



BILFINGER



Private Rented Sector



Bilfinger GVA is a market leader in the provision of development and transactional advice to the UK Private Rented Sector (PRS).

- **Planning and development**
- **Acquisition and disposal**
- **Funding and valuation**
- **Project management**

To date we have advised on PRS transactions with an investment value in excess of **£500m**

Rental Revolution

The Private Rented Sector (PRS) has emerged in recent years as a key sub-sector of the UK residential market due to a series of short and long term economic, demographic and financial factors.

Generation Rent (20-45 yr olds) is increasingly priced out of ownership and is seeking accommodation to suit their more flexible lifestyle and employment needs. Rising demand for professionally managed PRS accommodation has led to the emergence of large scale owners aiming to offer a bespoke, professionally run, well branded product to this large and growing market.

Recent research estimates that by 2025 25% of UK households will be renting in the PRS, up from around 20% now. This tenure shift is creating a significant market: research estimates that approximately £30 billion of investment is currently targeting PRS. While initial activity centred on London, investors and operators are now looking to the regions, where rental demand is strong and yield is easier to come by.

PRS is growing and evolving, with different players requiring different types of assistance.

Landowners/Developers

Our regional network of multi-disciplinary teams across the UK offers the full range of development services: site identification, appraisal, planning, valuation, and project management. This 'end to end' service coupled with our relationships with investors, funders and operators enable us to identify appropriate types and sources of finance to assist with scheme delivery.

Investors/funders

BGVA's network of relationships across the UK with private and public sector landowners, and developers, and our involvement in local markets enables us to identify suitable sites with potential to deliver PRS stock at scale in appropriate locations early in the supply chain. Our development expertise enables us to understand the complexities of the development process, and to assist in pushing nascent schemes towards ultimate delivery of product.

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Our experience



Sovereign Housing Portfolio 350 Units

Project

Portfolio Acquisition

Description

New build, conversion and operating assets acquired in Bristol, Bath, Reading, Newbury, Oxford, Bracknell, Cheltenham since 2012.



Bath Riverside 100 Units

Project

New build apartments

Description

New build scheme by Crest Nicholson acquired by M&G Real Estate in 2015.



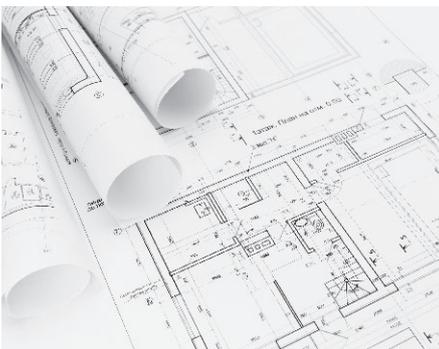
Coplan 200 Units

Project

New build PRS Tower

Description

Retained by Coplan Estates to advise on their pipeline of PRS schemes, including securing funding for their 200 unit scheme in Barking Town Centre.



Homes & Communities Agency 30 PRS Schemes

Project

National Funding Programme

Description

We are currently advising the HCA on 30 PRS schemes across the country.

Who we act for

We have advised on a number of successful PRS schemes across the country, from initial site assembly and planning advice, to development consultancy, market advice, funding, acquisition/ disposal, valuation and delivery vehicle structuring.

Clients for whom we have acted recently include M&G Real Estate, Sovereign Housing, Manchester GMPVF, Coplan Estates, Taylor Wimpey, HCA, London Borough of Wandsworth, Hermes/ Countrywide (Vista) and Family Mosaic.

**For more information,
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