

Build to Rent Report 2026

May 2026

Our audience, your advantage

3 in 4 people find their rental home on Rightmove, compared to the next largest portal*

*Tenancies successfully completed between 1st January 2024 - 30th April 2025, compared to the next largest portal according to independent 3rd party Estate and Letting Agency CRM software company, Street.
www.rightmove.co.uk/c/claims

Build to Rent Report 2026

This annual study remains a key element in our wider strategy to support and champion the BTR industry in the UK.

In this, our seventh annual Build to Rent report, drawing from the largest dataset on the UK BTR resident experience, we find ourselves exploring record ratings that reflect the unique proposition that BTR has to offer renters, and its continued drive to create the best possible resident experience.

Some of the themes we explore in this year's report include Single Family and Co-living establishing themselves as crucial and successful subcategories, and we celebrate London's BTR communities making huge gains to narrow the gap between BTR ratings in the capital and the rest of the UK.

We also take a look at the specific elements of BTR communities that enquirers engage with on Rightmove. We go on to illustrate how our demand and pricing data can unlock new insights right down to a Local Authority level.

Lastly, we highlight all the nominees and winners of our 2026 Resident Choice Awards, held in Birmingham back in February. This is a 'who's-who' of the top performers driving the impressive resident satisfaction levels you'll see in the rest of the report.

We hope these findings serve to even further underpin strong confidence in the BTR sector, and inspire efforts to find ways through the regulatory, economic and legislative challenges that could hinder the expansion of this remarkable success story.

Alex Slater
Director –
Rental Operators
& New Homes



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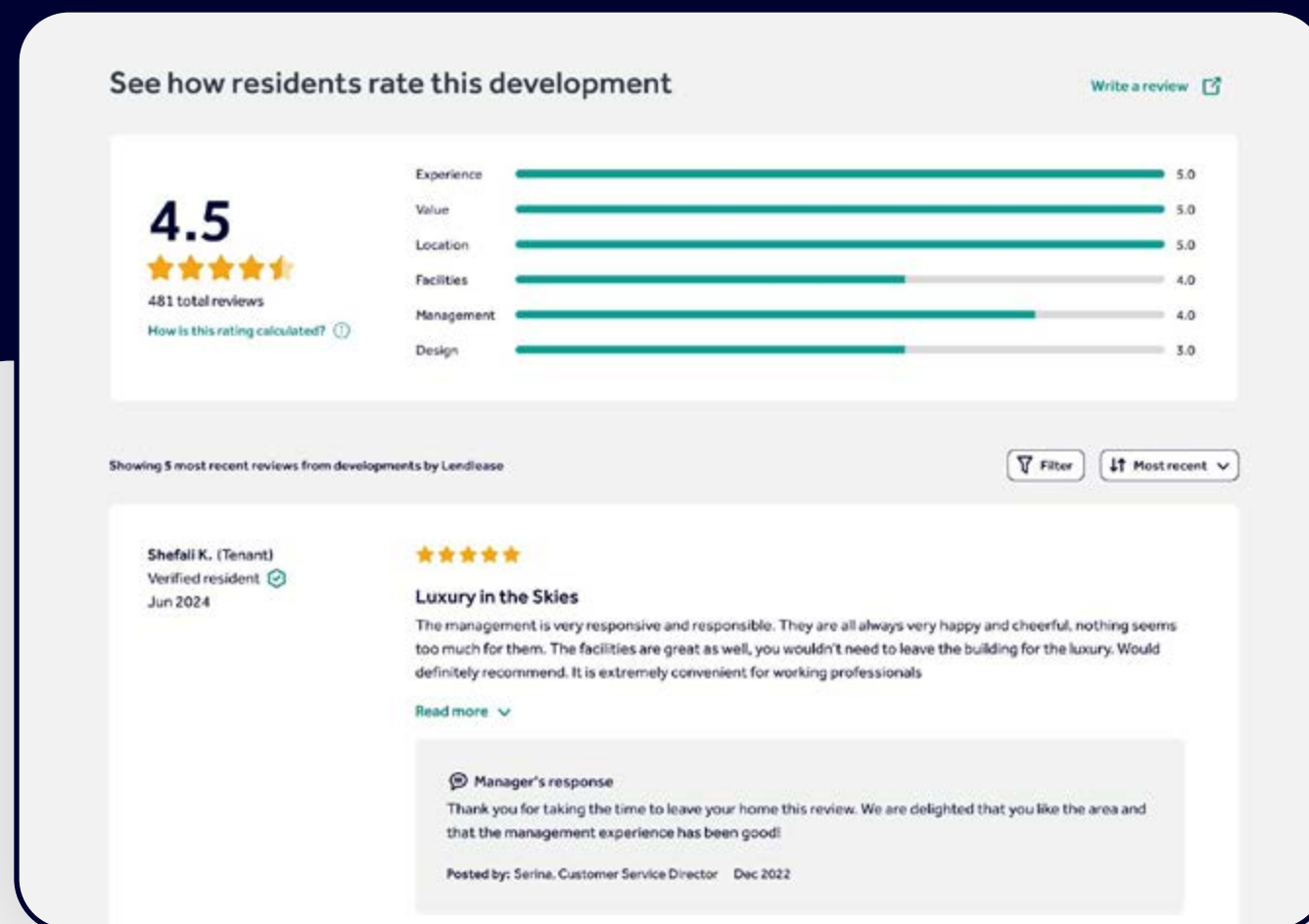
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AWARDS 2026

Take control of your reputation

Influence renters in the place they search for property.



Turn your reviews into a powerful marketing tool on Rightmove. Leverage your reputation to tell your story and influence renters earlier.

Filter by

- Verified residents
- Non-verified residents
- All residents

Star rating

1 star 2 star 3 star 4 star 5 star

Clear filters Cancel Show Results

We've recently expanded how reviews appear on Rightmove developments, so renters can now browse, sort and filter all their available HomeViews reviews in one place.

**Request a call
with a Reviews
specialist**

rightmove

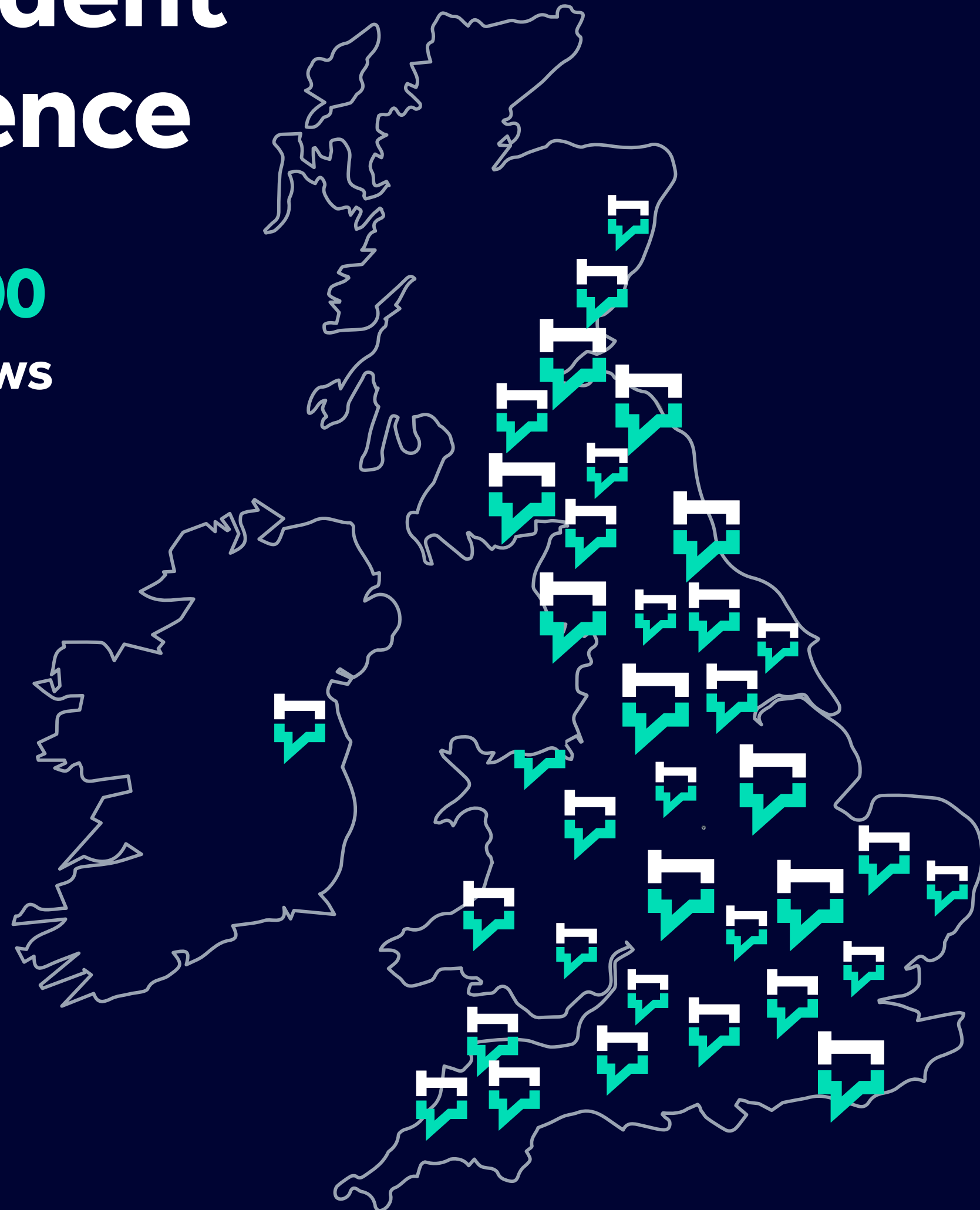
The largest dataset on the UK resident experience



Over 60,000 resident reviews

700+ brands with reviews on HomeViews

3,000+ residential communities



2026 Report Data

This report focuses on HomeViews Verified data from 2025 and our 'all-time' data that runs back to 2019. We also draw from the millions of data points available on Rightmove.

6,531
Verified BTR reviews this year

27,463
total verified BTR reviews

Over 60,000
resident reviews

851
All BTR communities

Over 3,000
residential communities

(All-time data)

rightmove

16.8bn minutes spent on Rightmove⁽¹⁾ – **Over 80%** of all time spent on UK property portals in 2025 was spent on Rightmove⁽²⁾

(1) Google Analytics. Time spent on Rightmove website and apps in 2025

(2) Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, December 2025.

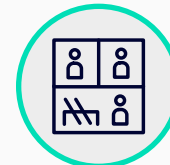
Data subcategories

The ongoing diversification of the Build to Rent sector brings with it the need to accurately and consistently define the various subcategories. While debate continues around the relative merits of subcategory labels, we continue to use the following to aid continuity with previous reports.



Pure BTR

Specifically designed rental apartment communities, mainly in city/town centre locations, offering a wide range of dedicated facilities and on-site professional management.



Co-living

Purpose-built compact rental apartments generally comprising studio and small one-bedroom units in a curated community. Commonly featuring high-quality communal amenity spaces.



Single Family Housing (SFH)

Mainly new build houses and town houses professionally rented and managed, often in suburban locations and increasingly offering communal resident amenity spaces.



PRS

Collections of residential apartments or houses professionally rented and managed but not originally designed for renting. Resident amenities tend to be minimal.



