

2023

**BTR OPEN &
OPERATING
REPORT
REGIONAL**



**Cortland Consult in collaboration with
the UKAA and HomeViews**



**CORTLAND
CONSULT**





“

“This report is the product of pragmatic collaboration. It draws together data from new and established sources which collectively provides valuable market information, customer insights and illustration of the range and quality of BTR assets nationwide. The UKAA welcomes this report as it demonstrates the benefits of data sharing and collaboration, how the industry is evolving and where new opportunities might lie - all of which are material to the long-term success of BTR.”

”

Brendan Geraghty CEO, UKAA

**Cortland Consult in collaboration with
the UKAA and HomeViews**

2023 BTR OPEN & OPERATING REPORT REGIONAL

32%

of all the UK's
operational BTR
is in our focus
cities

39%

of operating/pipeline
BTR homes in our
focus cities are in
Manchester

24,466

Number of Open & Operating BTR
homes in our five UK focus cities as
of October 2023

54,902

Number of pipeline BTR homes
proposed our focus cities as of
October 2023

Manchester

The UK city with the most
operational BTR homes outside of
London (12,529 homes).

Birmingham

The UK city with the largest BTR
pipeline outside of London
(21,080 homes).

Moda Living

The largest operator in
our focus cities, with
3,896 homes

Followed by Dandara
Living (3,871)

3,467,500

The combined population of the 5 focus UK
cities in the 2021 Census. This has increased by
245,900 (7.6%) in ten years since 2011.

BTR can help tackle the UK's housing crisis and
rapidly increase the supply of new homes.

Foreword

There are 24,466 operational BTR homes in our five focus cities, accounting for a 32% share of the UK total, compared to 42,481 BTR homes in London – the UK’s largest BTR market.

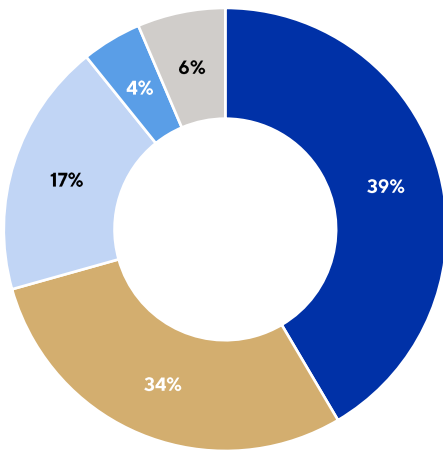
The objective of this report is to provide The UKAA and its members with a granular overview of Open & Operating Build-to-Rent (BTR) assets in our five major UK focus cities: Birmingham, Bristol, Liverpool, Leeds, and Manchester, all of which are HomeViews’ highest-ranking BTR cities outside London.

The rental data provided in this report is based on asking rents from leading property portals and advertised rents from operators. These figures are also subject to change at any point over the production of this report and thereafter.

Future versions of this report may feature additional UK cities that have a wider range of true BTR stock and are maturing markets. This speaks for cities like Edinburgh and Glasgow, which both have sizable BTR pipelines where institutionally recognised owner/operators making their mark. This includes the likes of Moda Living’s The McEwan in Edinburgh, and L&G’s Solasta Riverside.

The highest ranking BTR developments in each of the five cities are featured in this report. HomeViews is the UK’s only dedicated review platform for residential developments. HomeViews works with developers, house builders, BTR operators, housing associations and the Government to understand the new build residential experience and help improve standards in the built environment. HomeViews features resident reviews from over 90% of operational BTR developments in the UK.

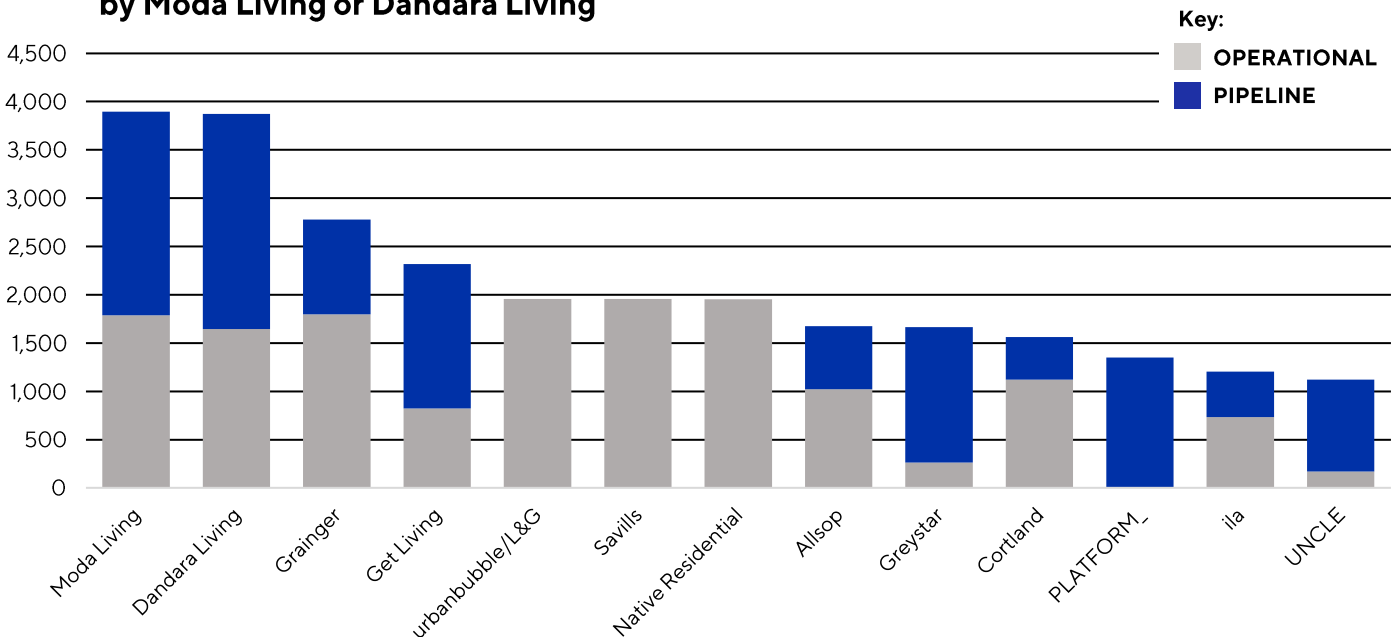
We have used Rightmove Plus as our predominant source for rental information from the previous quarter (Q3 2023).



▼ 39% of Regional BTR is in Manchester

City	Operational	Pipeline
Leeds	3,178	11,032
Bristol	1,292	3,318
Birmingham	5,580	21,080
Liverpool	1,576	1,563
Manchester	12,529	17,909

▼ 10% of all operational/pipeline Regional BTR homes are operated by Moda Living or Dandara Living



▼ Manchester and Birmingham are driving the UK's Regional BTR sector

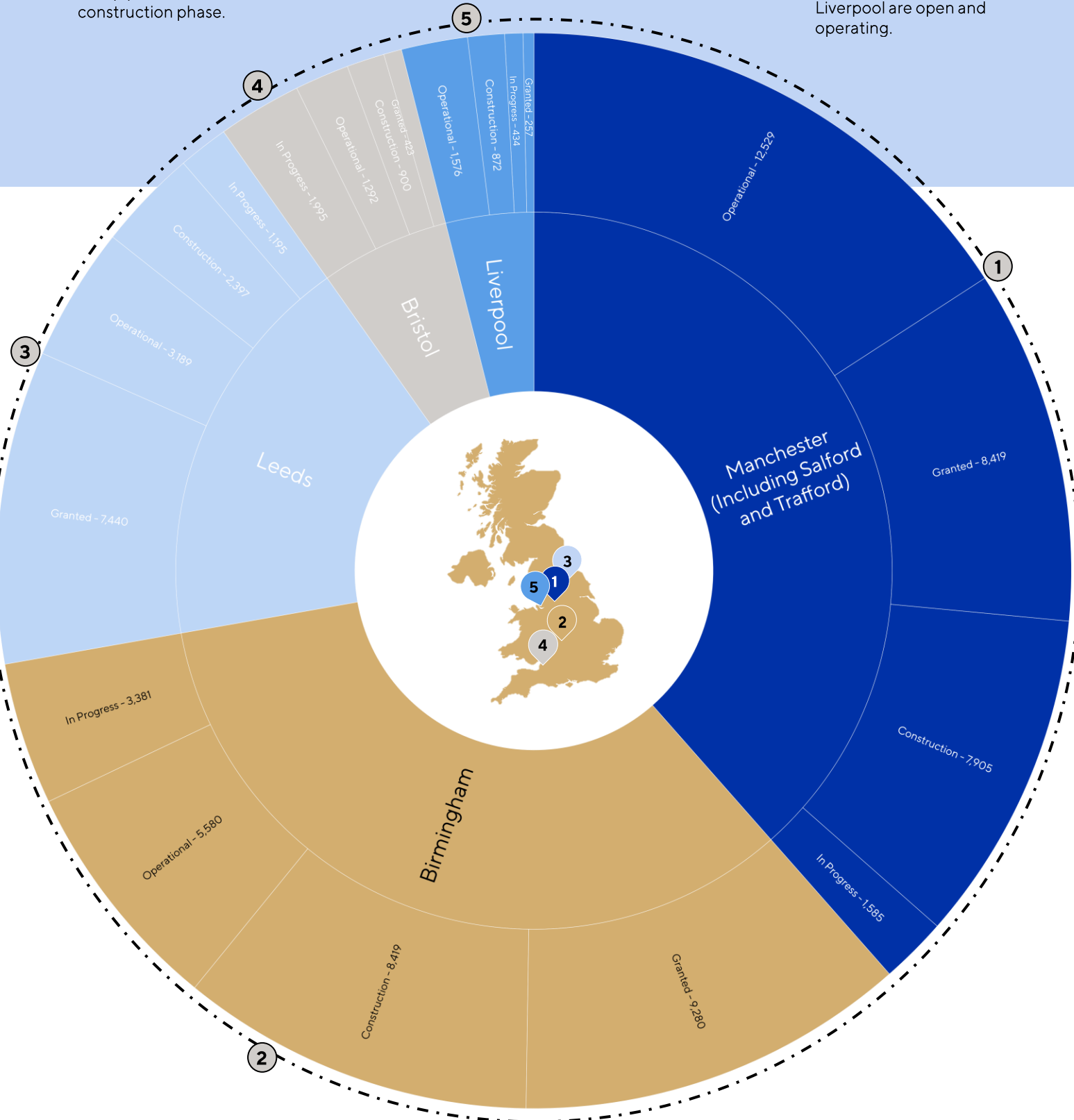
1 Manchester has the highest number of BTR homes amongst the cities in the report. Only London has more operational BTR homes.

2 Close to 40% of Birmingham's BTR pipeline units are in the construction phase.

3 Nearly 67% of Leeds' BTR pipeline units have received planning permission.

4 60% of Bristol's BTR pipeline is either in the pre-planning stage or awaiting planning permission

5 Roughly 50% of all BTR units in either operation or pipeline in Liverpool are open and operating.



Case Studies

Key Terms: **Operating** – Developments which have completed construction and are open to residents

Under Construction – Schemes which are on-site

Planning Granted – Developments with planning permission, pre-construction

In Progress – Planning has either been not yet submitted or submitted but not yet determined

Planning Withdrawn – Development has been put on hold or cancelled.

Planning Refused – Planning has been submitted but refused.

Birmingham

7-17



Bristol

18-22



Leeds

23-28



Liverpool

29-33



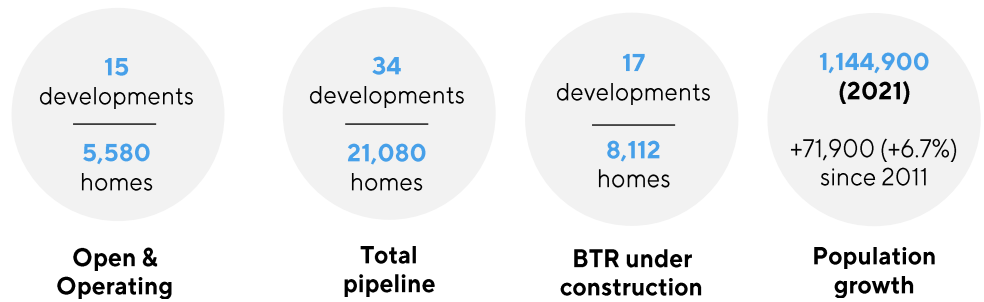
Manchester

34-53





Birmingham



Birmingham has a population of over 1.1 million people, which grew by 6.7% in the ten years to the 2021 Census. Numerous large-scale regeneration projects, the recent 2022 Commonwealth Games, and the construction of HS2 has made Birmingham an increasingly appealing location for investors.

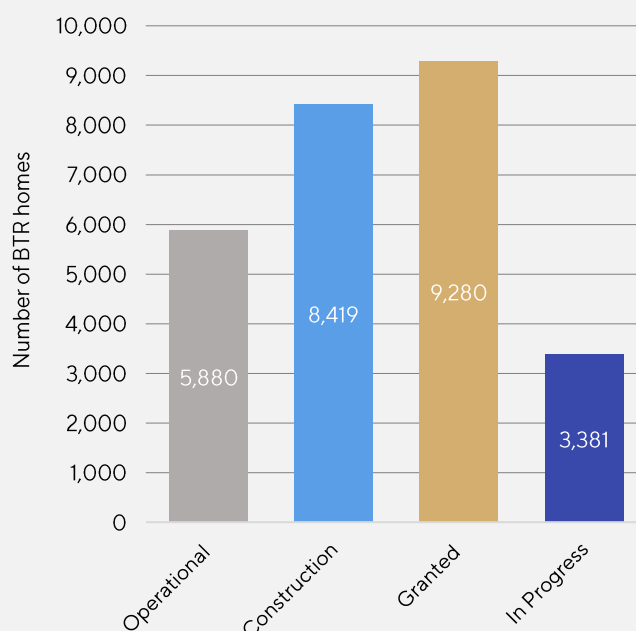
Birmingham has emerged as one of the UK's major BTR hotspots. As a mature and established BTR city, Birmingham currently has 15 operational BTR schemes, beaten only by London and Manchester. 2023 has seen the completion of Heimstaden's Soho Wharf (752 units), Native Residential's Corkfield (375 units), ila's Hairpin

House (237 units), and urbanbubble/L&G's The Goodyard (395 units).

