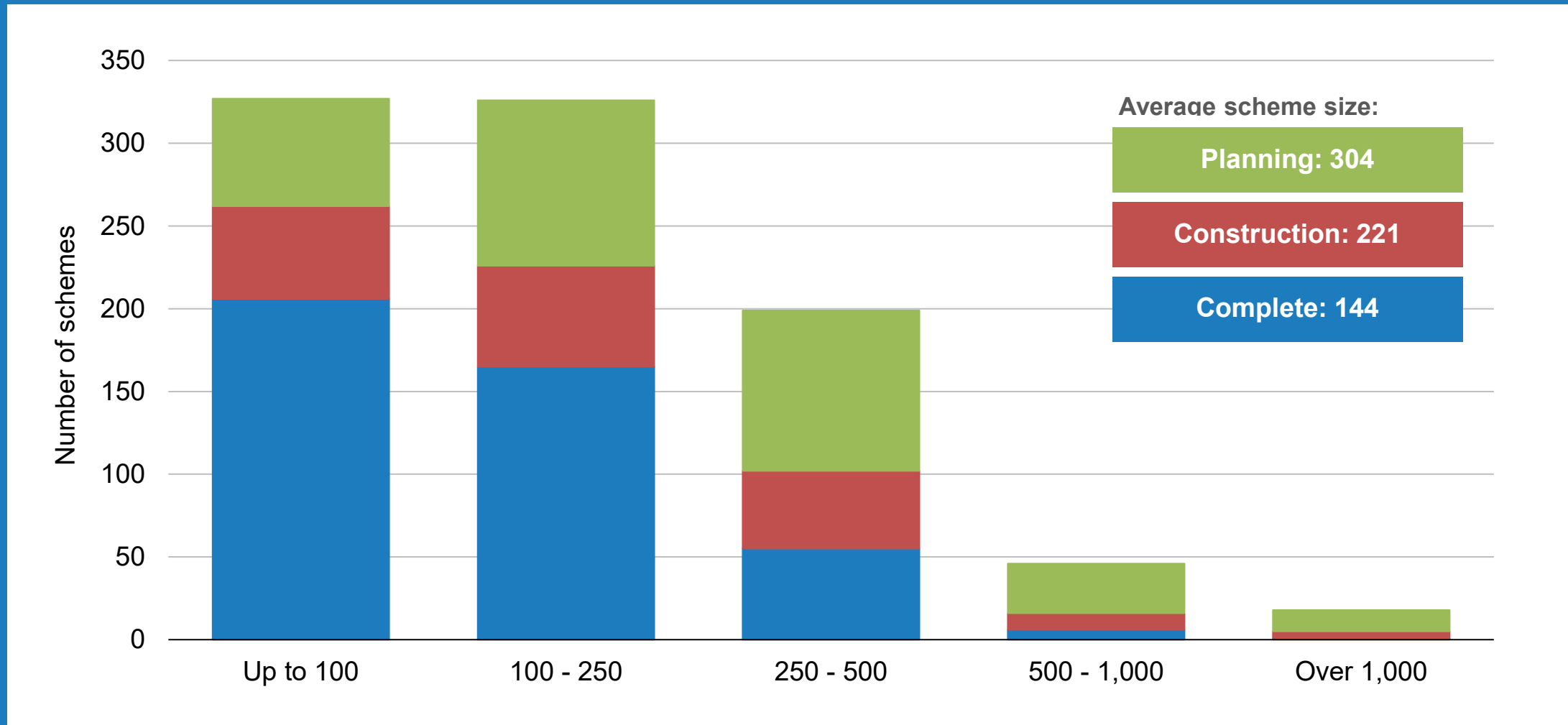
The rise and rise of Build to Rent

Source: Savills, Molior, BPF



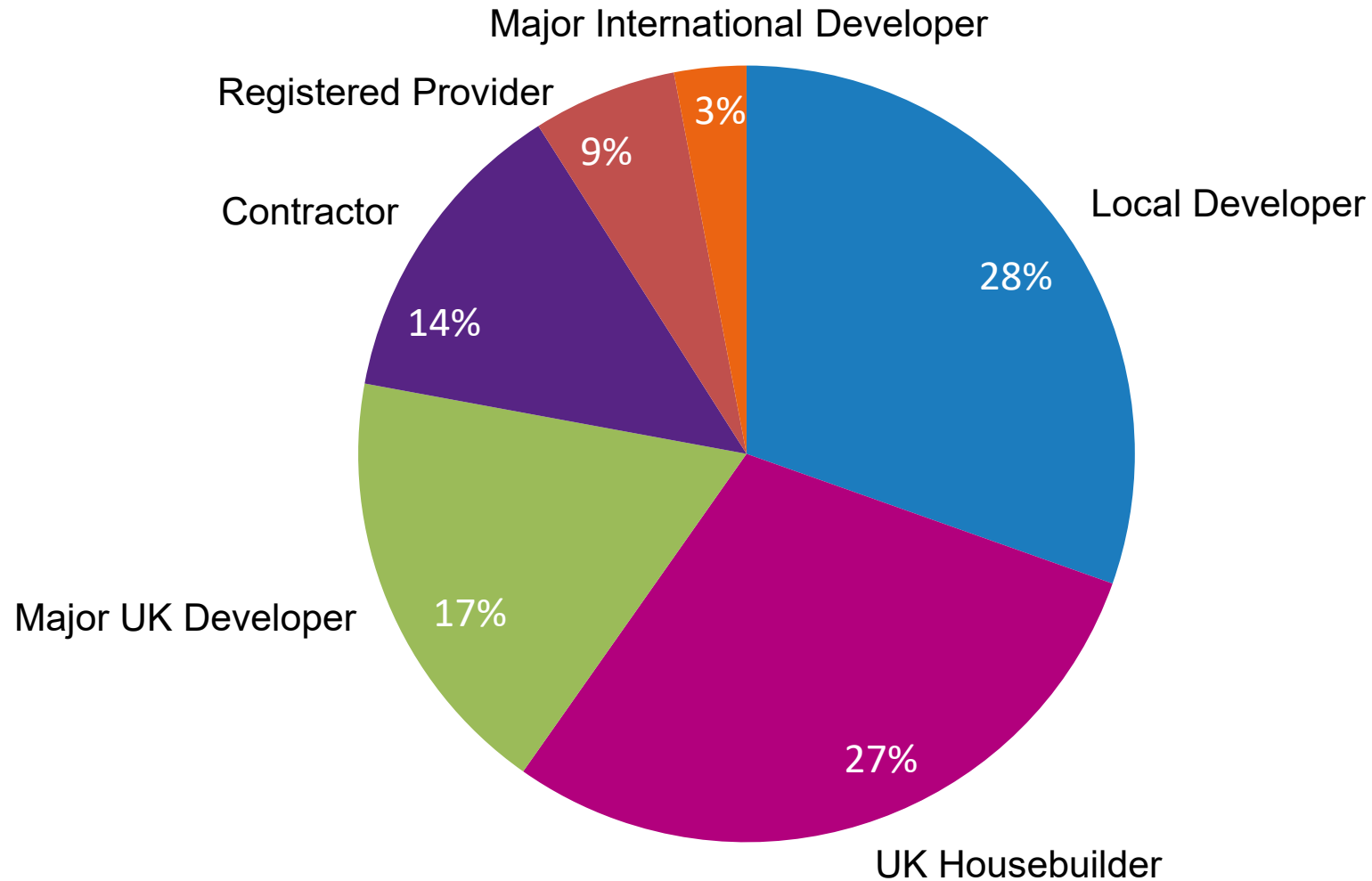
Q2 2021 – number of schemes by unit size band

Source: Savills, Molior, BPF



Type of organisations constructing stock (Actual deliverers)

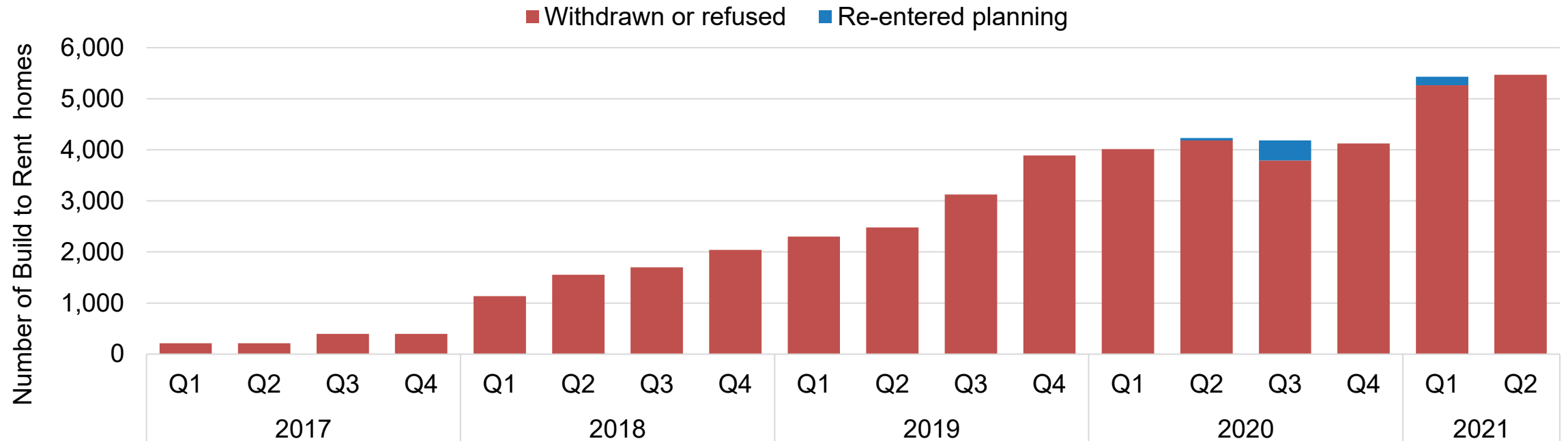
Source: Savills, Molior, BPF



Build to Rent schemes withdrawn/refused

Source: Savills, Molior, BPF

	2017				2018				2019				2020				2021	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Withdrawn / refused	213	213	395	395	1,136	1,554	1,698	2,038	2,302	2,481	3,127	3,890	4,014	4,183	3,791	4,124	5,266	5,468
Re-entered planning	0	0	0	0	0	0	0	0	0	0	0	0	0	50	392	0	164	0



Suburban vs Urban Build to Rent comparison

Source: Savills, Molior, BPF

	Urban BtR homes	Suburban BtR homes
Complete	56,414	5,860
Construction	35,750	3,774
Planning	88,841	4,959