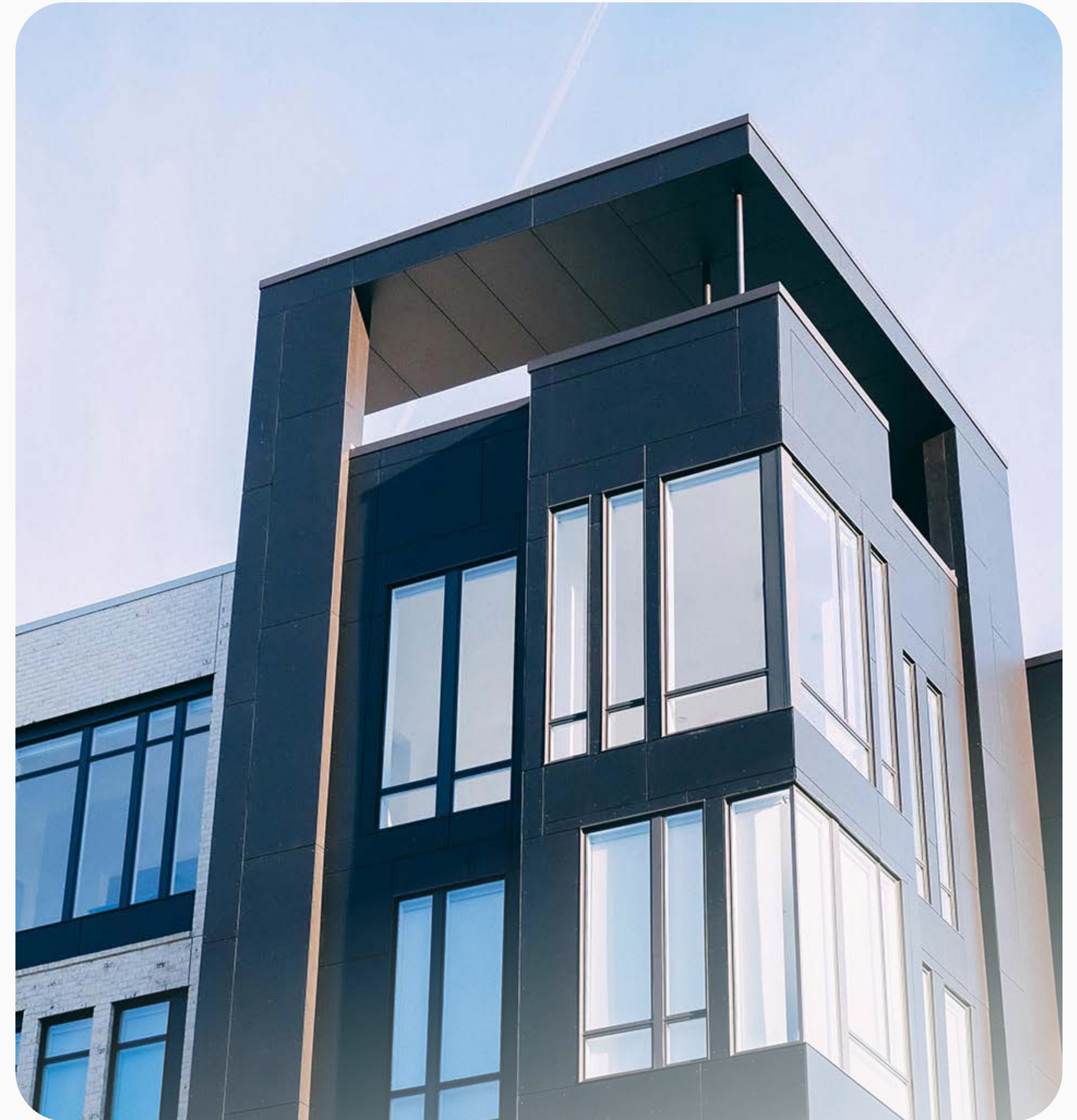
For Sale

New build sales developments, including apartments, housing, or combined schemes.



Housing Development

New build sales housing developments, usually located in suburban or rural locations.



Key findings

Resident sentiment

- Build to Rent residents gave their homes record high ratings for the third year in a row in 2025, with an Overall rating of 4.60 out of 5.
- Record ratings for BTR were seen across all rating categories in 2025, with Value ratings seeing the greatest increase to reach 4.41 out of 5.
- London BTR had another strong year, contributing to the national ratings uplift and coming close to catching up with ratings for the rest of the UK.
- For the fifth year running, BTR residents rated their homes higher than private tenants in comparable new build homes.

Subcategories

- Management was the category where BTR demonstrated the greatest difference in ratings over tenanted new build homes, averaging 16% higher ratings across the past five years.
- Single Family Housing ratings were 14% higher overall than ratings from tenants and owners in new build housing, when looking at an average from the past five years.
- Co-living resident ratings remain high overall at 4.50 out of 5, but dipped slightly in 2025 with the subcategory facing the challenge of sustaining resident satisfaction as portfolio and development sizes increased.
- BTR has performed consistently well since 2020, avoiding the marked dip in ratings experienced by PRS during the pandemic.

Connecting renters with BTR

- When compared to PRS enquirers, BTR enquirers were seen to be more likely to be moving by themselves, want to move in 3 months' time or longer, and were less likely to have a pet.
- All the top 10 highest-rated BTR communities in 2025 offered co-working spaces, resident events and pet-friendly options. Only around a third of the lowest-rated communities offered these facilities.
- The facilities that saw the greatest increase in inclusions on Rightmove BTR listings in 2025 were cleaning services (+15%), roof terrace (+15%) and pet friendly facilities (14%).
- 24-hour maintenance was the facility associated with the most enquiries when included in Rightmove listings, closely followed by long-term contracts – now obsolete under Renters' Rights changes.
- Specific mention of a gym is more closely connected to greater demand on Rightmove BTR listings than the more generic 'leisure facilities', and the term 'shared workspace' was connected to greater demand than 'co-working'.
- The West Midlands was a high-momentum growth region for BTR in 2025. The fastest growing region for available supply, West Midlands had stock levels more than triple that of 2024.
- Since 2023, supply of BTR homes in London has been increasing consistently, with more than 50% growth in available listings between 2023 and 2025.

Build to Rent

Resident Sentiment

Record BTR ratings for third year in a row

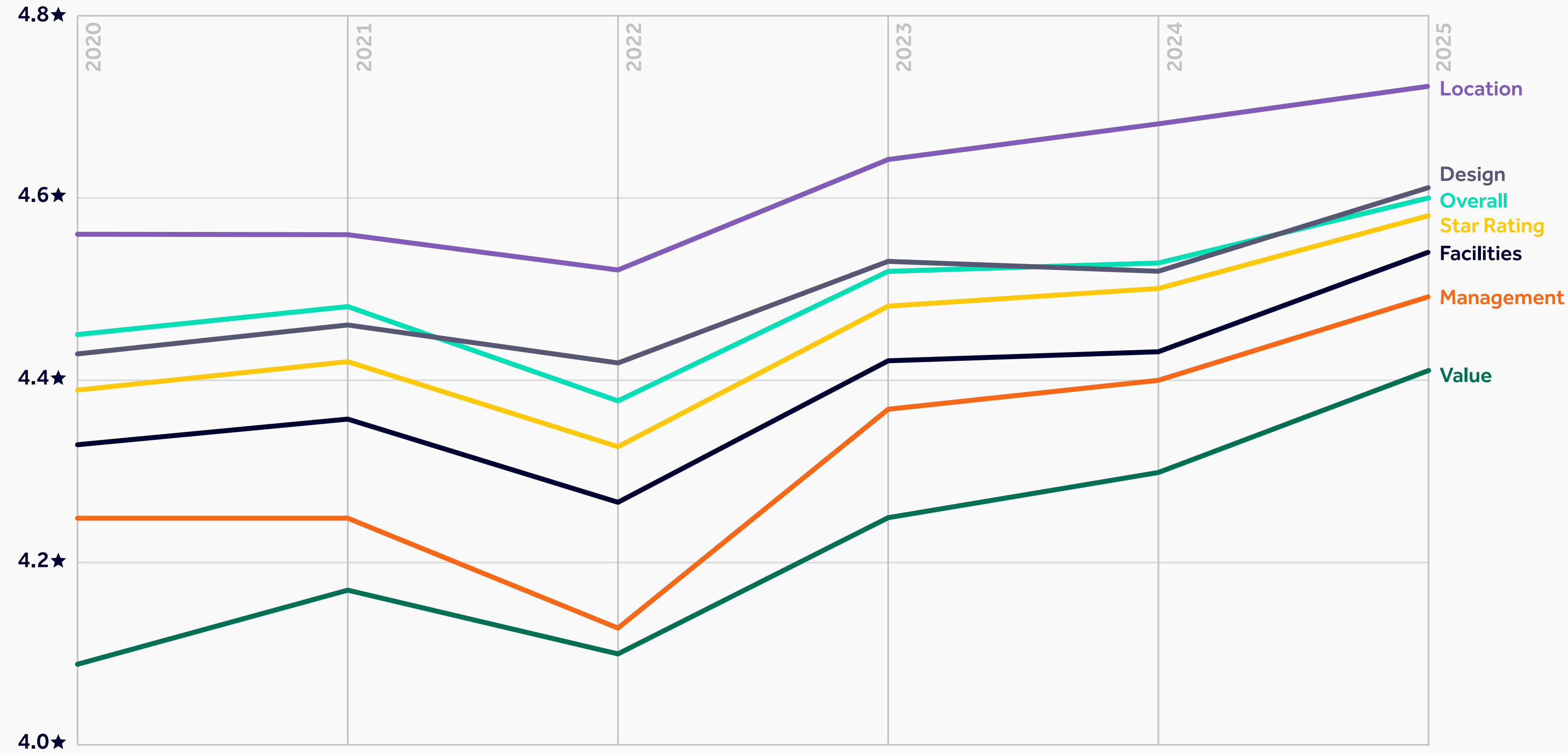
 All BTR saw notable ratings improvements across every category in 2025, with Value ratings seeing the greatest increase.

2025 was a record year for BTR resident ratings across the board. The Overall ratings for All BTR hit 4.60 out of 5 – up from 4.53 in 2024.

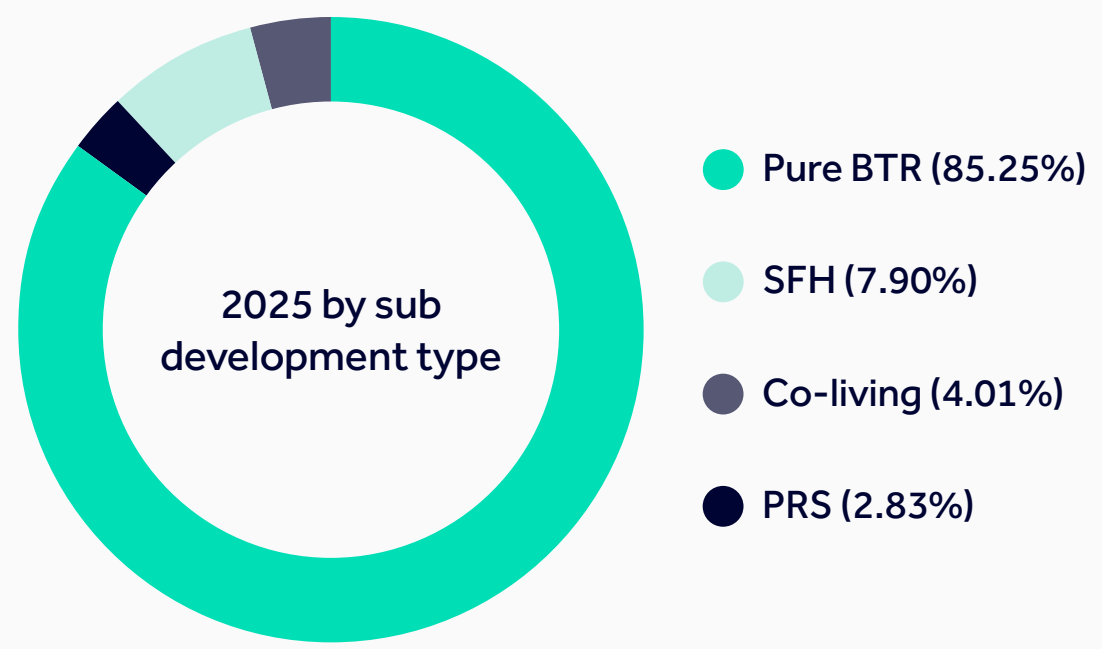
After a more subtle uplift in ratings in 2024, all categories saw notable ratings improvements in 2025. Value ratings achieved the biggest jump over the previous year, reaching 4.41 – up from 4.30 in 2024.