It currently boasts one of the largest BTR pipelines of any UK city. Close to 40% of total pipeline units are in construction and 44% have received planning permission.

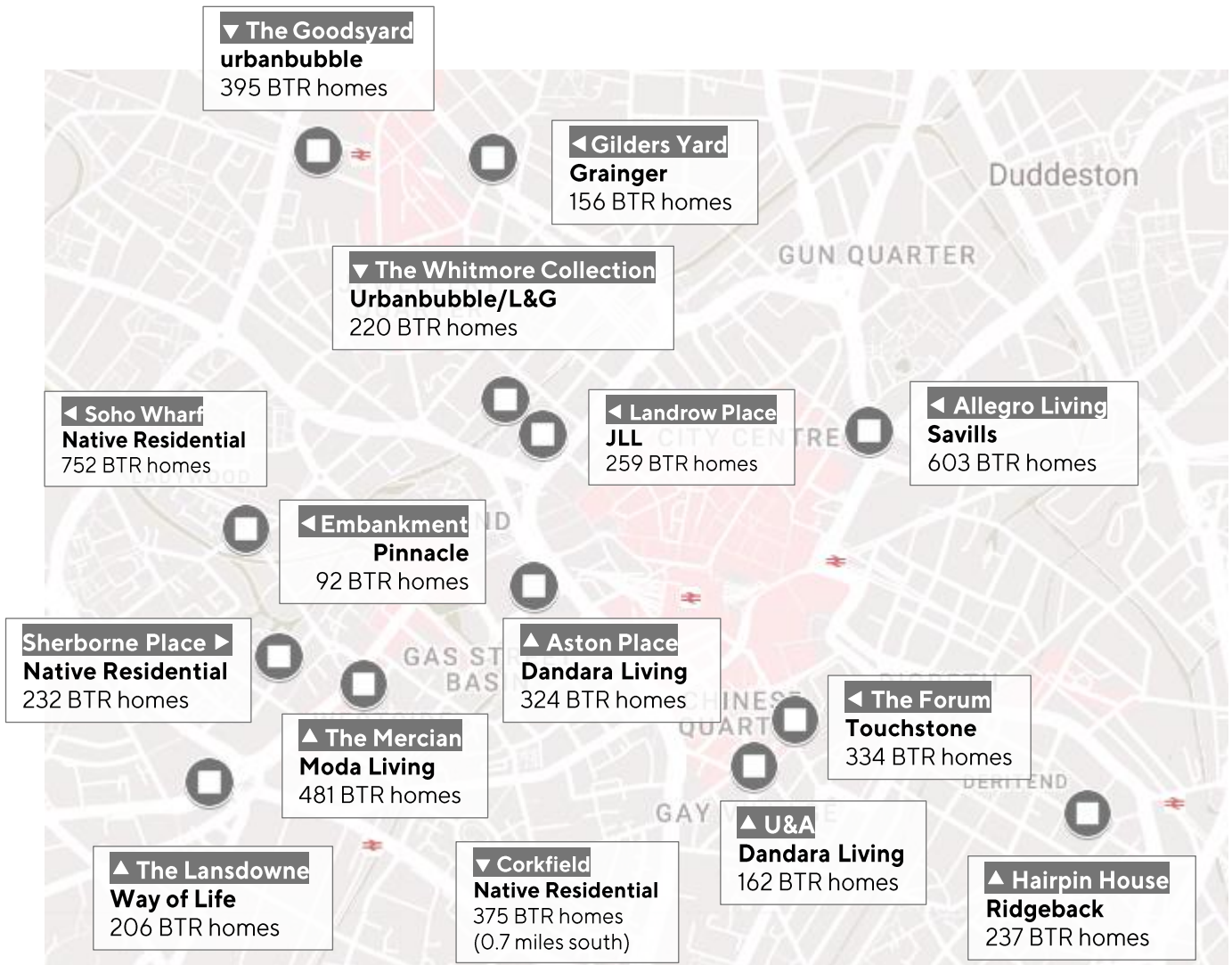
Given the faster process of planning permission to operation in BTR schemes against comparable PRS schemes, we expect that Birmingham will see a significant increase in operational units in the next few years. This will further support the critical demand for new homes in the city.

▼ Birmingham BTR by Development Status



Birmingham

Operating Map

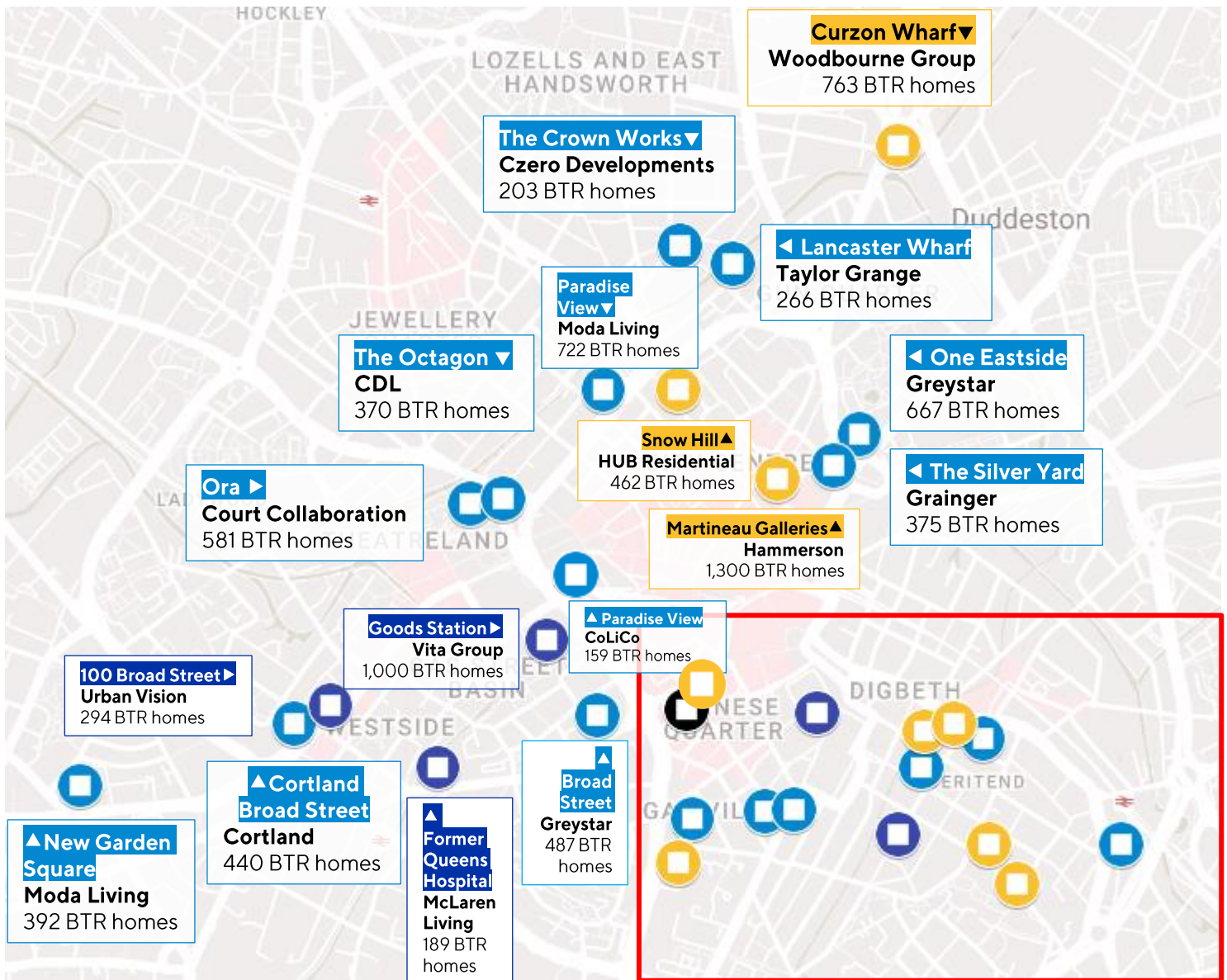


Birmingham

Pipeline Map

Key to development symbols

- Granted
- Under Construction
- Withdrawn
- In Progress

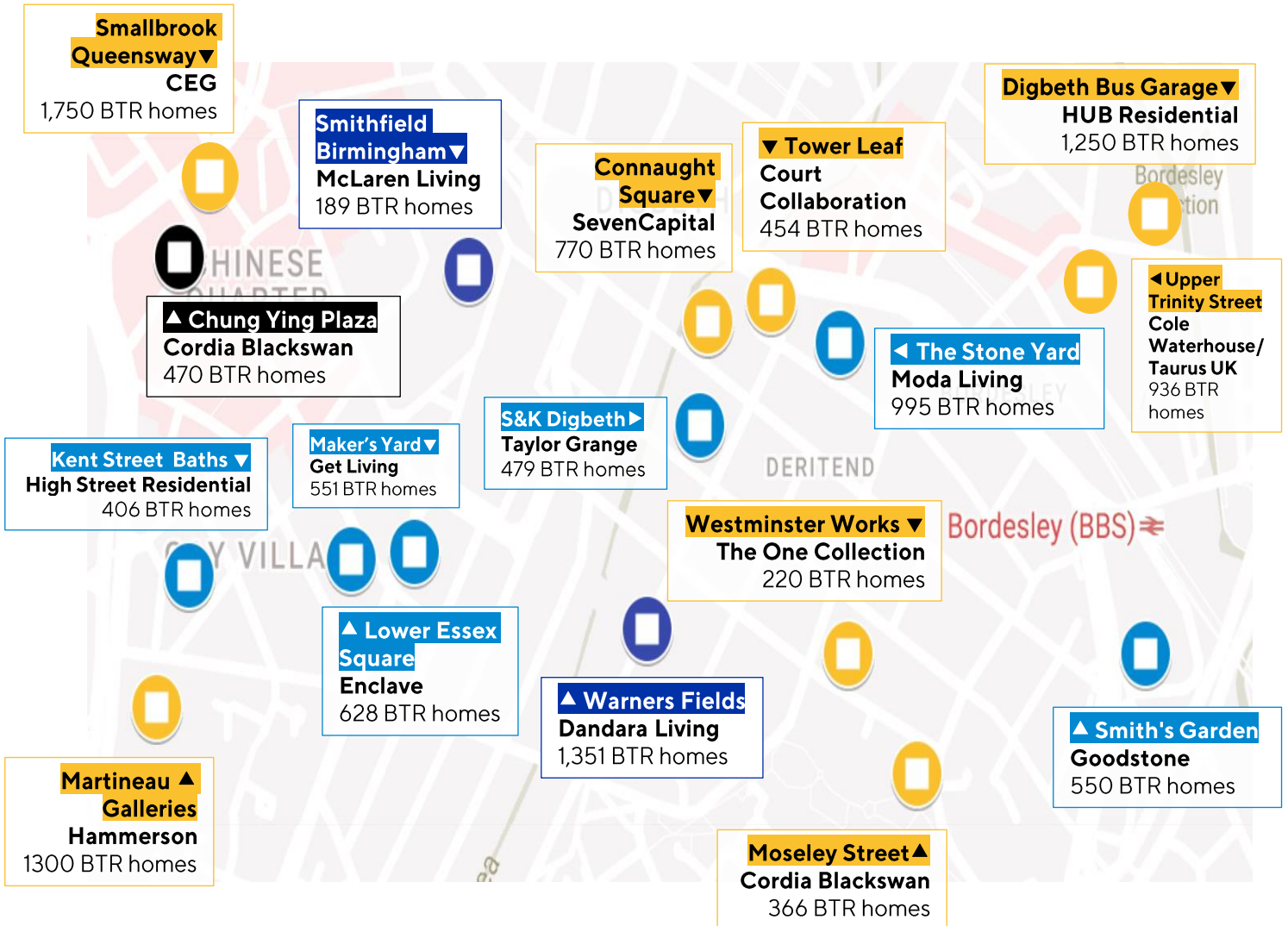


Southeast Birmingham

Pipeline Map

Key to development symbols

- Granted
- Under Construction
- Withdrawn
- In Progress



Soho Wharf Hooper Street B18

Development Facts

- **Current status:** Completed
- **Completion date:** 2023
- **Developer:** Galliard Homes
- **Operator:** Heimstaden
- **Number of BTR homes:** 752
(40 x studios, 319 x 1 beds, 313 x 2 beds, 80 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£907 PCM	£1,255 PCM	£1,857 PCM

Amenities



HomeViews rating



Development photo



Allegro Living Exchange Square B4

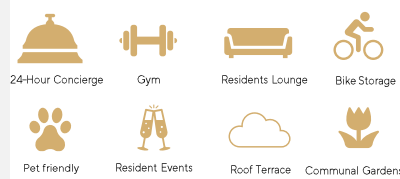
Development Facts

- **Current status:** Completed
- **Completion date:** 2019
- **Developer:** Nikal
- **Operator:** Savills
- **Number of BTR homes:** 603
(46 x studios, 279 x 1 beds, 262 x 2 beds, 16 x 3 beds)

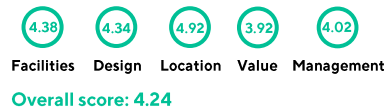
Rents

Studios	1-bed	2-bed	3-bed
£950 PCM	£1,051 PCM	£1,333 PCM	£1,800 PCM

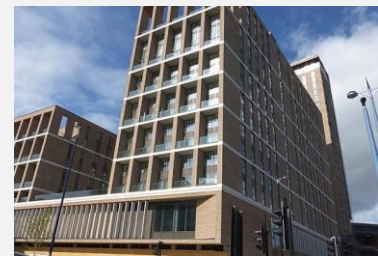
Amenities



HomeViews rating



Development photo



The Mercian Broad Street B15

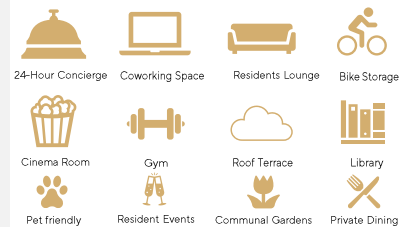
Development Facts

- **Current status:** Completed
- **Completion date:** 2022
- **Developer:** Moda Living
- **Operator:** Moda Living
- **Number of BTR homes:** 481
(30 x studios, 163 x 1 beds, 260 x 2 beds, 28 x 3 beds)

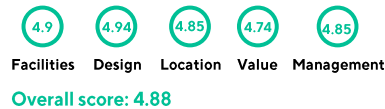
Rents

Studios	1-bed	2-bed	3-bed
£1,258 PCM	£1,510 PCM	£1,974 PCM	£2,863 PCM

Amenities



HomeViews rating



Development photo



The Goodsyard Jewellery Quarter B18

Development Facts

- Current status:** Completed
- Completion date:** 2023
- Developer:** Cordia Blackswan/
- Operator:** urbanbubble/L&G
- Number of BTR homes:** 395
(215 x 1 beds, 144 x 2 beds, 36 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,244 PCM	£1,627 PCM	£2,296 PCM

Amenities



HomeViews rating



Development photo



Corkfield Edgbaston B5

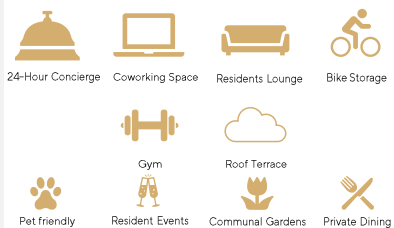
Development Facts

- Current status:** Completed
- Completion date:** 2023
- Developer:** Winvic
- Operator:** Native Residential
- Number of BTR homes:** 375
(94 x studios, 95 x 1 beds, 169 x 2 beds, 17 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,156 PCM	£1,620 PCM	NA PCM

Amenities



HomeViews rating



Development photo



The Forum The Priory Queensway B4

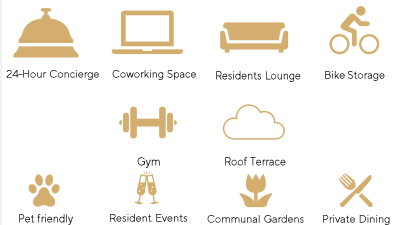
Development Facts

- Current status:** Completed
- Completion date:** 2018
- Developer:** Linkcity
- Operator:** Touchstone
- Number of BTR homes:** 334
(4 x studios, 263 x 1 beds, 67 x 2 beds)

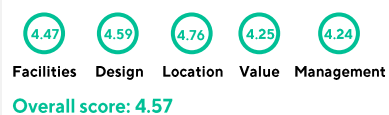
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,150 PCM	£1,525 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Aston Place Suffolk Queensway B1

Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Dandara Living
- Operator:** Dandara Living
- Number of BTR homes:** 324
(64 x studios, 132 x 1 beds, 128 x 2 beds)

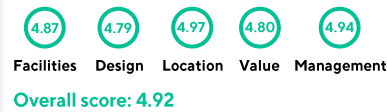
Rents

Studios	1-bed	2-bed	3-bed
£900 PCM	£1,175 PCM	£1,350 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Landrow Place Jewellery Quarter B3

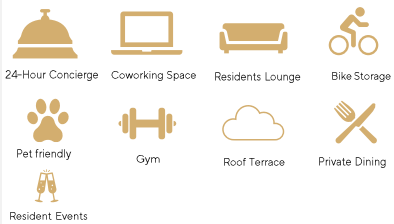
Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** Stamford Property Investments
- Operator:** JLL
- Number of BTR homes:** 259
(156 x 1 beds, 90 x 2 beds, 13 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,032 PCM	£1,466 PCM	£1,795 PCM

Amenities



HomeViews rating



Development photo



Hairpin House Digbeth B12

Development Facts

- Current status:** Completed
- Completion date:** 2023
- Developer:** ESRG Developments
- Operator:** ila
- Number of BTR homes:** 237
(91 x 1 beds, 146 x 2 beds)

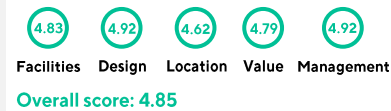
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,092 PCM	£1,334 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Sherborne Place Digbeth B16

Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** Ridgeback Group
- Operator:** ila
- Number of BTR homes:** 232
(78 x 1 beds, 154 x 2 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,200 PCM	£1,417 PCM	NA PCM

Amenities



Development photo



HomeViews rating



The Whitmore Collection Jewellery Quarter B3

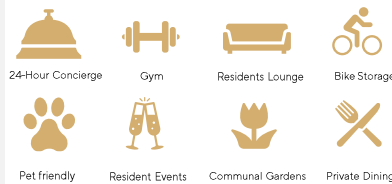
Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Spitfire Bespoke Homes
- Operator:** urbanbubble/L&G
- Number of BTR homes:** 220
(133 x 1 beds, 81 x 2 beds, 3 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£965 PCM	£1,550 PCM	NA PCM

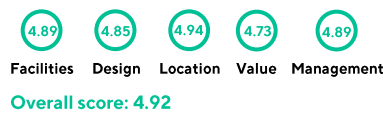
Amenities



Development photo



HomeViews rating



The Lansdowne Ladywood B16

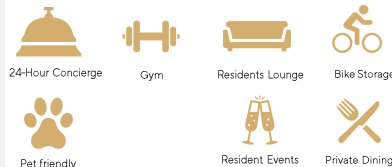
Development Facts

- Current status:** Completed
- Completion date:** 2018
- Developer:** SevenCapital
- Operator:** Way of Life
- Number of BTR homes:** 206
(139 x 1 beds, 63 x 2 beds, 4 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,183 PCM	£1,634 PCM	£2,625 PCM

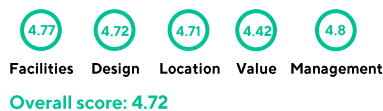
Amenities



Development photo



HomeViews rating



U&A Digbeth B5

Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Dandara Living
- Operator:** Dandara Living
- Number of BTR homes:** 162
(119 x 1 beds, 40 x 2 beds, 3 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,080 PCM	£1,710 PCM	£2,611 PCM

Amenities



HomeViews rating



Development photo



Gilders Yard Jewellery Quarter B18

Development Facts

- Current status:** Completed
- Completion date:** 2022
- Developer:** Blackswan
- Operator:** Grainger
- Number of BTR homes:** 156
(87 x 1 beds, 69 x 2 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,094 PCM	£1,387 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Embankment St Vincent Street B16

Development Facts

- Current status:** Completed
- Completion date:** 2018
- Developer:** InReach Living
- Operator:** Pinnacle
- Number of BTR homes:** 92
(24 x 1 beds, 68 x 2 beds)

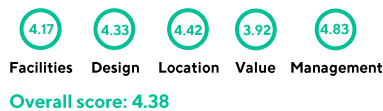
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£825 PCM	£1,200 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Birmingham

Pipeline

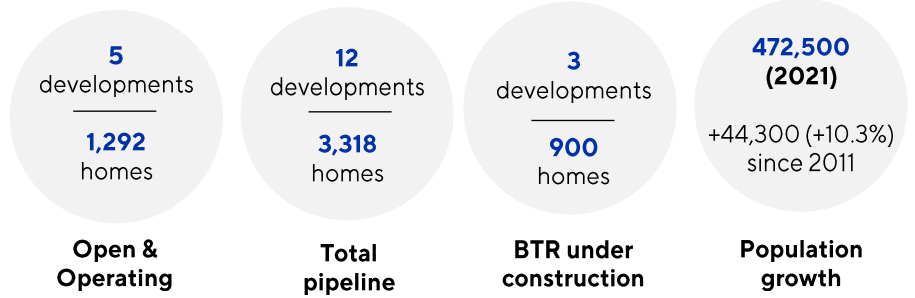
Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
Smallbrook Queensway	CEG	Dooba Investments II	TBA	B5 4HX	Granted	1750
Warners Fields	Dandara Living	TBA	Dandara Living	B12 ORT	Planning Submitted	1351
Martineau Galleries	Hammerson	TBA	TBA	B4 7LJ	Granted	1300
Digbeth Bus Garage	HUB Residential	TBA	TBA	B9 4ED	Granted	1250
New Monaco	MCR Property	MCR Property	TBA	B5 7AS	Granted	1009
Goods Station	Vita Group	TBA	TBA	B1 1TF	Pre-Planning	1000
The Stone Yard	Moda Living	Aviva	Moda Living	B12 0NB	Under Construction	995
Upper Trinity Street	Cole Waterhouse/Taurus UK	TBA	TBA	B9 4EG	Granted	936
Connaught Square	SevenCapital	TBA	TBA	B12 0RP	Granted	770
Curzon Wharf	Woodbourne Group	TBA	TBA	B6 4BS	Granted	763*
Great Charles Street	Moda Living	Apache Capital/NFU Mutual/Harrison Street	Moda Living	B3 1AQ	Under Construction	722
One Eastside	Court Collaboration	Pension Insurance Corporation	Greystar	B4 7PS	Under Construction	667
Lower Essex Square	Outpost Management	Blackrock Real Assets	Enclave	B5 6SD	Under Construction	628
Ora	Court Collaboration	PGIM Real Estate	TBA	B12NB	Under Construction	581
Maker's Yard	Watkin Jones Group	Get Living	Get Living	B5 6LT	Under Construction	551

*Includes Co-Living

Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
Smith's Garden	Goodstone	Macquire/NatWest/ Allied Irish Bank	Goodstone Living	B12 0JJ	Under Construction	550
Smithfield Birmingham	Lendlease	TBA	TBA	B5 6HX	Planning Submitted	547
Holloway Head	Court Collaboration	Invesco Real Estate	Greystar	B11QP	Under Construction	487
Chung Ying Plaza	Cordia Blackswan	TBA	TBA	B5 4AT	Withdrawn	487
S&K Digbeth	Taylor Grange	TBA	TBA	B12 0RP	Under Construction	479
Snow Hill	HUB Residential	TBA	TBA	B4 6WR	Granted	462
Tower Leaf	Court Collaboration	TBA	TBA	B12 0LN	Granted	454
Cortland Broad Street	Taylor Grange	Cortland/Harrison Street	Cortland	B15 1AS	Under Construction	440
Kent Street Baths	High Street Residential	Edmond de Rothschild	TBA	B5 6QB	Under Construction	406
New Garden Square	Moda Living	KKR	TBA	B16 8LD	Under Construction	392
The Silver Yard	Nikal	Grainger	Grainger	B4 7NJ	Under Construction	375
The Octagon	City Developments Limited (CDL)	Paradise Circus Limited Partnership/City developments ltd	TBA	B12 DT	Under Construction	370
Moseley Street	Cordia Blackswan	TBA	TBA	B5 6ET	Granted	366
100 Broad Street	Urban Vision	TBA	TBA	B15 1AU	Planning Submitted	294
Lancaster Wharf	Taylor Grange	TBA	TBA	B4 6LE	Under Construction	266
Westminster Works	The One Collection	TBA	TBA	B12 0PU	Granted	220
The Crown Works	Czero Developments	Europa Capital	TBA	B19 3SP	Under Construction	203
Former Queens Hospital	McLaren Living/Aventicu m	TBA	TBA	B15 1NH	Planning Submitted	189
Paradise View	Topland	Topland	CoLiCo	B11BJ	Under Construction	159
The Lamp Works	Blackswan	Rainier developments Ltd	TBA	B18 6AA	Under Construction	148



Bristol



The economic heart of the west of England, Bristol has seen significant economic growth in recent years bolstered by its large economically active workforce and diverse range of employers. The city centre has been undergoing significant regeneration which is likely to radically alter the look and prospects of the city in the coming years. Its population has grown by 10.3% between 2011-2021 to 472,500, making it one of the UK's largest and fastest-growing cities.

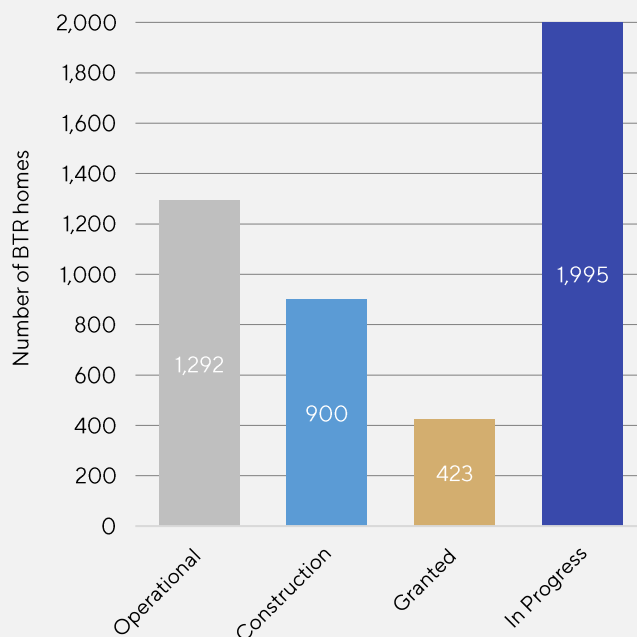
Bristol currently has five operational BTR schemes, with 1,292 homes in total. The most recent BTR scheme to enter operation is Castle Park View, a 375-unit scheme operated by Savills.