Although Value remains the lowest rated category for All BTR, it has been closing the gap over the past two years. Location remained the highest-rated category in 2025 with a score of 4.72.

All BTR verified ratings over time 2020-2025



All BTR Reviews Breakdown



London BTR ratings catching up with the rest of the UK



London Value and Management ratings again saw the greatest increase of all categories between 2024-25

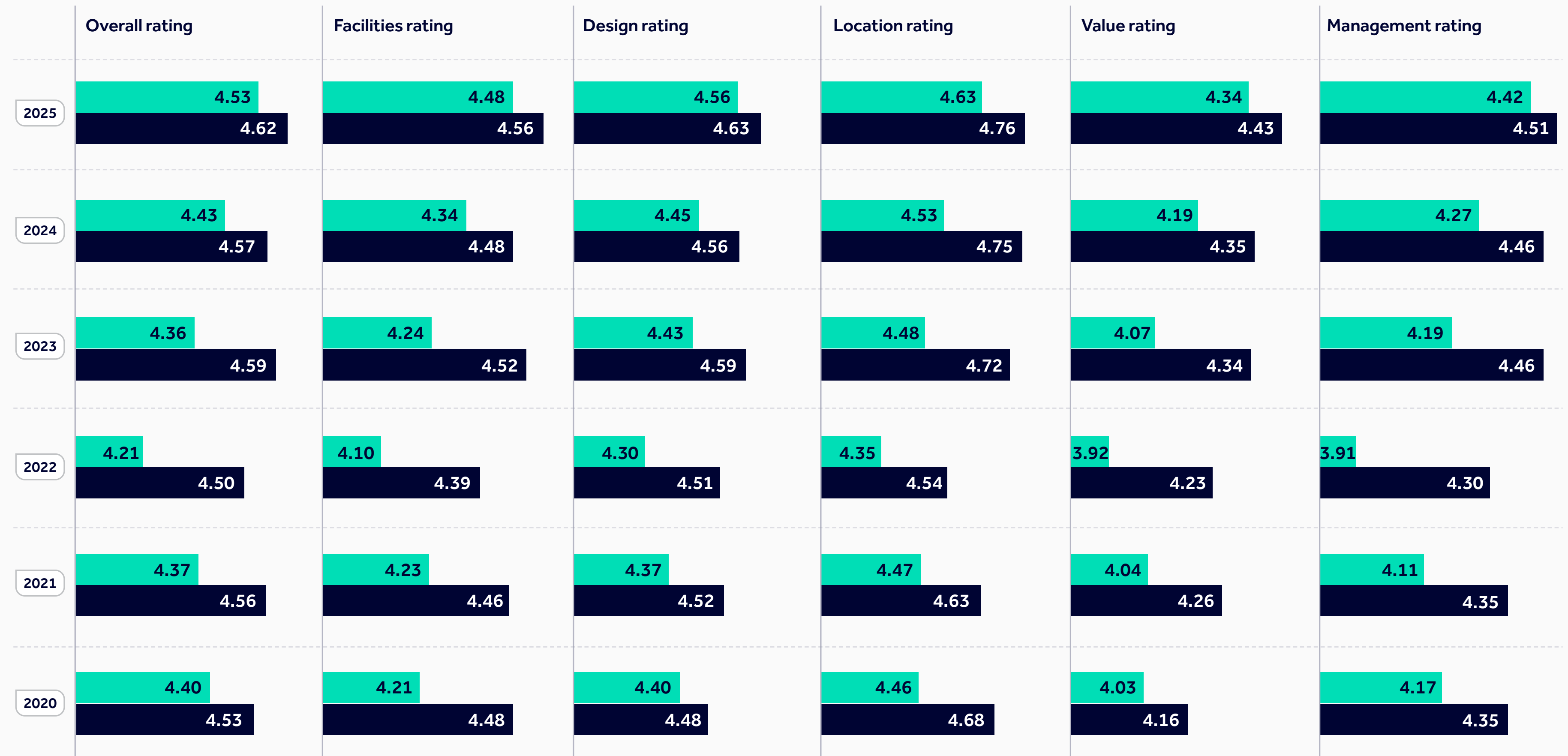
With 36% of our reviews coming from London communities in 2025, it's useful to consider the capital in comparison to the rest of the UK.

After a strong year for ratings in 2024, London BTR communities saw considerable uplift again in 2025. Value and Management ratings saw the most improvement year-on-year, rising to 4.34 and 4.42 respectively.

Although London still lags behind the rest of the UK on all ratings categories, its steady improvement since the post-Covid ratings dip in 2022 has seen it catch up to ratings for the rest of the country.

London rating vs. rest of the UK

London Rest of the UK



“There is a great community here, lovely facilities, friendly staff and I am super happy to have found it. I will stay here as long as I live in London.”

Verified Resident on HomeViews, Blackhorse Mills E17, Dec 2025

BTR and SFH rated higher than comparable new build formats

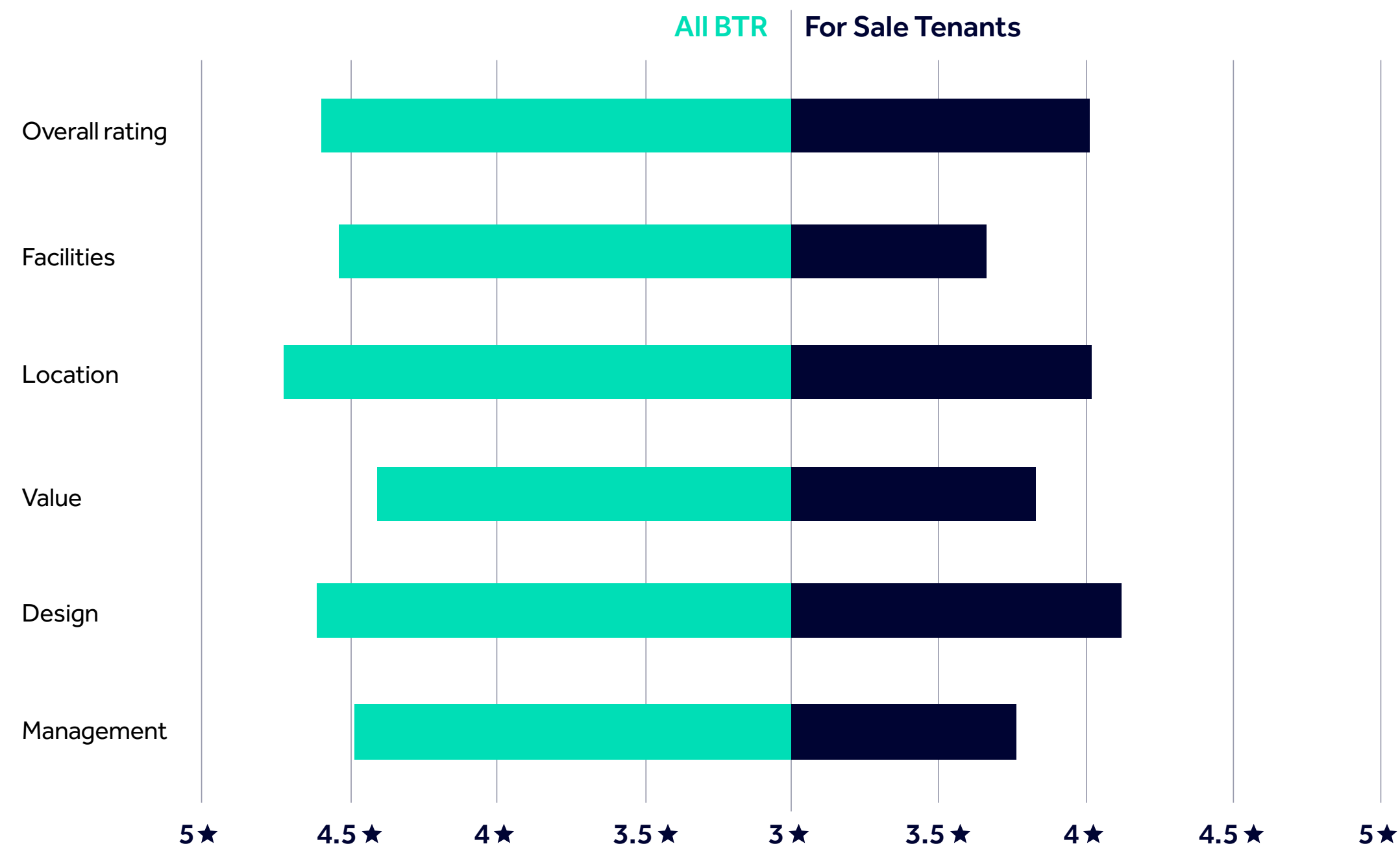
Every year since 2020, BTR residents have rated their homes higher than private tenants in comparable new build homes. Here we see the 'all-time' data summary, as the trends remain broadly similar year-on-year. Overall ratings were 9% higher for BTR than ratings from new build tenants.

Management is the category where the difference is most stark, with 16% higher ratings from BTR residents than private new build tenants. BTR was also rated 10% higher for facilities and 9% higher for Value.