Whilst Bristol's BTR market has not yet reached the

maturity of Birmingham and Manchester, it has begun to consider BTR as a serious option for addressing its severe housing shortage against rising local demand for rental housing. What is particularly promising is the 1,995 units that are either in the pre-planning stage or awaiting planning permission from a recently submitted application. This makes up 60% of the total units in Bristol's BTR pipeline.

Notably, this includes two co-living schemes by Greystar (Rupert Street – 249 units) and Olympian Homes (St James Barton – 132 units). This would suggest that Bristol is ripe for a co-living boom to support high-quality housing for its growing population of graduates remaining in the city after graduation.

▼ Bristol BTR by Development Status

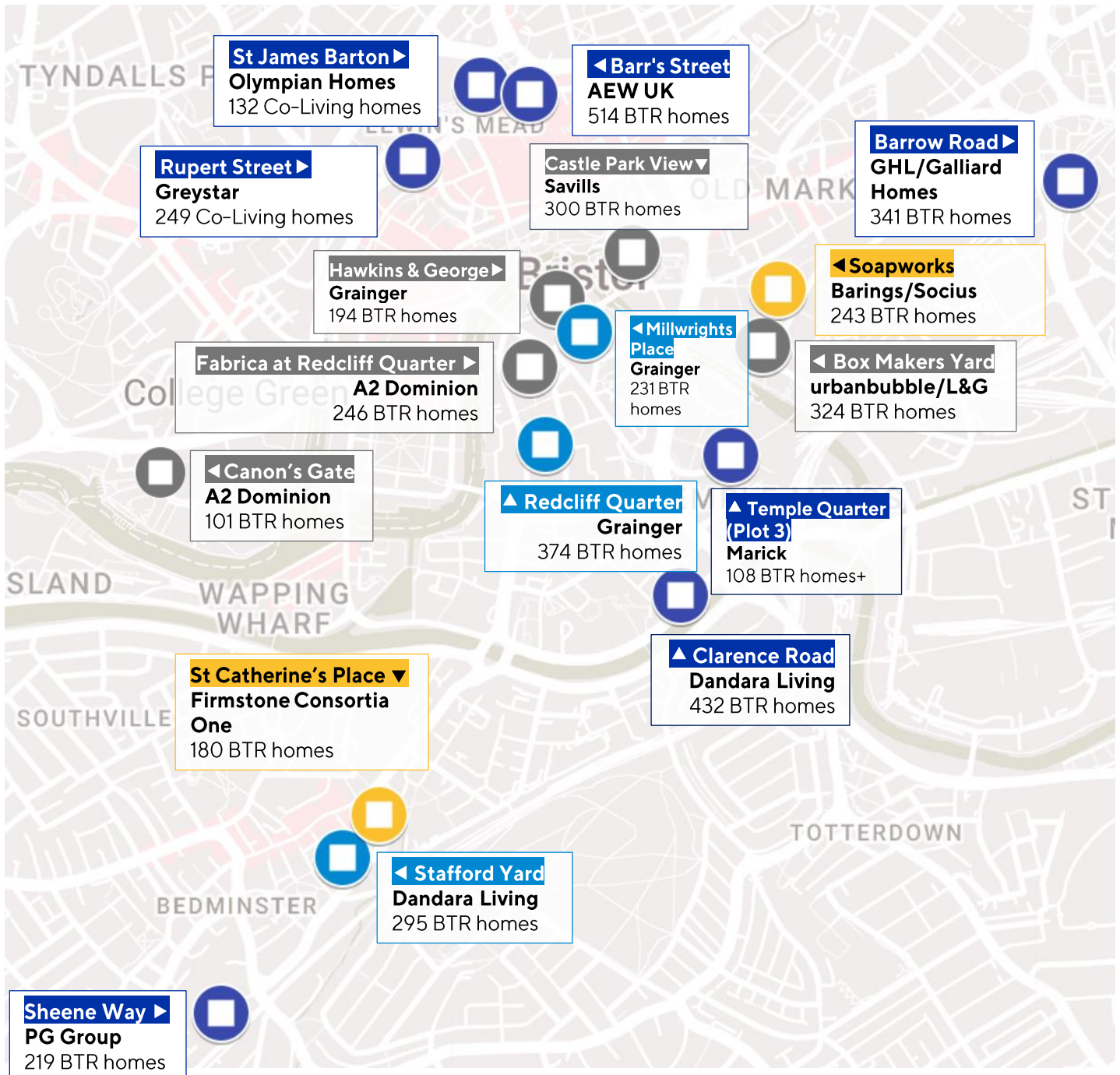


Bristol

Map

Key to development symbols

-  Operational
-  Granted
-  Under Construction
-  Withdrawn
-  In Progress



Box Makers Yard Temple Meads BS2

Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** L&G
- Operator:** urbanbubble
- Number of BTR homes:** 376
(57 x studios, 204 x 1 beds, 103 x 2 beds, 12 x 3 beds)

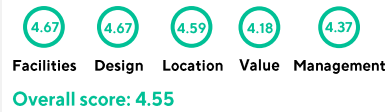
Rents

Studios	1-bed	2-bed	3-bed
£1,210 PCM	£1,365 PCM	£1,872 PCM	£2,595 PCM

Amenities



HomeViews rating



Development photo



Castle Park View Castle Park BS2

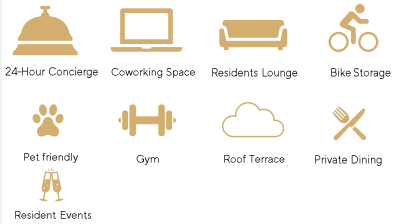
Development Facts

- Current status:** Completed
- Completion date:** 2022
- Developer:** LinkCity/Bouygues Group
- Operator:** Savills
- Number of BTR homes:** 375 (20% affordable)
(198 x 1 beds, 176 x 2 beds, 1 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,550 PCM	£1,885 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Hawkins & George Temple Meads BS1

Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Cubex
- Operator:** Grainger
- Number of BTR homes:** 194
(8 x studios, 103 x 1 beds, 83 x 2 beds)

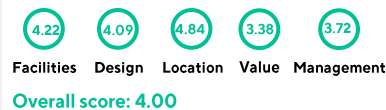
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,267 PCM	£1,802 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Fabrica at Redcliff Quarter Temple Meads BS1

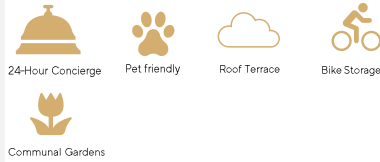
Development Facts

- **Current status:** Completed
- **Completion date:** 2018
- **Developer:** Redcliff MCC LLP
- **Operator:** A2 Dominion
- **Number of BTR homes:** 246
(107 x 1 beds, 137 x 2 beds, 2 x 3 bed)

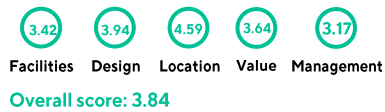
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,125	£1,500	£2,800
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Canon's Gate Canon's March BS1

Development Facts

- **Current status:** Completed
- **Completion date:** 2017
- **Developer:** Crest Nicholson
- **Operator:** A2 Dominion
- **Number of BTR homes:** 101
(34 x 1 beds, 50 x 2 beds, 17 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
£950	£1,207	£1,250	£2,579
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo

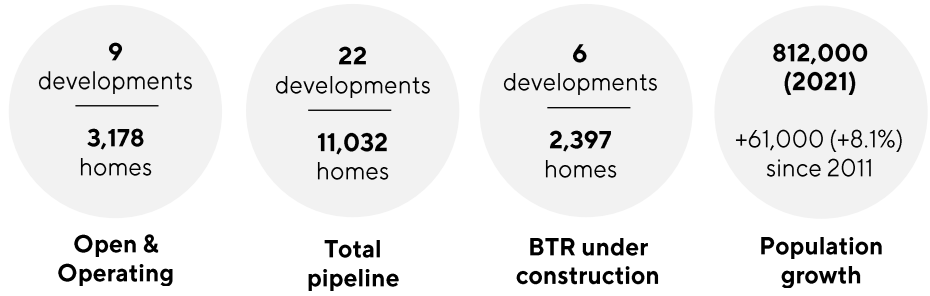


Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
Barr's Street	AEW UK	TBA	TBA	BS13JE	Pre-Planning	514
Clarence Road	Dandara Living	TBA	Dandara Living	BS16PR	Planning Submitted	432
Redcliff Quarter	Grainger	Grainger	Grainger	BS16LJ	Under Construction	374
Barrow Road	GHL/Galliard Homes	TBA	TBA	BS5 0HU	Pre-Planning	341
Stafford Yard	Dandara Living	Dandara	Dandara Living	BS3 4DE	Under Construction	295
Rupert Street	Greystar	Global Mutual	TBA	BS12PY	Planning Submitted	249*
Soapworks	Barings/Socius	TBA	Allsop	BS2 0JP	Granted	243
Millwrights Place	Cubex	Grainger	Grainger	BS16EU	Under Construction	231
Sheene Way	PG Group	TBA	TBA	BS3 4SZ	Planning Submitted	219
St. Catherine's Place	Firmstone Consortia One	TBA	TBA	BS3 4HG	Granted	180
St James Barton	Olympian Homes	TBA	TBA	BS13LR	Planning Submitted	132*
Temple Quarter (Plot 3)	Marick	TBA	TBA	BS16EA	Planning Submitted	108

*Co-Living



Leeds



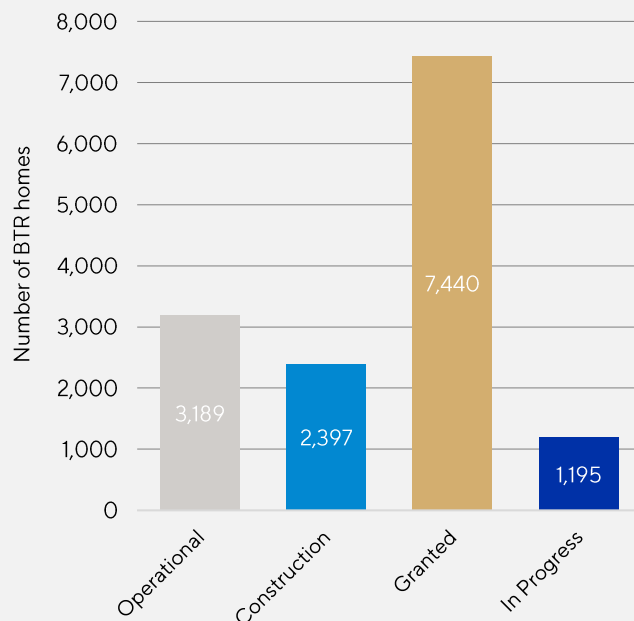
Yorkshire’s largest city, Leeds hosts a range of high-profile employers and world-class universities. Leeds’ population grew by 8.1% between 2011-2021 to 812,000, underpinned by a youthful, educated working-age population. Research from Savills has suggested that Leeds has the third largest number of people in the core BTR Target market, behind only London and Manchester. This would suggest that the city boasts potential for further growth in high quality rental housing that can be met by BTR.

Leeds currently has nine operational BTR schemes consisting of 3,178 homes. 2023 has seen the opening of three new BTR schemes - Native Residential’s The Junction (665 units) Home

Made/L&G’s Tower Works (245 units), and YPP’s Q Three Residence (133 units). Completion of BTR schemes has been increasing with the number of operational BTR homes in Leeds has already doubled since summer 2022.






Currently, Leeds boasts an impressive BTR pipeline of 22 developments and over 11,000 new homes. Notably, nearly 67% of pipeline units have received planning permission, suggesting that there is going to be a rapid transformation BTR stock in Leeds in the coming years.