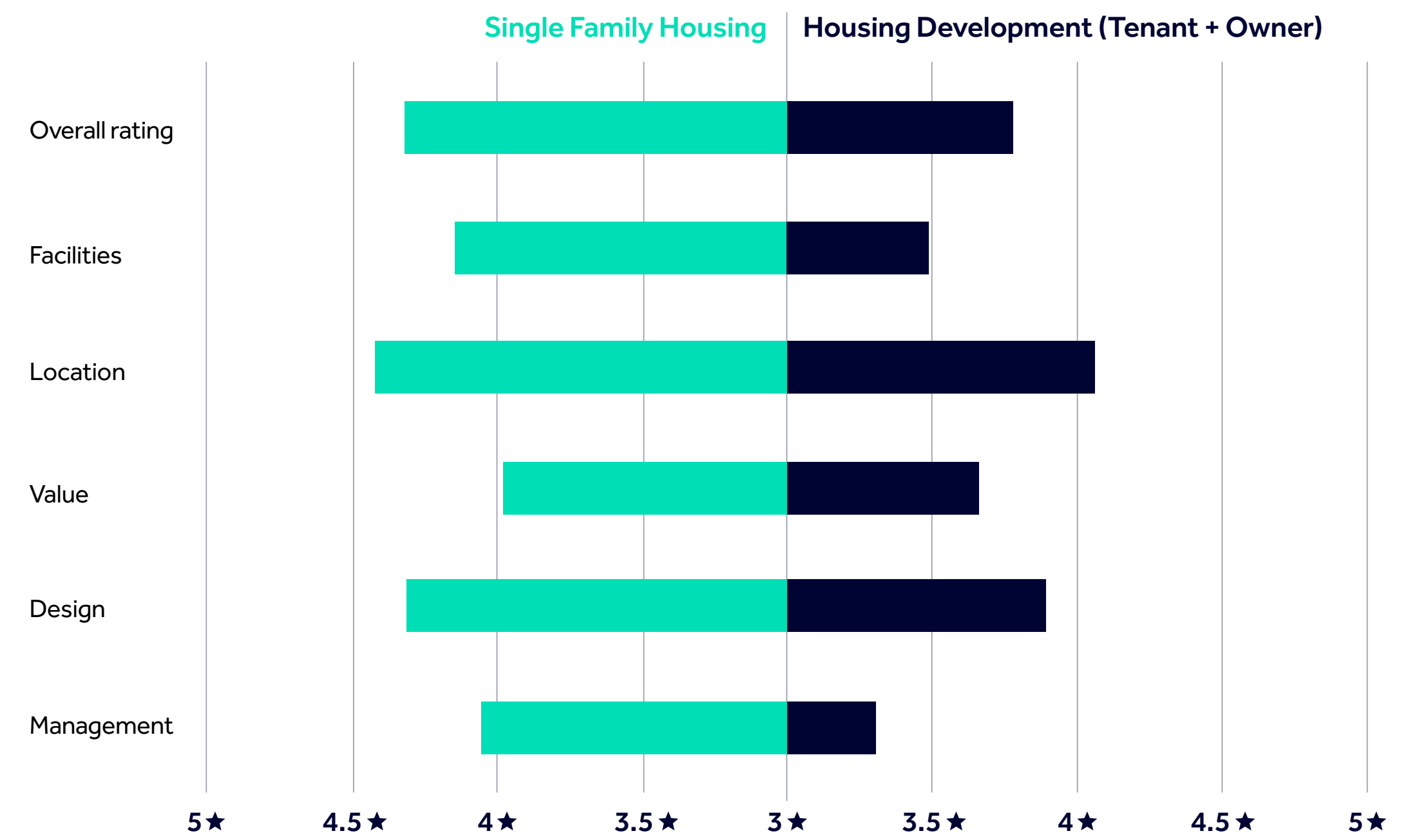
We also analysed ratings from Single Family Housing (SFH) residents vs. ratings from Tenants + Owners in new build Housing Developments. Similar to All BTR, trends for this comparison remain broadly consistent year-on-year, so all-time data is shown here.

The contrast between these housing formats is even more stark than the All BTR comparison. Overall, ratings were 14% higher for SFH than those from Tenants + Owners in Housing Developments. The categories where SFH was seen to really outshine Housing Developments were Facilities (+19%) and Management (+23%).

All BTR vs. private tenant ratings for new build homes



SFH vs. Tenant + Owner ratings for Housing Developments (all-time data)



Pure BTR regains top ratings among industry subcategories

 Co-living faces the challenge of sustaining high resident satisfaction as portfolio and development sizes increase.

Looking at the ratings breakdown for BTR subcategories in 2025, we see a familiar pattern. Pure BTR and Co-living secure the highest ratings, with Pure retaking the crown from Co-living as BTR's top-rated format in 2025, with an Overall rating of 4.63.

Co-living Overall ratings dipped from 4.66 in 2024 to 4.50. Following a record year for investment in 2024 and ongoing expansion, the sector faces the challenge of sustaining resident satisfaction as portfolio and development sizes increase.

Single Family Housing (SFH) saw ratings in 2025 similar to the previous year. This less amenitised format still generated an increased Facilities rating of 4.15 in 2025, up from 4.06 in 2024. SFH Design and Location ratings also climbed higher in 2025.

“The shared facilities at Sunday Mills truly elevate the living experience beyond what you’d find in traditional rentals.”
 Verified Resident on HomeViews, Sunday Mills SW18 (Co-living), May 2025

2025 ratings by BTR subcategory



BTR achieves consistent resident satisfaction vs. PRS

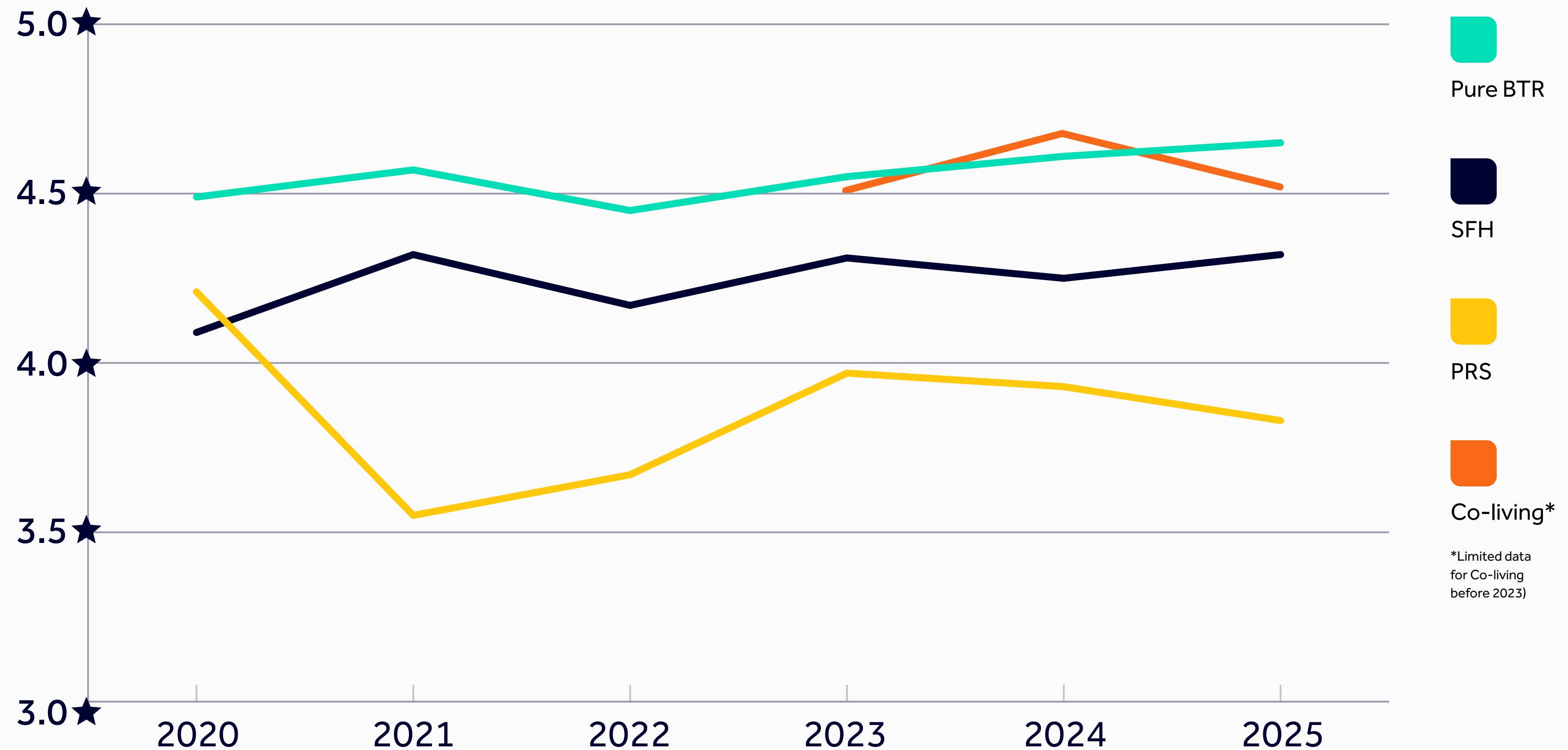
BTR performs consistently well in comparison with PRS, which suffered more significant ratings drops around the Covid lockdowns and has failed to regain ratings levels achieved in 2020.

Looking at subcategory ratings over time we see that Pure BTR and Single Family generated most of the BTR uplift in 2025.

PRS saw a significant decline in ratings in 2021 during Covid. The subcategory has yet to regain ratings levels seen in 2020, dipping down to 3.83 in 2025.

SFH has performed consistently since 2020, holding its Overall rating above 4 and pushing up slightly to 4.26 in 2025. SFH Value ratings remain just below 4, however, suggesting residents could be more convinced of the format's benefits.

Overall subcategory rating over time



“There’s a strong community feel here – from social events to casual chats in the lift, it’s easy to connect with neighbours if you want to. But you’ve also got your privacy when you need it.”

Verified Resident on HomeViews,
The Almere, MK9, May 2025

Connecting renters with BTR

What are BTR enquirers looking for?

 BTR Percentage Enquiries

 PRS Percentage Enquiries

Rightmove's Enhanced Leads allow partners to pre-qualify renters and quickly match them to available properties.

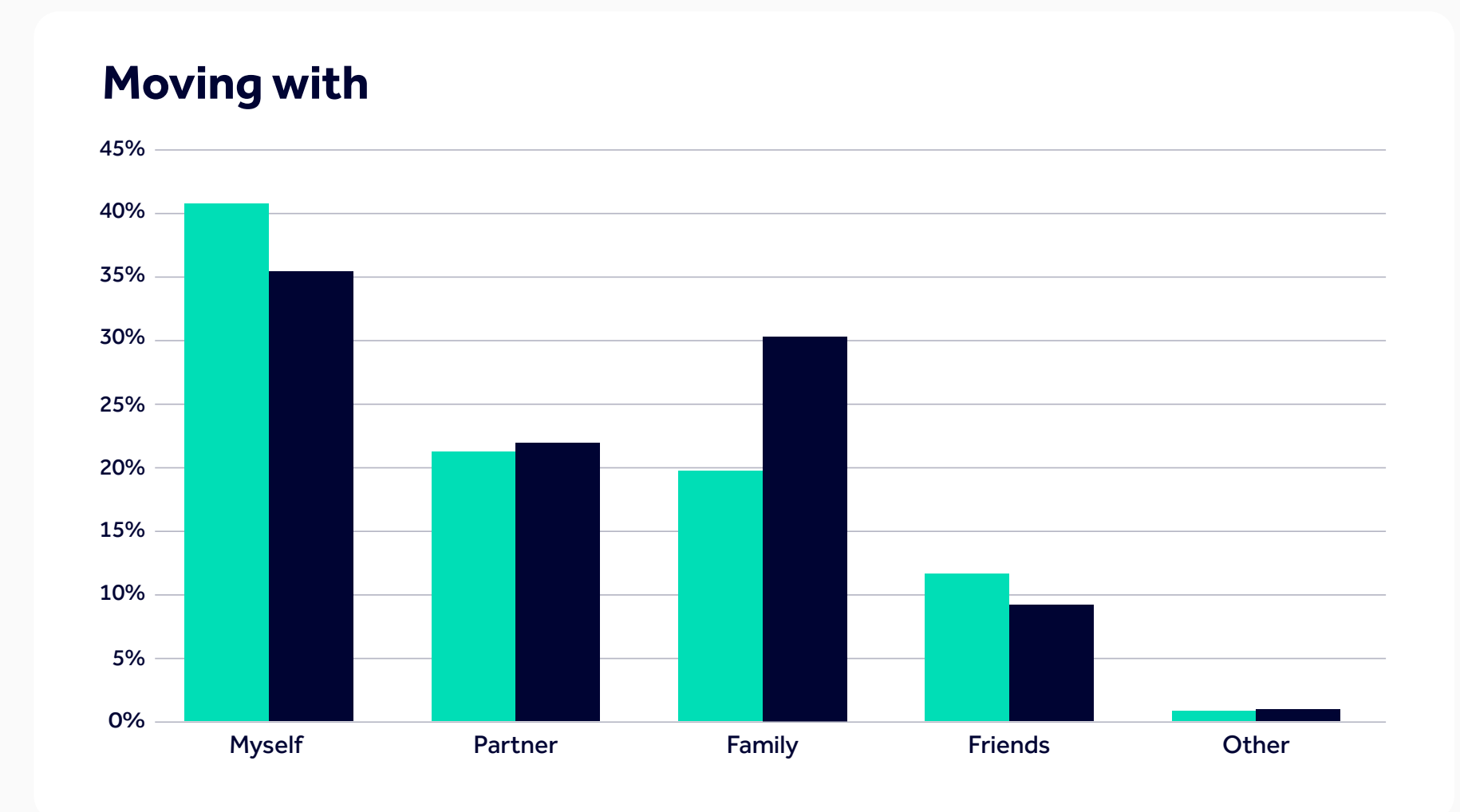
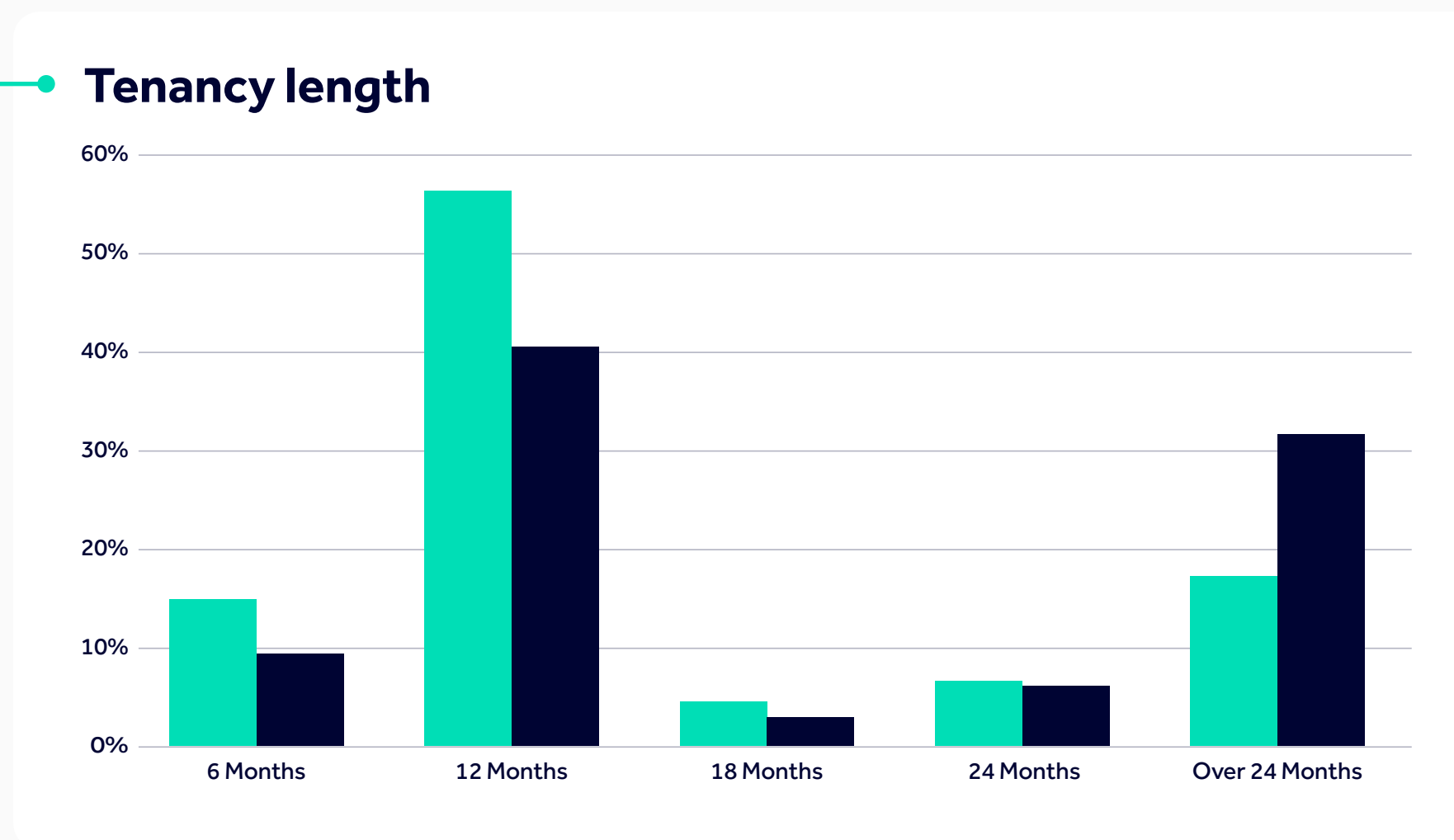
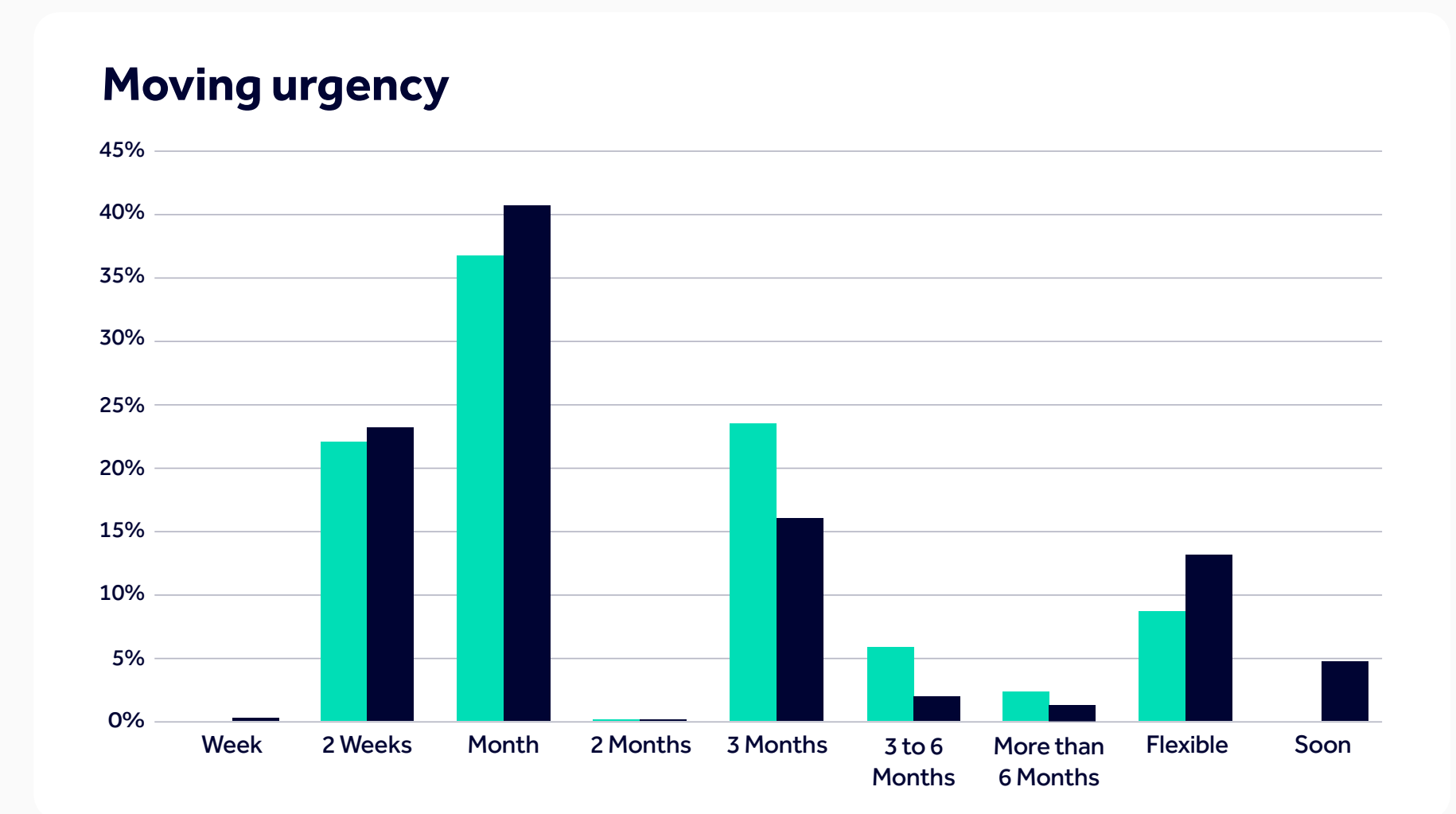
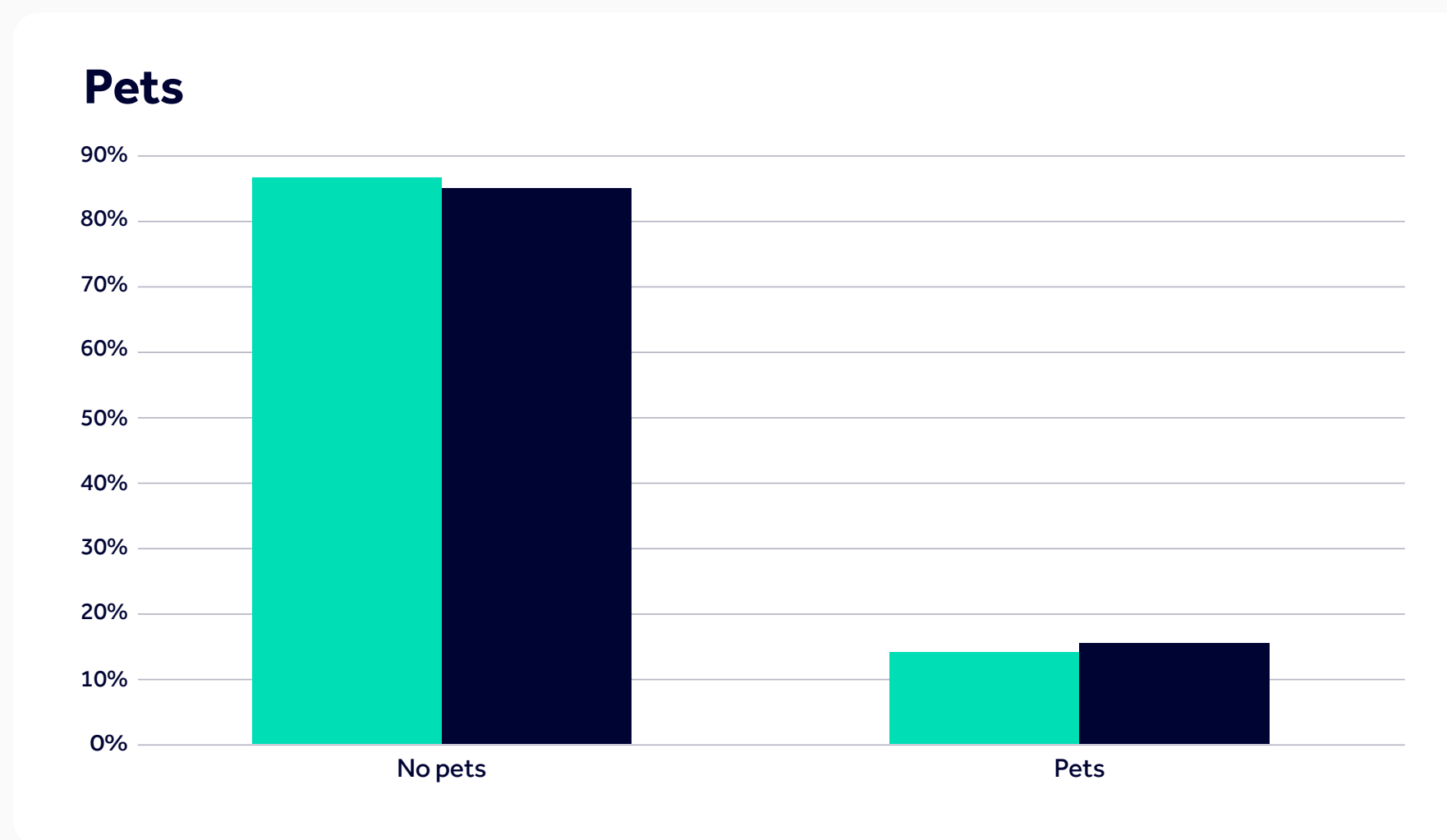
This data also serves to enrich partners' databases and benchmark demographics across developments.