▼ Leeds BTR by Development Status

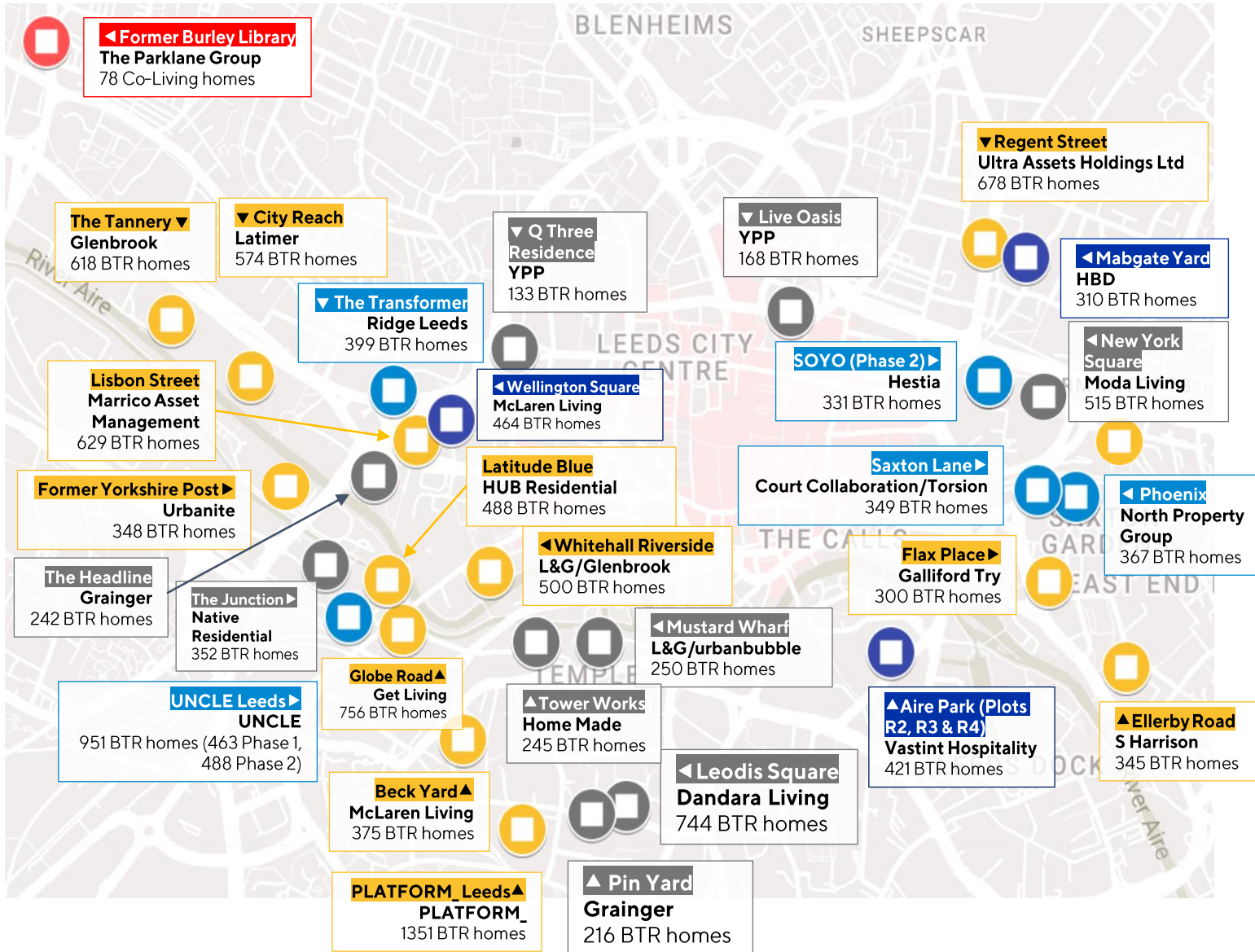


Leeds

Key to development symbols

-  Operational
-  Under Construction
-  Granted
-  In Progress
-  Refused

Map



Leodis Square Holbeck LS11

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Dandara Living
- **Operator:** Dandara Living
- **Number of BTR homes:** 744
(81 x studios, 295 x 1 beds, 358 x 2 beds, 10 x 3 bed)

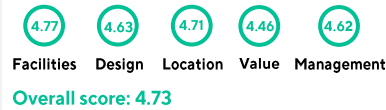
Rents

Studios NA PCM	1-bed £964 PCM	2-bed £1,226 PCM	3-bed £1,700 PCM
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Amenities



HomeViews rating



Development photo



New York Square SOYO LS2

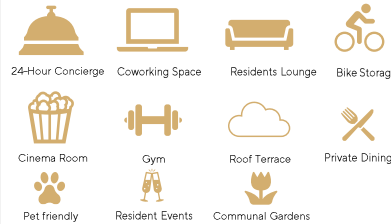
Development Facts

- **Current status:** Completed
- **Completion date:** 2022
- **Developer:** Moda Living
- **Operator:** Moda Living
- **Number of BTR homes:** 515
(66 x studios, 221 x 1 beds, 205 x 2 beds, 23 x 3 beds)

Rents

Studios £1,078 PCM	1-bed £1,198 PCM	2-bed £1,689 PCM	3-bed £2,413 PCM
--------------------------	------------------------	------------------------	------------------------

Amenities



HomeViews rating



Development photo



The Junction Whitehall LS12

Development Facts

- **Current status:** Completed
- **Completion date:** 2023
- **Developer:** City Developments Ltd
- **Operator:** Native Residential
- **Number of BTR homes:** 665
(344 x 1 beds, 291 x 2 beds, 30 x 3 beds)

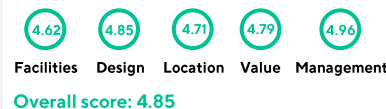
Rents

Studios NA PCM	1-bed £1,198 PCM	2-bed £1,565 PCM	3-bed £2,110 PCM
----------------------	------------------------	------------------------	------------------------

Amenities



HomeViews rating



Development photo



Mustard Wharf Holbeck LS11

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** CTP
- **Operator:** urbanbubble/L&G
- **Number of BTR homes:** 250
(122 x 1 beds, 109 x 2 beds, 19 x 3 bed)

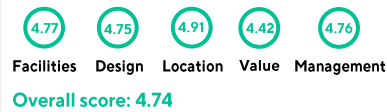
Rents

Studios NA PCM	1-bed £1,090 PCM	2-bed £1,541 PCM	3-bed £1,998 PCM
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Amenities



HomeViews rating



Development photo



Tower Works Holbeck LS11

Development Facts

- **Current status:** Completed
- **Completion date:** 2023
- **Developer:** Cedar (Maple Oak) Ltd./Ask Real Estate
- **Operator:** Home Made/L&G
- **Number of BTR homes:** 245
(137 x 1 beds, 96 x 2 beds, 12 x 3 beds)

Rents

Studios £1,150 PCM	1-bed £1,163 PCM	2-bed £1,658 PCM	3-bed £2,123 PCM
--------------------------	------------------------	------------------------	------------------------

Amenities



HomeViews rating



Development photo



The Headline Wellington Street LS1

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** YP Real Estate
- **Operator:** Grainger
- **Number of BTR homes:** 242
(111 x 1 beds, 131 x 2 beds)

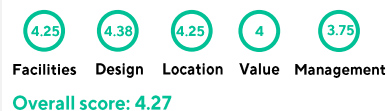
Rents

Studios NA PCM	1-bed £1,088 PCM	2-bed £1,335 PCM	3-bed NA PCM
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Amenities



HomeViews rating



Development photo



Pin Yard Holbeck LS11

Development Facts

- **Current status:** Completed
- **Completion date:** 2022
- **Developer:** Oakapple Group
- **Operator:** Grainger
- **Number of BTR homes:** 216
(28 x studios, 102 x 1 beds, 75 x 2 beds, 10 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
NA	£1,050	£1,235	£1,785
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Live Oasis Belgrave Street LS2

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** YPP
- **Operator:** YPP
- **Number of BTR homes:** 168
(80 x studios, 76 x 1 beds, 10 x 2 beds, 2 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
£1,161	£1,444	NA	NA
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Q Three Residence Westgate LS1

Development Facts

- **Current status:** Completed
- **Completion date:** 2023
- **Developer:** YPP
- **Operator:** YPP
- **Number of BTR homes:** 133
(72 x studios, 61 x 1 beds)

Rents

Studios	1-bed	2-bed	3-bed
£1,180	£1,495	NA	NA
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Leeds

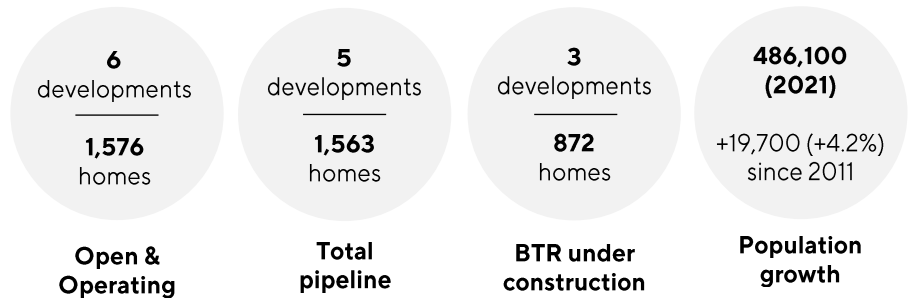
Pipeline

Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
PLATFORM_ Leeds	PLATFORM_	TBA	PLATFORM_	LS11 9TE	Granted	1351
Globe Road	Get Living	Get Living / Delancey	Get Living	LS12 1BE	Granted	756
Regent Street	Ultra Assets Holdings Ltd	TBA	TBA	LS2 7JP	Granted	678
Lisbon Street	Marrico Asset Management	TBA	TBA	LS1 4ND	Granted	629
The Tannery	Glenbrook	TBA	TBA	LS3 1HS	Granted	618
City Reach	Latimer	TBA	TBA	LS3 1LH	Granted	574
Whitehall Riverside	Glenbrook/Town Centre Securities	L&G/Glenbrook	TBA	LS1 4BN	Granted	500
Latitude Blue	HUB Residential	Bridges Fund Management	TBA	LS12 1BE	Granted	488
UNCLE Leeds (Phase 2)	BAM / Hub & Bridges	Realstar Group	UNCLE	LS12 1BE	Under Construction	488
Leeds City Village	Cole Waterhouse/Tonia Investments JV	TBA	TBA	LS9 8SS	Granted	478
Wellington Square	McLaren Living	TBA	TBA	LS1 4LY	Planning Submitted	464
UNCLE Leeds (Phase 1)	BAM / Hub & Bridges	Realstar Group	UNCLE	LS12 1BE	Under Construction	463
Aire Park (Plots R2, R3 & R4)	Vastint Hospitality	TBA	TBA	LS10 1JQ	Planning Submitted	421
The Transformer	Ridge Leeds	TBA	ila	LS1 4PL	Under Construction	399
Beck Yard	McLaren Living	TBA	TBA	LS11 9YW	Granted	375
Phoenix	North Property Group	Maslow Capital	TBA	LS9 8HE	Under Construction	367
Saxton Lane	Court Collaboration/Torsion	Court Collaboration/Torsion	TBA	LS9 8HE	Under Construction	349
Former Yorkshire Post	Urbanite	TBA	TBA	LS1 1RF	Granted	348
Ellerby Road	S Harrison	TBA	TBA	LS9 8LD	Granted	345
SOYO (Phase 2)	Federated Hermes	Federated Hermes	Hestia	LS2 7UP	Under Construction	331
Mabgate Yard	HBD	TBA	TBA	LS2 7QG	Planning Submitted	310
Flax Place	Galliford Try Investments	CIMC	TBA	LS9 8EP	Granted	300
Former Burley Library	The Parklane Group	TBA	TBA	LS6 1QL	Refused	78*

*Co-Living



Liverpool



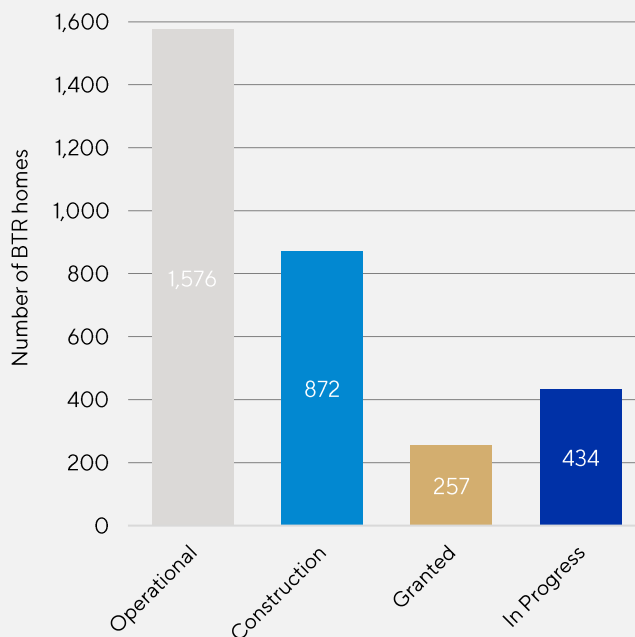
Liverpool is one of the UK’s largest regional economies and boasts a diverse range of innovative employment sectors attractive to future investors. Liverpool’s population has grown by 4.2% between 2011–2021 to 486,100. The wider city region has a population of 1,551,800 as of 2021. The Liverpool City Region has a catchment workforce of six million people.

Apo's Apo Liverpool (382 units) and Moda Living's The Lexington (325 units).

There are currently five BTR schemes in the pipeline. Of these schemes, three are under construction consisting of 56% of total pipeline units. Though compared to similarly sized UK cities, Liverpool’s BTR pipeline remains small with much opportunity for future development.