On a national level, this data provides a unique overview into the needs of renters enquiring about BTR homes. Partners with access to this local data can also tailor their products and marketing to very specific audiences.

While tenancy lengths will no longer be contractual following Renters' Rights legislation, they give a useful indication of the differing preferences and intentions of PRS and BTR enquirers.

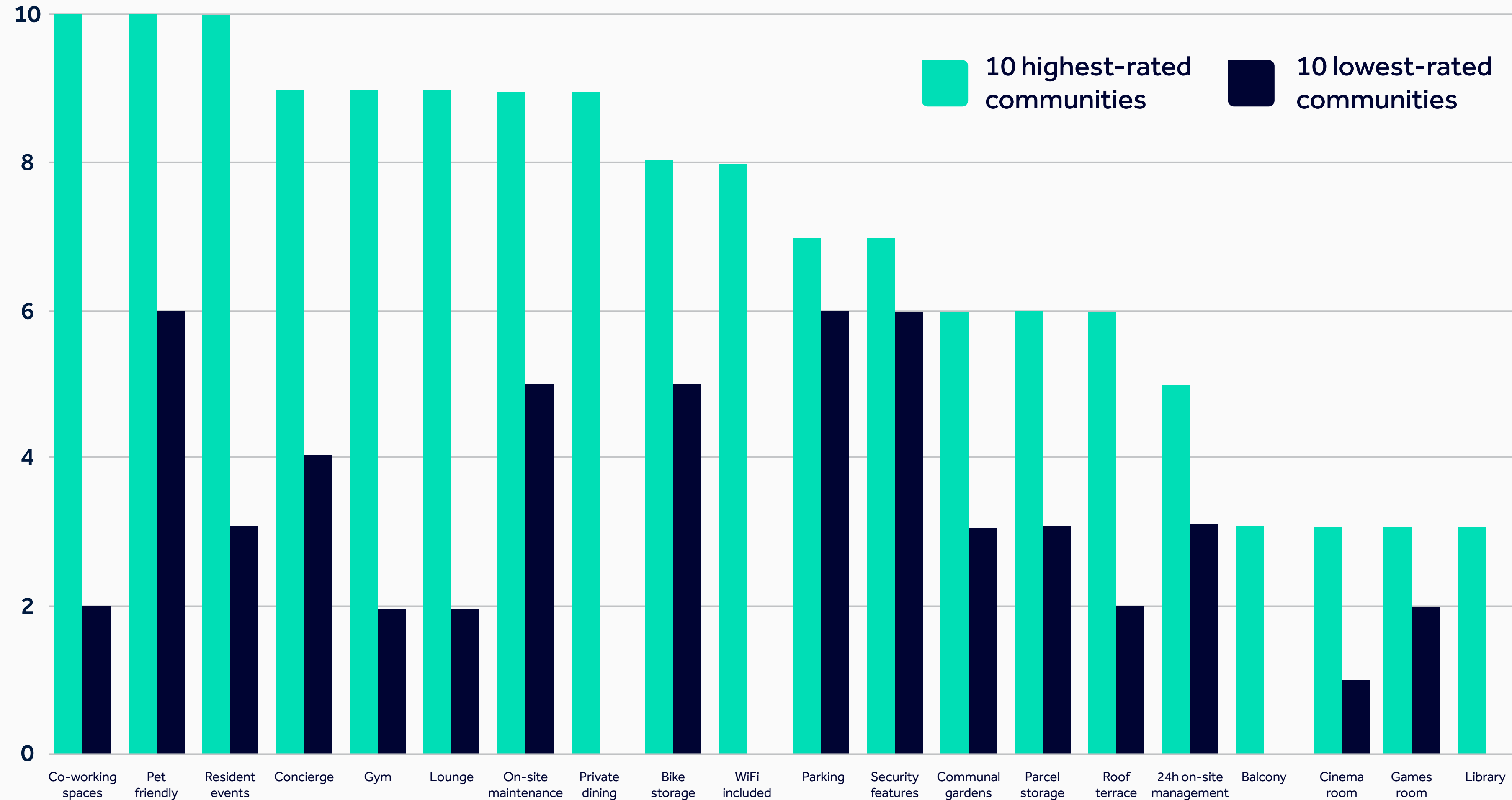
Interestingly, stable, longer-term tenancies had previously been a selling-point for BTR. But this data suggests that BTR enquirers tend towards shorter, more flexible terms, while PRS enquirers are more interested in being contracted for longer.

However, this will also be as a result of the limited availability of SFH and larger apartments suited to families who usually need less flexibility in their terms.



Which facilities do top-rated communities offer?

Facilities at 10 highest / lowest rated communities by Facilities rating (All BTR)



Starting with HomeViews data on Facilities, here we look at the 10 highest- and 10 lowest-rated BTR communities by Facilities Rating.

We show here which facilities are offered by each group. The Top 10 all offered Co-working, Pet friendly and Resident events. Only two of the lowest-rated communities offered Co-working, Gym and Lounge, which were all strongly associated with the higher-rated schemes.

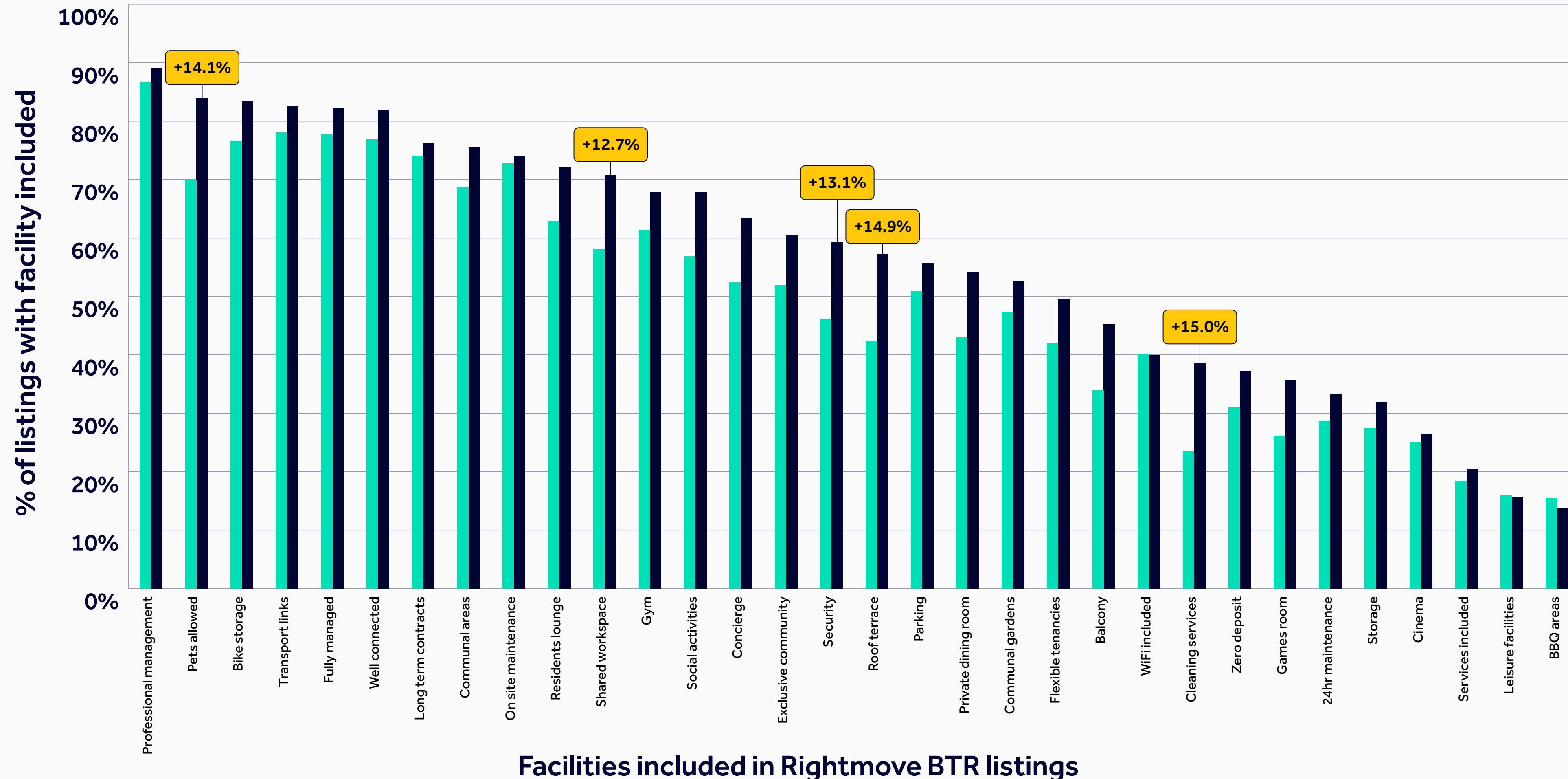
Offered by all top-rated communities for facilities

-  Co-working spaces
-  Pet friendly
-  Resident events

What facilities are BTR operators advertising in Rightmove listings?

Advertised facilities in BTR listings on Rightmove: 2024 vs. 2025

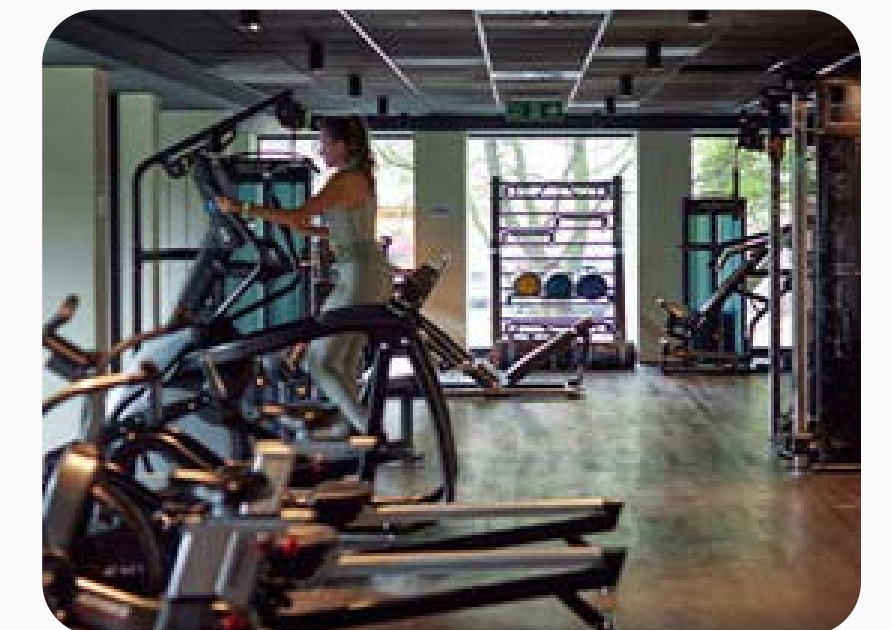
■ 2024 Percentage including facility
 ■ 2025 Percentage including facility



Built for Renters listings on Rightmove include a breakdown of facilities offered ('Key features').

This graph compares facilities included on listings in 2024 with the same data from 2025.

'Professional management' remains the most-mentioned facility, while 'Pets allowed' saw the biggest increase in mentions year on year, perhaps due to increased coverage of the topic prior to Renters' Rights changes taking place.



Kampus, M1- By Native Communities

Which facilities generate the most demand in Build to Rent listings?

This data shows how the inclusion of specific facilities in listings correlates with the average number of enquiries generated.

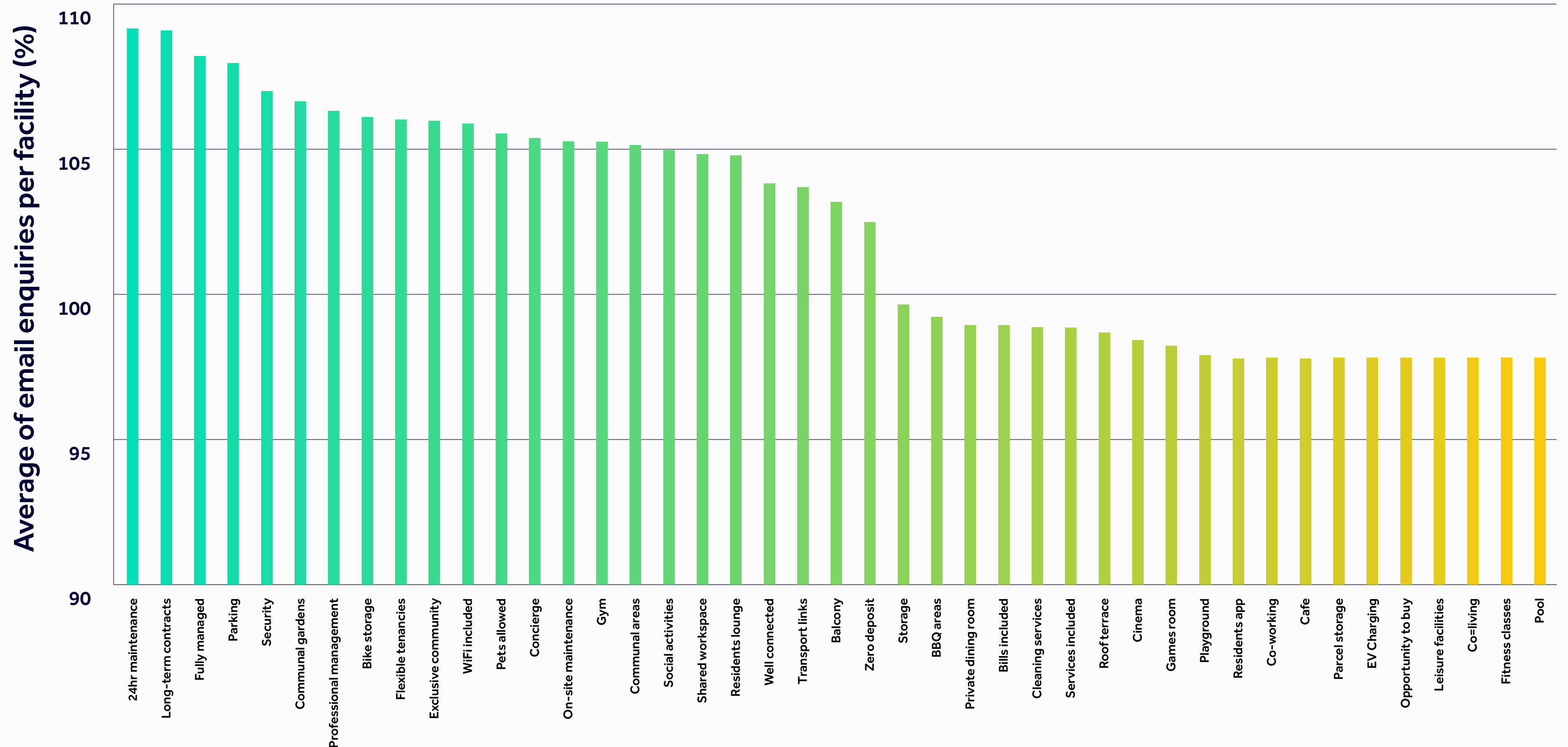
24-hour maintenance was the facility associated with the most enquiries, closely followed by Long-term contracts – now obsolete under Renters’ Rights changes.

Specific mention of a gym is more closely connected to greater demand than the more generic facility ‘leisure facilities’. It’s also interesting to see the term ‘Shared workspace’ connected to greater demand than the term ‘Co-working’.



24-hour maintenance was the facility associated with the most enquiries.

Demand per facility included in Rightmove BTR listings



“I’ve lived in a couple other buildings and it has always been a battle to get things sorted but not at the Whitmore Collection [...] Thank you!”

Verified Resident on HomeViews
The Whitmore Collection B3, Nov 2025

Introducing the new Rental Development Listing

rightmove 

A dynamic, lifestyle-driven listing
built to influence renters, earlier.

A bigger listing

Take up twice the amount of space in search results than the Built for Renters listing.

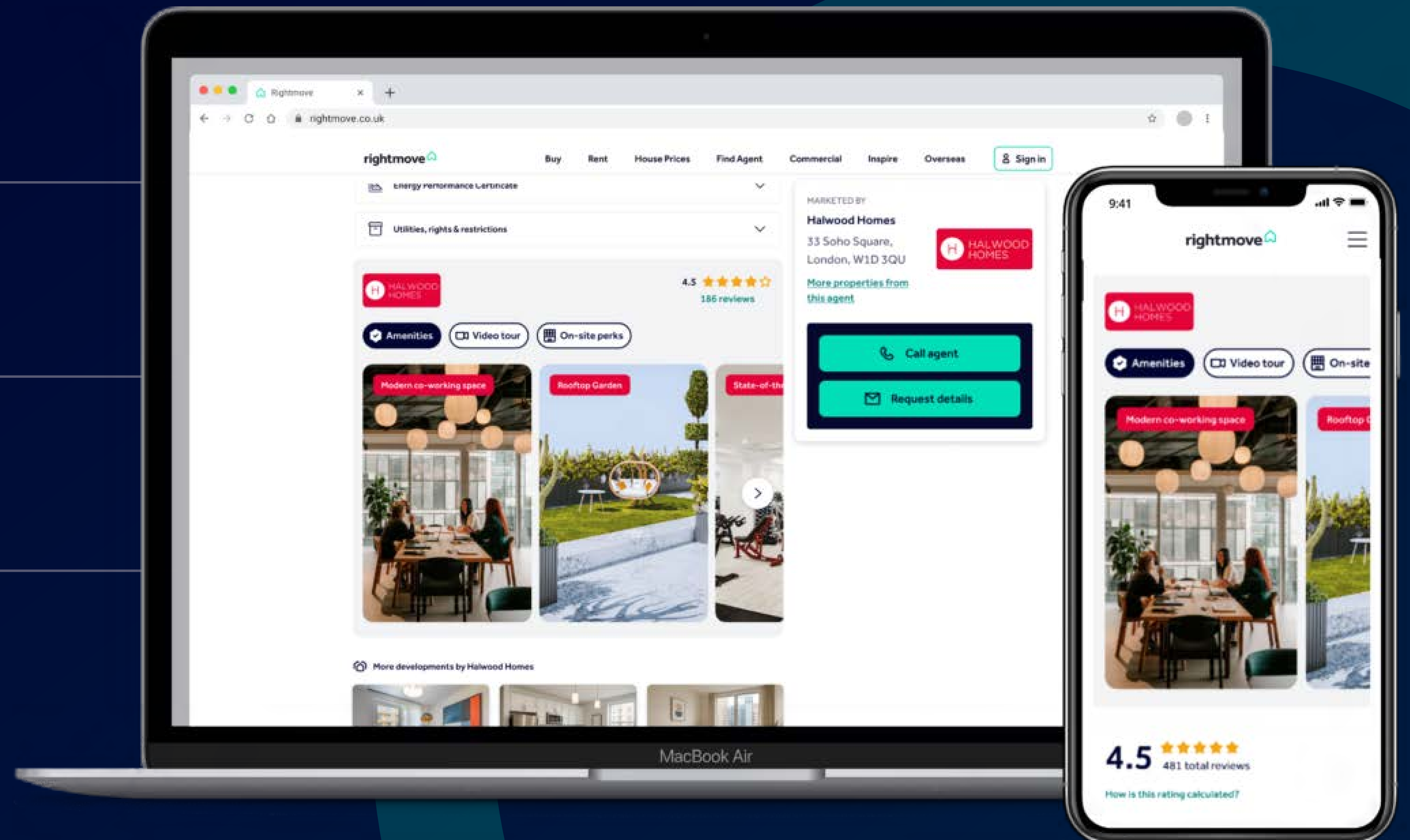
Showcase more available properties

With up to five property slots on the carousel, that's up to 5 x more visibility of your available properties.

Highlight your development perks

Put the lifestyle at your development front and centre in search and on the property details page.