Unusual for most BTR cities, Liverpool has a much larger proportion of its BTR in operation as opposed to in the pipeline. Roughly 50% of all BTR units in either operation or pipeline in Liverpool are already Open and Operating. The most recent BTR schemes to open in Liverpool are

▼ **Liverpool BTR by Development Status**

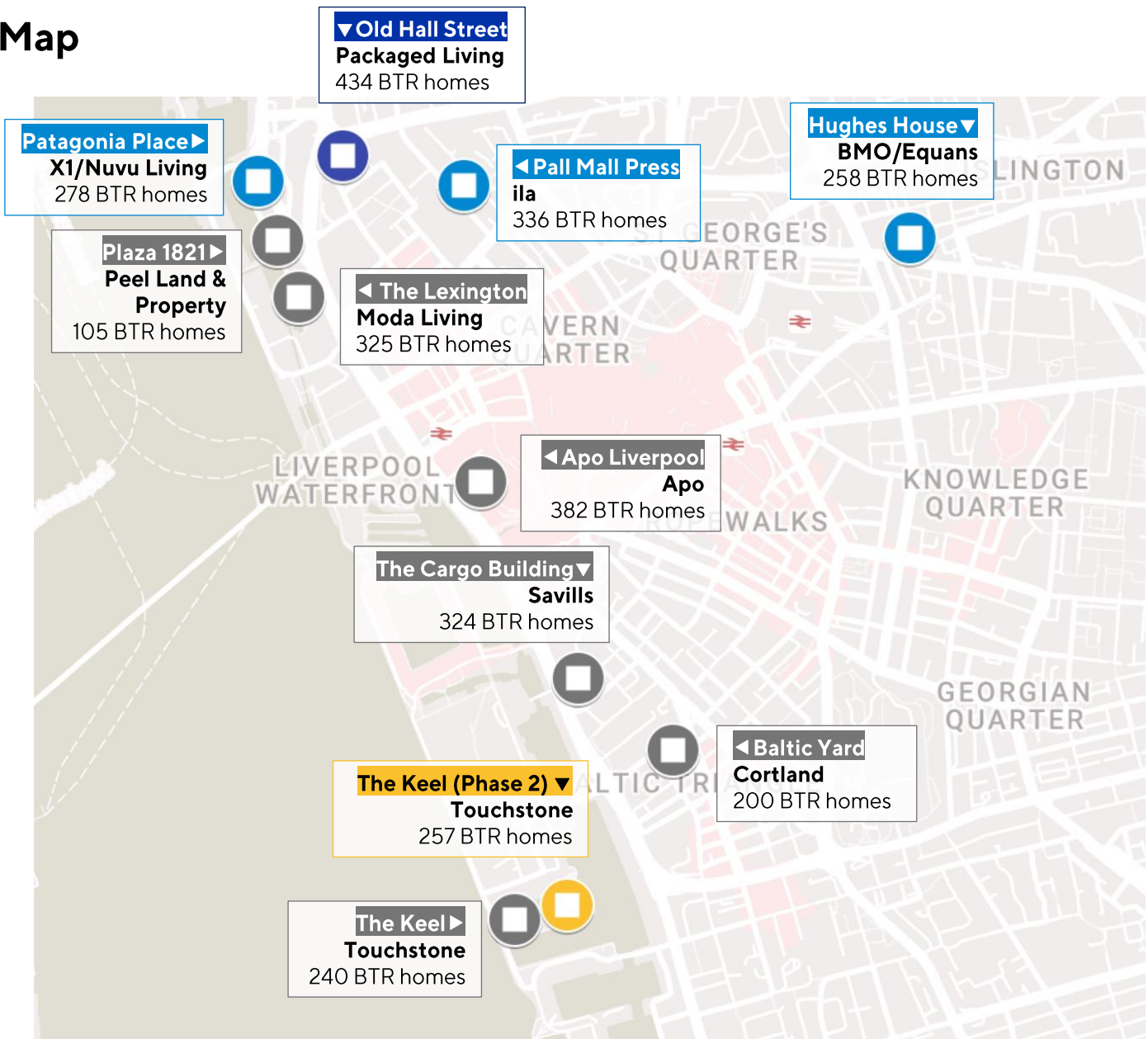


Liverpool

Key to development symbols

-  Operational
-  Under Construction
-  Granted
-  In Progress

Map



Apo Liverpool Strand Street L1

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Panacea Property
- **Operator:** Apo
- **Number of BTR homes:** 382
(141 x 1 bed, 200 x 2 beds, 41 x 3 bed)

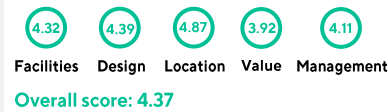
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,200	£1,475	£2,089
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Lexington Princes Dock L3

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Moda Living
- **Operator:** Moda Living
- **Number of BTR homes:** 325
(48 x studios, 110 x 1 bed, 145 x 2 beds, 16 x 3 beds, 6 x penthouse)

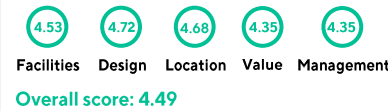
Rents

Studios	1-bed	2-bed	3-bed
£1,100	£1,245	£1,600	£2,325
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Cargo Building Baltic Triangle L1

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Promenade Estates Ltd
- **Operator:** Savills
- **Number of BTR homes:** 324
(91 x 1 bed, 198 x 2 beds, 35 x 3 beds)

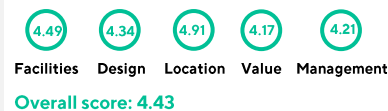
Rents

Studios	1-bed	2-bed	3-bed
NA	£965	£1,075	£2,075
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Keel Queens Dock L3

Development Facts

- **Current status:** Completed
- **Completion date:** 2015
- **Developer:** Glenbrook
- **Operator:** Allsop
- **Number of BTR homes:** 240
(4 x studios, 82 x 1 beds, 124 x 2 beds, 30 x 3 bed)

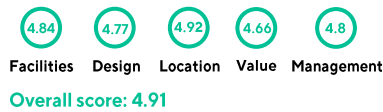
Rents

Studios	1-bed	2-bed	3-bed
NA	£933	£1,164	£1,719
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Baltic Yard Baltic Triangle L1

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Brickland
- **Operator:** Cortland
- **Number of BTR homes:** 200
(79 x 1 beds, 109 x 2 beds, 12 x 3 beds)

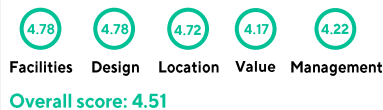
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,039	£1,310	£1,815
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Plaza 1821 Princes Dock L3

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Peel Land & Property
- **Operator:** Redwing
- **Number of BTR homes:** 105
(45 x 1 beds, 60 x 2 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA	£822	£1,263	NA
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo

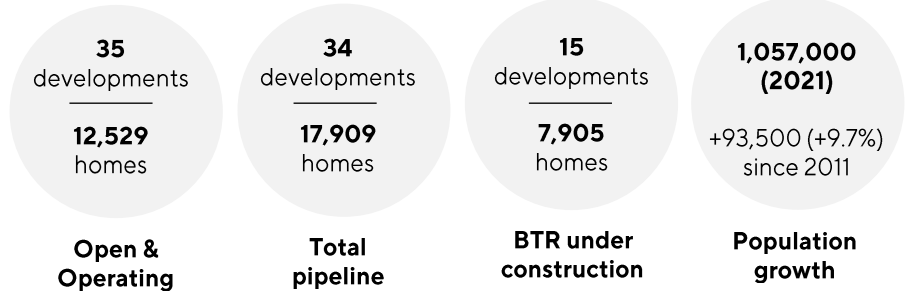


Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
Old Hall Street	Packaged Living	TBA	TBA	L3 9PY	Pre-Planning	434
Pall Mall Press	Ridgeback Group	Ridgeback Group	ila	L3 6AL	Under Construction	336
Patagonia Place	X1	Your Housing Group/Maslow Capital	Nuvu Living	L3 1QP	Under Construction	278
Hughes House	BMO/Equans	Home Group	TBA	L3 8JA	Under Construction	258
The Keel Phase 2	Glenbrook	Barings Real Estate/Glenbrook Property	Touchstone	L3 4GE	Granted	257



Manchester

Included:
Manchester, Trafford, and Salford



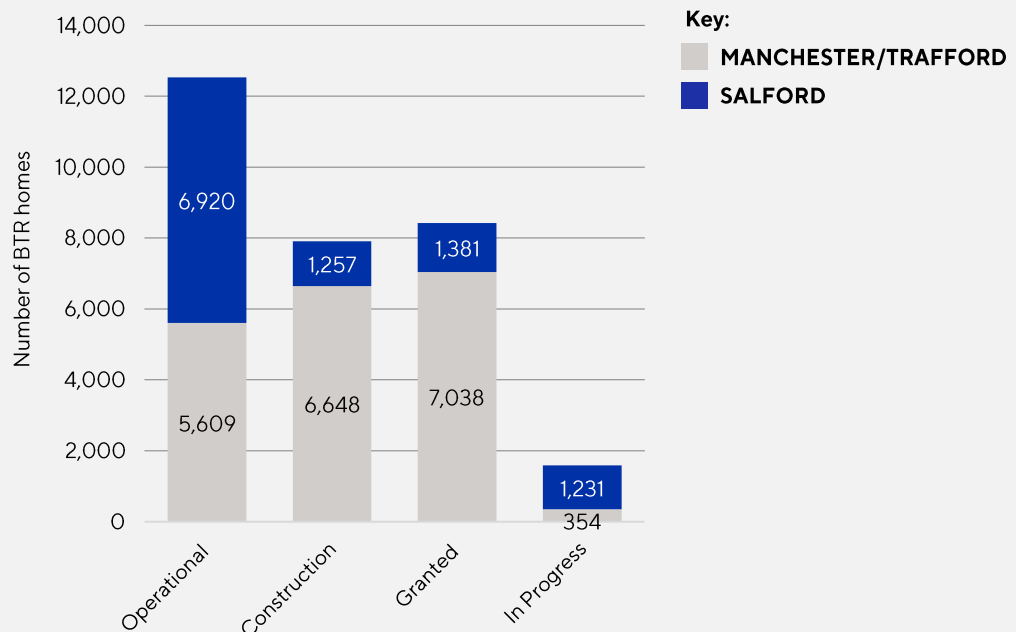
Manchester has one of the largest economies of any city in the UK and has experienced economic growth of 32% in the past 10 years, more than any other UK city. The combined population of Manchester, Salford, and Trafford has grown by 9.7% to 1,057,000 between 2011-2021. In the same period, Manchester’s GDP per capita has grown by 42% from £36,000 to £51,000. Manchester has subsequently experienced a rapid increase in demand for rental housing and subsequent rental growth due to housing undersupply.

The sheer breadth of Manchester’s BTR portfolio means that this report will focus on Manchester City Centre area and Salford individually. In total,

Manchester has 35 BTR developments totaling 12,529 homes. Of this, 6,920 (55%) are in the City of Salford. Schemes that have opened in 2023 across Manchester and Salford include Savills’ New Vic (520 units), Native’s Poplin (144 units), Cortland’s Colliers Yard (559 units).

Manchester has a large BTR pipeline with 17,909 homes across 34 developments. The large majority of these are in the Manchester city area (78%). Notably, there are 7,905 BTR homes under construction which makes up around 44% of all pipeline units. This shows that Manchester’s Open and Operating portfolio is set to expand further in the coming years bringing vital, high-quality housing into the city.





▼ Manchester BTR by Development Status

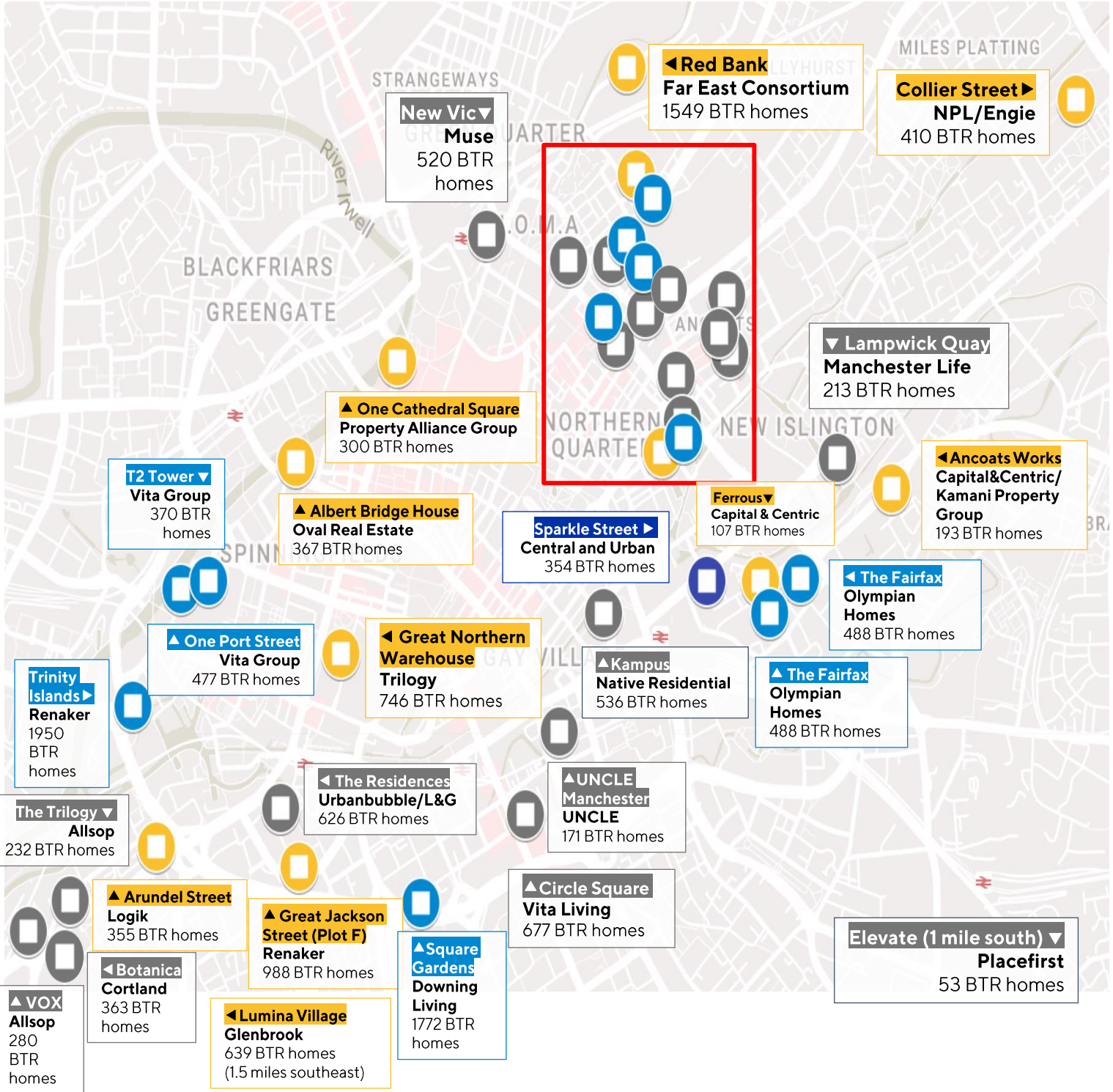


Manchester

Manchester City Centre Map

Key to development symbols





-  Operational
-  Under Construction
-  Granted
-  In Progress

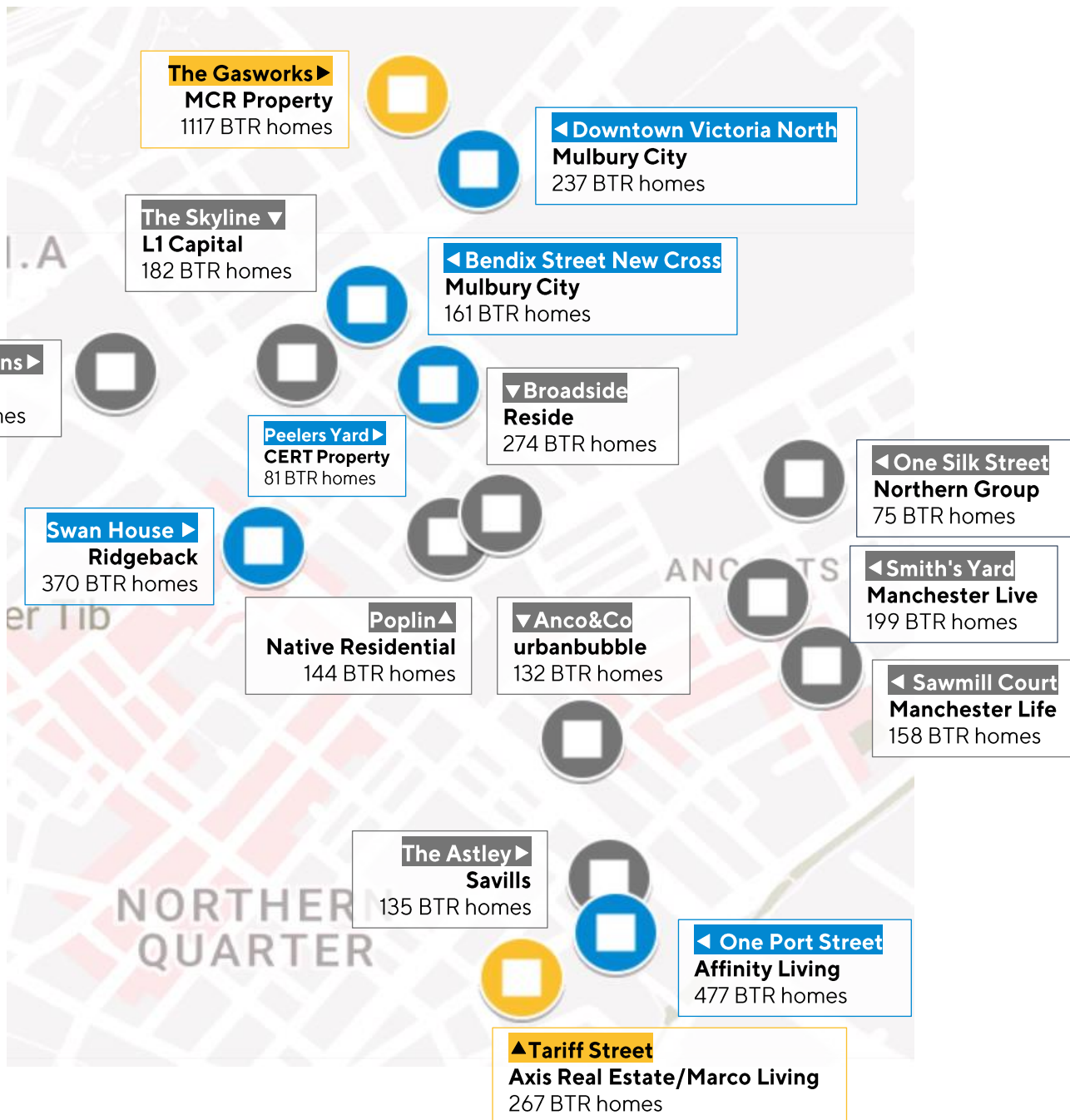


Manchester

Northeast Manchester Map

Key to development symbols

-  Operational
-  Under Construction
-  Granted
-  In Progress



Circle Square Oxford Road M1

Development Facts

- Current status:** Completed
- Completion date:** 2020
- Developer:** Vita Group
- Operator:** Vita Living
- Number of BTR homes:** 677
(28 x studios, 192 x 1 beds, 396 x 2 beds, 61 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA	£1,592	£1,876	£2,675
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Residences Deansgate M15

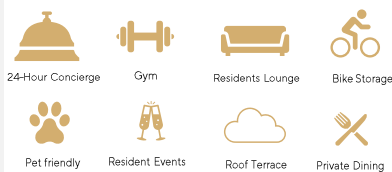
Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** Renaker
- Operator:** urbanbubble/L&G
- Number of BTR homes:** 626
(129 x 1 beds, 414 x 2 beds, 83 x 3 beds)

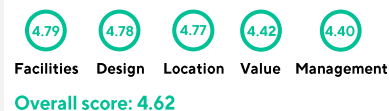
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,594	£2,334	£3,215
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Kampus Village M1

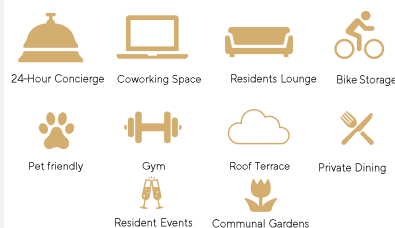
Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** Capital&Centric
- Operator:** Native Residential
- Number of BTR homes:** 536
(185 x 1 beds, 351 x 2 beds)

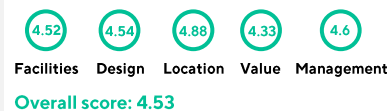
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,444	£1,898	£3,545
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



New Vic Victoria M4

Development Facts

- Current status:** Completed
- Completion date:** 2023
- Developer:** Muse
- Operator:** Savills
- Number of BTR homes:** 520
(178 x 1 beds, 286 x 2 beds, 56 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,342 PCM	£1,603 PCM	£2,200 PCM

Amenities



HomeViews rating



Development photo



Angel Gardens Angel Meadow M4

Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Caddick
- Operator:** Moda Living
- Number of BTR homes:** 466
(30 x studios, 124 x 1 beds, 296 x 2 beds, 16 x 3 beds)

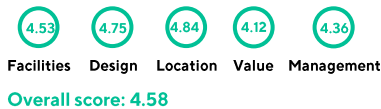
Rents

Studios	1-bed	2-bed	3-bed
£1,450 PCM	£1,671 PCM	£1,932 PCM	£7,065 PCM

Amenities



HomeViews rating



Development photo



Lampwick Quay New Islington M4

Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** Manchester Life
- Operator:** Manchester Life
- Number of BTR homes:** 376
(67 x 1 beds, 135 x 2 beds, 11 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,052 PCM	£1,258 PCM	£1,845 PCM

Amenities



HomeViews rating



Development photo



Botanica Cornbrook M15

Development Facts

- Current status:** Completed
- Completion date:** 2021
- Developer:** Bellward Properties
- Operator:** Cortland
- Number of BTR homes:** 363
- (142 x 1 beds, 210 x 2 beds, 11 x 3 bed)

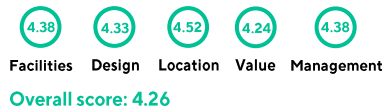
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,213	£1,650	£2,551
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



VOX Cornbrook M15

Development Facts

- Current status:** Completed
- Completion date:** 2020
- Developer:** Glenbrook
- Operator:** Allsop
- Number of BTR homes:** 280
- (84 x 1 beds, 168 x 2 beds, 28 x 3 beds)

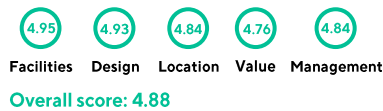
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,063	£1,366	£1,725
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Broadside New Cross M4

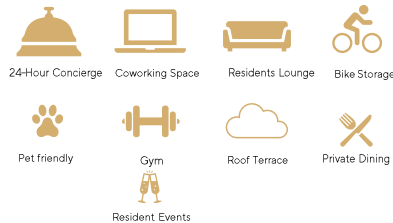
Development Facts

- Current status:** Completed
- Completion date:** 2020
- Developer:** Balfour Beatty
- Operator:** Reside
- Number of BTR homes:** 274
- (94 x 1 beds, 170 x 2 beds, 10 x 3 bed)

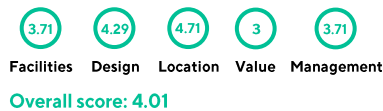
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,257	£1,460	£2,180
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Trilogy Cornbrook M15

Development Facts

- **Current status:** Completed
- **Completion date:** 2019
- **Developer:** Glenbrook
- **Operator:** Allsop
- **Number of BTR homes:** 232
(75 x 1 beds, 118 x 2 beds, 39 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
NA	£1,038	£1,252	£1,667
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Smith's Yard Ancoats M4

Development Facts

- **Current status:** Completed
- **Completion date:** 2019
- **Developer:** Manchester Life
- **Operator:** Manchester Life
- **Number of BTR homes:** 199
(62 x 1 beds, 130 x 2 beds, 3 x 3 beds)

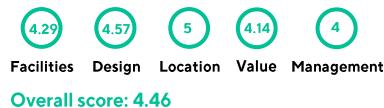
Rents

Studios	1-bed	2-bed	3-bed
NA	£975	£1,269	NA
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Skyline Goulden Street M4

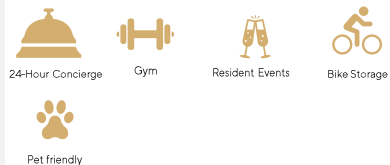
Development Facts

- **Current status:** Completed
- **Completion date:** 2007
- **Developer:** West Properties
- **Operator:** L1 Capital
- **Number of BTR homes:** 182
(3 x studios, 43 x 1 beds, 136 x 2 beds)

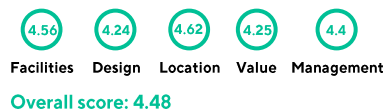
Rents

Studios	1-bed	2-bed	3-bed
NA	£980	£1,225	NA
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



UNCLE Manchester Village M1

Development Facts

- Current status:** Completed
- Completion date:** 2017
- Developer:** UNCLE
- Operator:** UNCLE
- Number of BTR homes:** 170
(40 x studios, 130 x 1 beds)

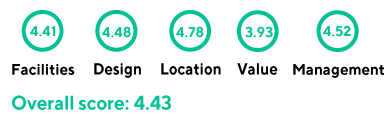
Rents

Studios	1-bed	2-bed	3-bed
£1,159 PCM	£1,226 PCM	NA PCM	NA PCM

Amenities



HomeViews rating



Development photo



Sawmill Court Ancoats M4

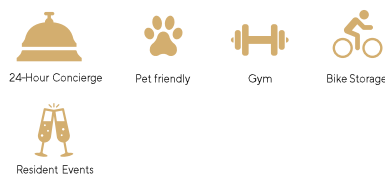
Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Manchester Life
- Operator:** Manchester Life
- Number of BTR homes:** 158
(45 x 1 beds, 101 x 2 beds, 12 x 3 beds)

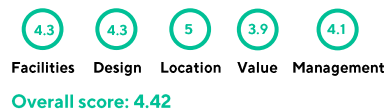
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£977 PCM	£1257 PCM	£1730 PCM

Amenities



HomeViews rating



Development photo



Poplin New Cross M4

Development Facts

- Current status:** Completed
- Completion date:** 2023
- Developer:** Mulbury City
- Operator:** Native
- Number of BTR homes:** 144
(49 x 1 beds, 92 x 2 beds, 3 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,191 PCM	£1,620 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Anco&Co Ancoats M4

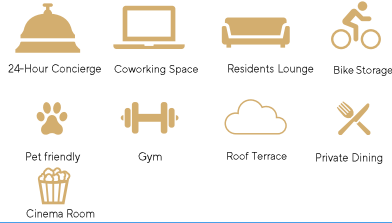
Development Facts

- Current status:** Completed
- Completion date:** 2020
- Developer:** Mulbury City
- Operator:** urbanbubble
- Number of BTR homes:** 143
(49 x 1 beds, 92 x 2 beds, 2 x 3 beds)

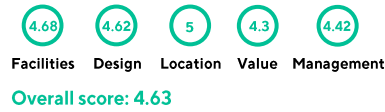
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,314 PCM	£1,512 PCM	NA PCM

Amenities



HomeViews rating



Development photo



The Astley Ancoats M4

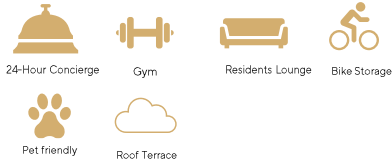
Development Facts

- Current status:** Completed
- Completion date:** 2019
- Developer:** Mulbury City
- Operator:** Savills
- Number of BTR homes:** 135
(6 x studios, 40 x 1 beds, 86 x 2 beds, 3 x 3 beds)

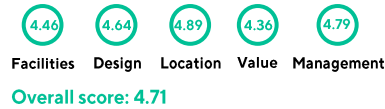
Rents

Studios	1-bed	2-bed	3-bed
£1,000 PCM	£1,161 PCM	£2,067 PCM	NA PCM

Amenities



HomeViews rating



Development photo



One Silk Street Ancoats M4

Development Facts

- Current status:** Completed
- Completion date:** 2022
- Developer:** Northern Group
- Operator:** Northern Group
- Number of BTR homes:** 75
(23 x 1 beds, 47 x 2 beds, 5 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,283 PCM	£1,725 PCM	£2310 PCM

Amenities



HomeViews rating



Development photo



Elevate Longsight M13

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Placefirst
- **Operator:** Placefirst
- **Number of BTR homes:** 53
(4 x studios, 35 x 1 beds, 13 x 2 beds, 1 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£948 PCM	NA PCM	£1400 PCM

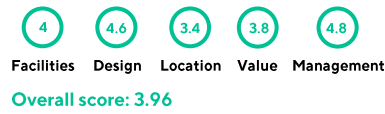
Amenities



Development photo



HomeViews rating



Manchester

Pipeline

Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
Trinity Islands	Renaker	GMCA	TBA	M3 4JW	Under Construction	1950
Red Bank	Far East Consortium	TBA	TBA	M40 7GS	Granted	1549
The Gasworks	MCR Property	TBA	TBA	M4 4DD	Granted	1117
Great Jackson Street (Plot F)	Renaker	TBA	TBA	M15 4AX	Granted	988
Great Northern Warehouse	Trilogy	Peterson	TBA	M3 4EN	Granted	746
Lumina Village	Glenbrook	GMCA	TBA	M16 0UH	Granted	639
The Fairfax	Olympian Homes	Round Hill Capital	TBA	M1 2WX	Under Construction	488
One Port Street	Select Property Group	Maslow	Affinity Living	M4 5BG	Under Construction	477
Collier Street	NPL/Engie	Moorfield	Allsop	M40 8HH	Granted	410
T2 Tower	Vita Group	Cain International/PGIM Real Estate	Union Living	M3 4JQ	Under Construction	388
T1 Tower	Vita Group	Cain International/PGIM Real Estate	Union Living	M3 4JQ	Under Construction	372
Swan House	RG Group	Ridgeback Group	Ridgeback	M4 5DF	Under Construction	370
Albert Bridge House	Oval Real Estate	TBA	TBA	M3 5AH	Granted	367
Arundel Street	Logik	TBAT	TBA	M15 4JZ	Granted	355
Sparkle Street	Central and Urban	TBA	TBA	M1 2NJ	Pre-Planning	354
The Castings	Packaged Living	Fiera Real Estate	Packaged Living	M1 2WW	Under Construction	352
One Cathedral Square	Property Alliance Group	TBA	TBA	M3 2EQ	Granted	300
Tariff Street	Axis Real Estate/Marco Living	TBA	TBA	M60 0TL	Granted	267
Downtown Victoria North	Mulbury City	Puma Property Finance	TBA	M4 4JD	Under Construction	237
Ancoats Works	Capital&Centric/Kamani Property Group	TBA	TBA	M4 7DS	Granted	193
Bendix Street New Cross	Mulbury City	Cheyne Capital Real Estate	TBA	M4 5FU	Under Construction	161
Ferrous	Capital & Centric	TBA	TBA	M1 2EX	Granted	107
Peelers Yard	CERT Property	Cookson	TBA	M4 5FR	Under Construction	81

Manchester

West Salford Map

Key to development symbols






- Operational
- Under Construction
- Granted
- In Progress
- Refused



Manchester

Central Salford Map

Key to development symbols

-  Operational
-  Under Construction
-  Granted
-  In Progress
-  Refused



Chapel Wharf Central Salford M3

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Dandara
- **Operator:** Dandara Living
- **Number of BTR homes:** 995
(164 x studios, 385 x 1 beds, 440 x 2 beds, 6 x 3 bed)

Rents

Studios	1-bed	2-bed	3-bed
£912	£1,038	£1,381	NA
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



New Maker Yards Central Salford M5

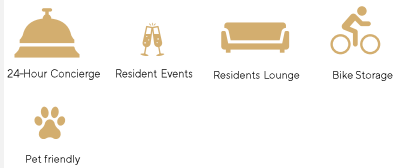
Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Scarborough
- **Operator:** Get Living
- **Number of BTR homes:** 823
(333 x 1 beds, 408 x 2 beds, 82 x 3 bed)

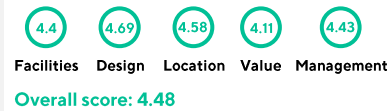
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,201	£1,466	£2,119
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Clipper's Quay Salford M5

Development Facts

- **Current status:** Completed
- **Completion date:** 2019
- **Developer:** Amstone
- **Operator:** Grainger
- **Number of BTR homes:** 614
(169 x 1 beds, 381 x 2 beds, 64 x 3 beds)

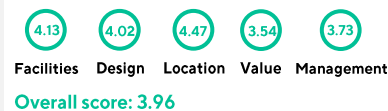
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,065	£1,310	£1,695
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Cortland Colliers Yard Greengate M3

Development Facts

- **Current status:** Completed
- **Completion date:** 2023
- **Developer:** Renaker
- **Operator:** Cortland
- **Number of BTR homes:** 559
(278 x 1 beds, 220 x 2 beds, 61 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA	£1,320	£1,749	£2,788
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



GreenGate Greengate M3

Development Facts

- **Current status:** Completed
- **Completion date:** 2016
- **Developer:** Renaker
- **Operator:** JLL
- **Number of BTR homes:** 497
(27 x 1 beds, 405 x 2 beds, 65 x 3 beds)

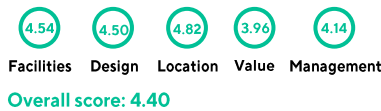
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,103	£1,387	£2,042
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Slate Yard Central Salford M5

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** English Cities Fund
- **Operator:** urbanbubble/Legal & General
- **Number of BTR homes:** 424
(198 x 1 beds, 181 x 2 beds, 45 x 3 beds)

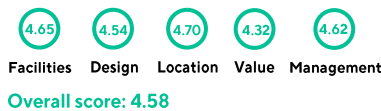
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,145	£1,616	£2,081
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Dock 5 Salford M5

Development Facts

- **Current status:** Completed
- **Completion date:** 2022
- **Developer:** For Housing
- **Operator:** For Living
- **Number of BTR homes:** 394
(149 x 1 beds, 174 x 2 beds, 54 x 3 beds)

Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£895 PCM	£1,069 PCM	£1,775 PCM

Amenities



HomeViews rating



Development photo



The Filaments Salford M3

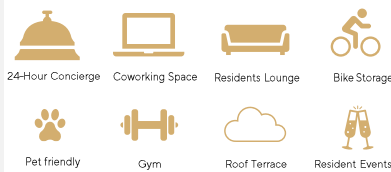
Development Facts

- **Current status:** Completed
- **Completion date:** 2022
- **Developer:** UKLP Gore St
- **Operator:** Grainger
- **Number of BTR homes:** 376
(98 x 1 beds, 228 x 2 beds, 39 x 3 bed, 11 x 4 beds)

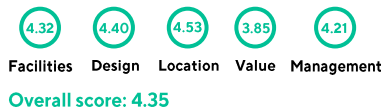
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,202 PCM	£1,524 PCM	£2,060 PCM

Amenities



HomeViews rating



Development photo



Affinity Living at Embankment West Salford M3

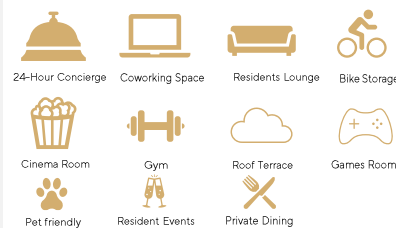
Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Vita Group
- **Operator:** Affinity Living
- **Number of BTR homes:** 356
(70 x studios, 101 x 1 beds, 170 x 2 beds, 15 x 3 beds)

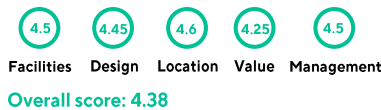
Rents

Studios	1-bed	2-bed	3-bed
£980 PCM	£1,240 PCM	£1,510 PCM	£1,950 PCM

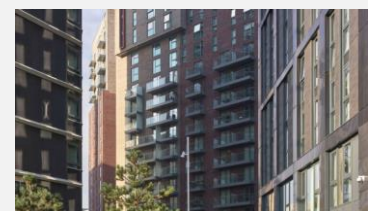
Amenities



HomeViews rating



Development photo



Anaconda Cut Greengate M3

Development Facts

- **Current status:** Completed
- **Completion date:** 2019
- **Developer:** Renaker
- **Operator:** Atlas Residential
- **Number of BTR homes:** 350
(48 x 1 beds, 268 x 2 beds, 34 x 3 beds)

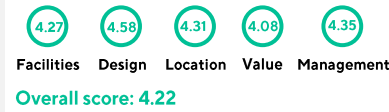
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,275 PCM	£1,536 PCM	£3,350 PCM

Amenities



HomeViews rating



Development photo



Empyrean Lower Broughton M7

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Countryside
- **Operator:** Simple Life
- **Number of BTR homes:** 298
(100 x 1 beds, 189 x 2 beds, 9 x 3 bed)

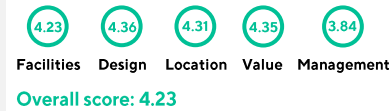
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,021 PCM	£1,172 PCM	NA PCM

Amenities



HomeViews rating



Development photo



Eda The Quays M50

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Cole Waterhouse
- **Operator:** Eda
- **Number of BTR homes:** 290
(127 x 1 beds, 156 x 2 beds, 6 x 3 beds)

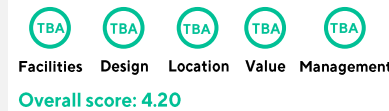
Rents

Studios	1-bed	2-bed	3-bed
NA PCM	£1,251 PCM	£1,747 PCM	£2,019 PCM

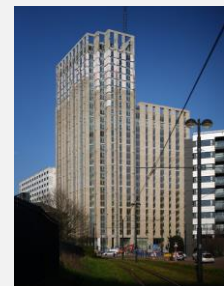
Amenities



HomeViews rating



Development photo



Duet MediaCity M50

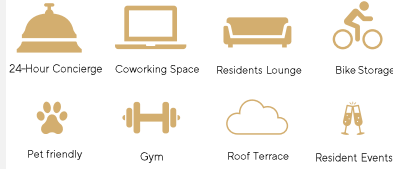
Development Facts

- **Current status:** Completed
- **Completion date:** 2019
- **Developer:** Glenbrook
- **Operator:** JLL
- **Number of BTR homes:** 270
(120 x 1 beds, 120 x 2 beds, 30 x 3 bed)

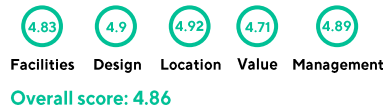
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,118	£1,403	£1,843
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Oxbow Central Salford M5

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Peterloo Estates
- **Operator:** Greystar
- **Number of BTR homes:** 246
(70 x 1 beds, 153 x 2 beds, 23 x 3 beds)

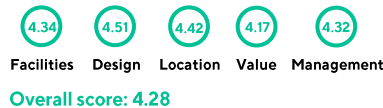
Rents

Studios	1-bed	2-bed	3-bed
NA	£1,113	£1,333	£2,285
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



The Green Rooms Media City M50

Development Facts

- **Current status:** Completed
- **Completion date:** 2020
- **Developer:** Peel Land & Property
- **Operator:** Amro Living
- **Number of BTR homes:** 238
(20 x studios, 114 x 1 beds, 85 x 2 beds, 19 x 3 beds)

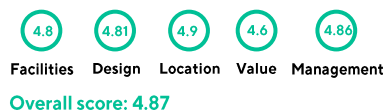
Rents

Studios	1-bed	2-bed	3-bed
NA	£960	£1,350	£1,675
PCM	PCM	PCM	PCM

Amenities



HomeViews rating



Development photo



Affinity Living Riverside Salford M3

Development Facts

- **Current status:** Completed
- **Completion date:** 2021
- **Developer:** Vita Group
- **Operator:** Affinity Living
- **Number of BTR homes:** 190
(44 x studios, 50 x 1 beds, 94 x 2 beds, 2 x 3 bed)

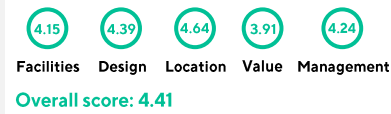
Rents

Studios	1-bed	2-bed	3-bed
£980 PCM	£1,240 PCM	£1,510 PCM	£1,950 PCM

Amenities



HomeViews rating



Development photo



Development Name	Developer	Funder	Operator	Postcode	Status	Number of BTR homes
Middlewood Locks (Plots E1 and E2)	Scarborough Group	TBA	TBA	M5 4GU	Granted	659
Gorton Street	Progressive Living	TBA	TBA	M3 7HR	Planning Submitted	568*
One Heritage Tower	One Heritage Ltd	TBA	TBA	M3 7NW	Granted	542
Berkeley Square	Eutopia Homes	Together	TBA	M5 3HP	Under Construction	500
Vista, Clipper's Quay	CERT	TBA	TBA	M50 3XP	Planning Submitted	402
Oldfield Wharf	Outwood Developments Ltd	English Cities Fund	TBA	M5 4PX	Under Construction	296
Church St Place	ArelSCO Ventures	TBA	Silverlane Developments	M30 0DF	Under Construction	272
Vista Tower	Forshaw	TBA	TBA	M50 3XP	Planning Submitted	261
Eccles New Road	Beech Holdings	TBA	TBA	M50 2NP	Refused	238*
New Maker Yards (Phase 3)	Scarborough Group	Levelling Up Home Building Fund	Get Living	M5 4GU	Under Construction	189
Cotton Quay	Royalton Group / Frogmore	TBA	TBA	M50 3XQ	Granted	180

*Co-Living

2023

**BTR OPEN &
OPERATING
REPORT
REGIONAL**

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Disclaimer

This report has been prepared as an informative BTR market snapshot for UKAA members to present information on operational BTR assets in Birmingham, Bristol, Leeds, Liverpool, and Manchester. The information presented in this report is based on data from Rightmove Plus, the Office for National Statistics, HomeViews, and Cortland Consult's own data sources and is up to date as of 20th October 2023. Where rental data has been absent from leading property portals, this data has been sourced from the operator's websites. HomeViews scores are subject to change at any point during the production of this report.