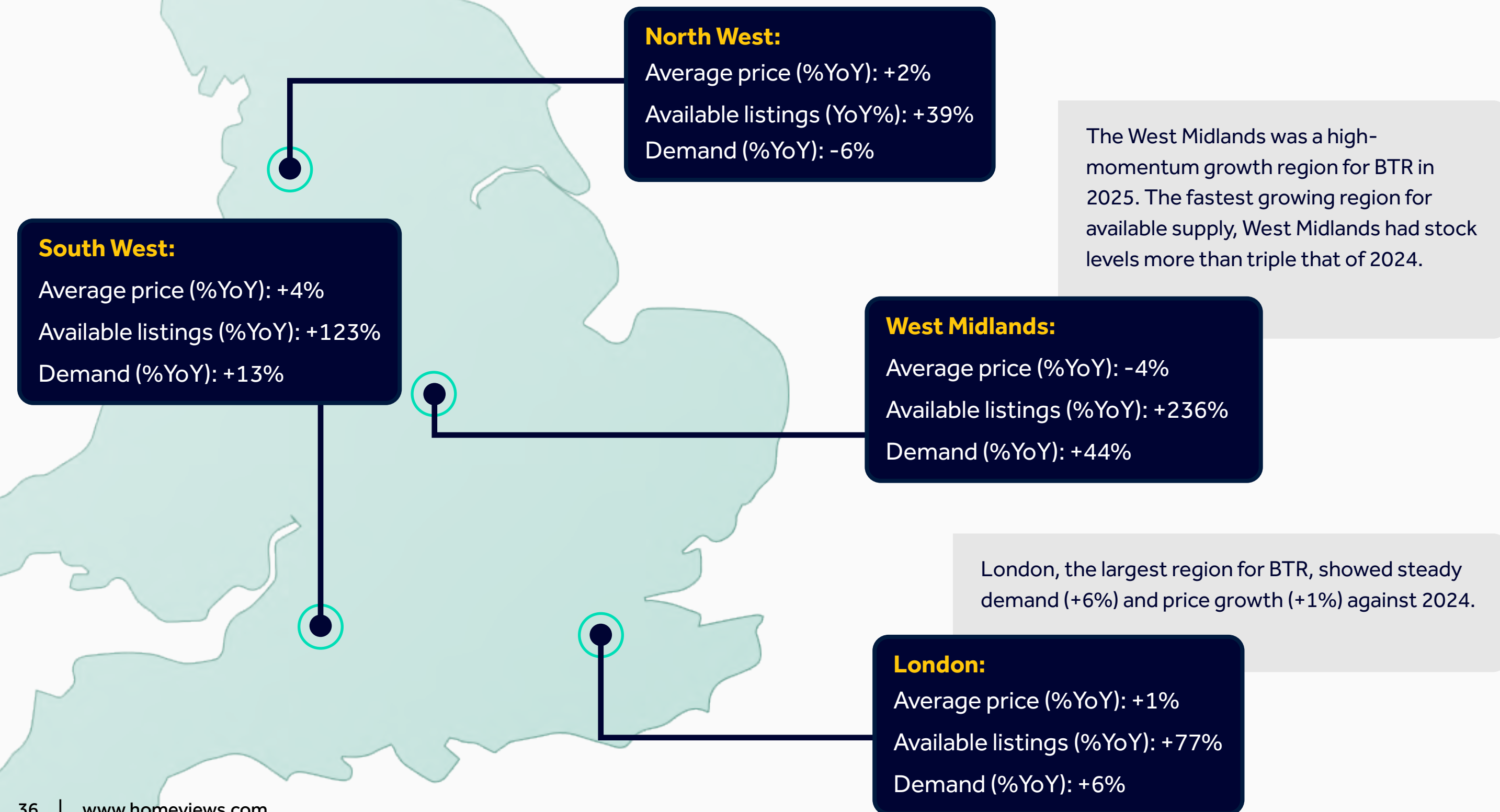
Find out more →



Regional demand and pricing around UK BTR hotspots

Rightmove data allows our partners to better understand regional variations in pricing and demand from listings. We've picked these key regions and analysed BTR listings on Rightmove to illustrate the extent of these variations.

Regional BTR demand and pricing variations 2025

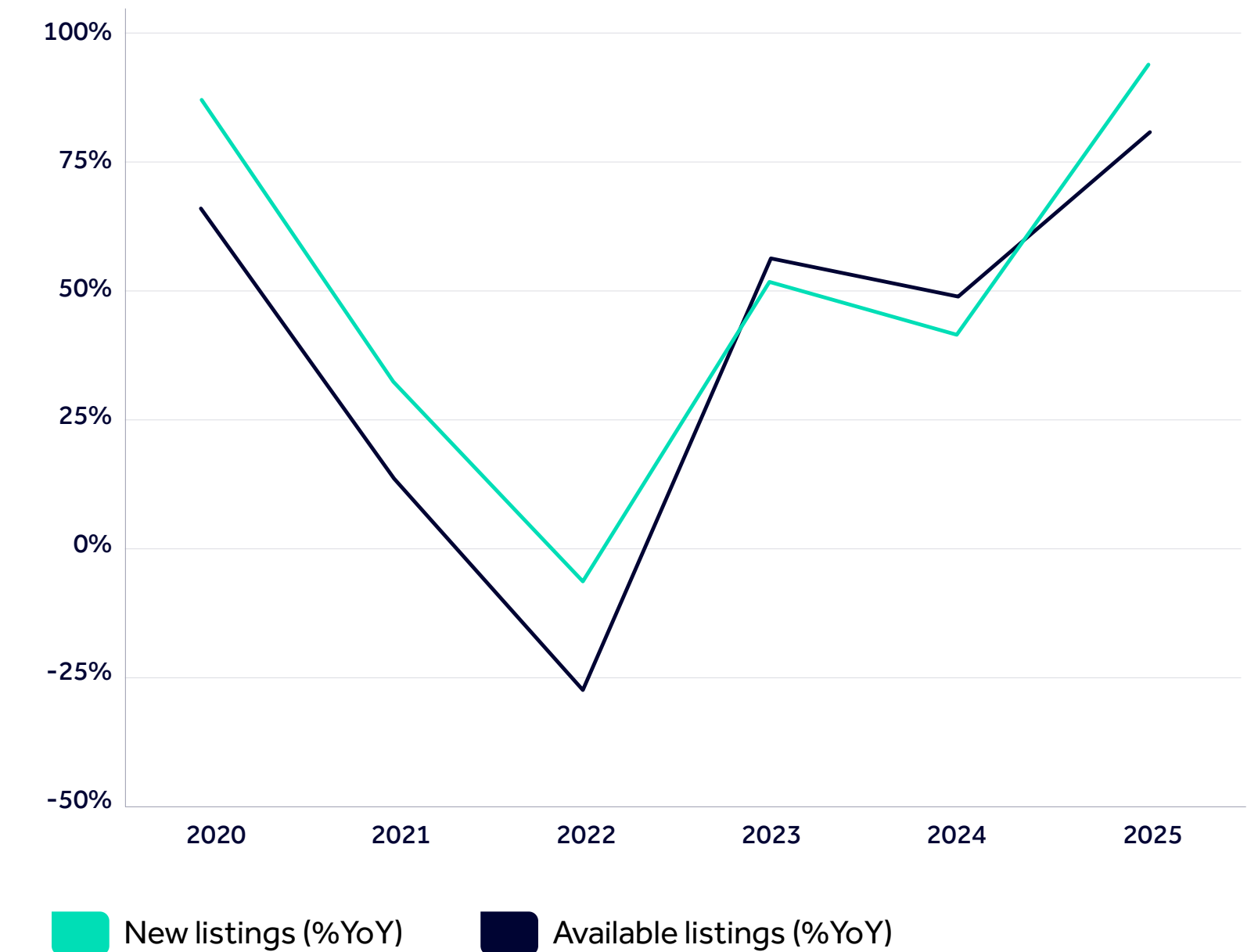


London BTR growth

Looking in more detail at London's almost-doubling of transactions agreed in 2025, we also see an increase in both new and available listings. This indicates that the BTR market in London is scaling.

2025 saw supply increasing and demand keeping pace, generating a marked increase in transactions agreed. BTR is now much more comparable price-wise, one reason for which being decreasing interchangeability between PRS and BTR.

BTR YoY growth in London



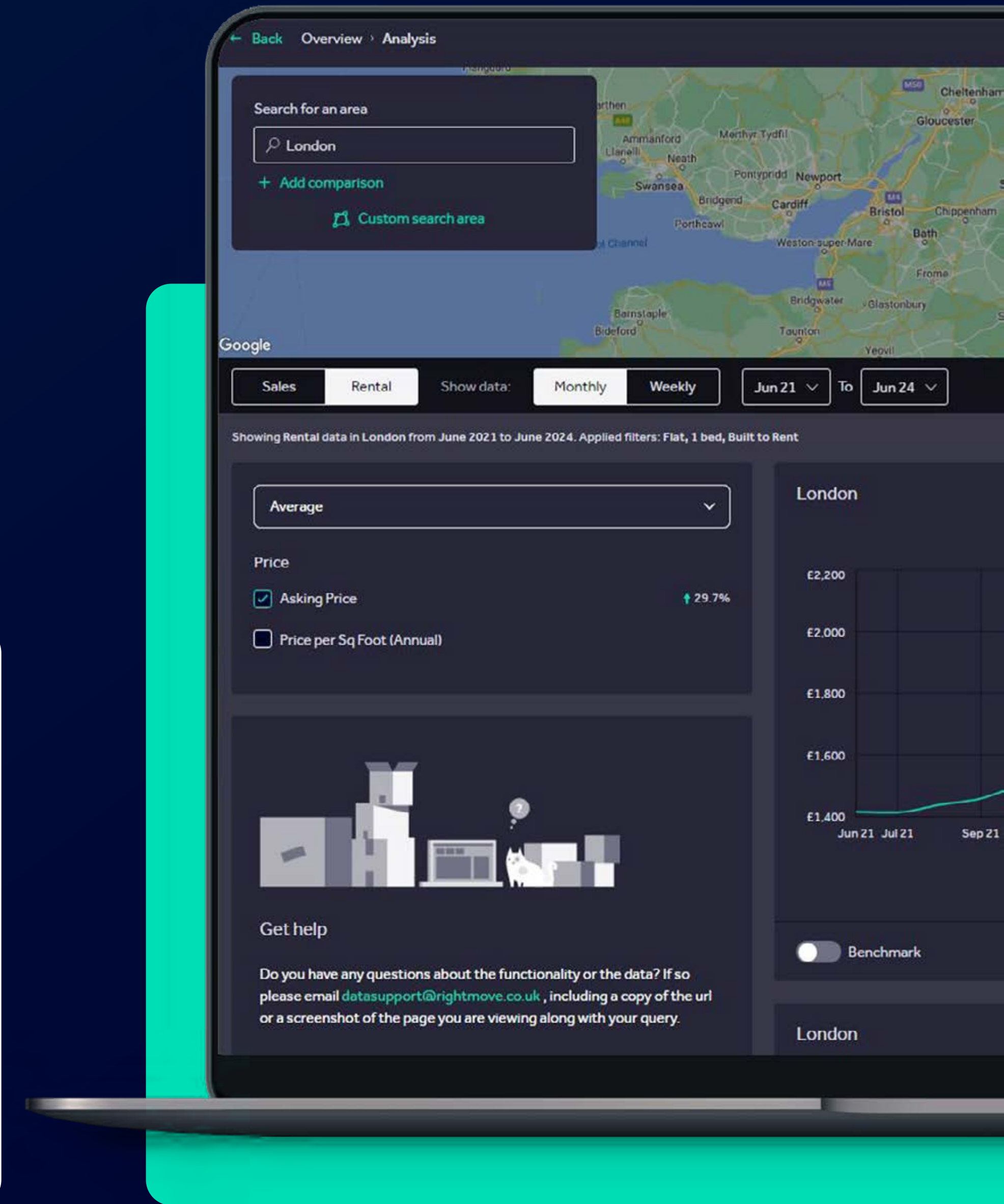
Accurate market data at your fingertips.

- Compare Resale, New Build, Private Rental and Build To Rent sectors
- Explore historic and current market trend data

Select your data points, including:

- Available stock
- Asking price
- Demand and time on market
- Price reductions
- New listings

Get historic and current market trends for multiple property types and multiple data points.



[rightmove.co.uk/property-data](https://www.rightmove.co.uk/property-data)

The Resident Choice Awards 2026

The Resident Choice Awards 2026



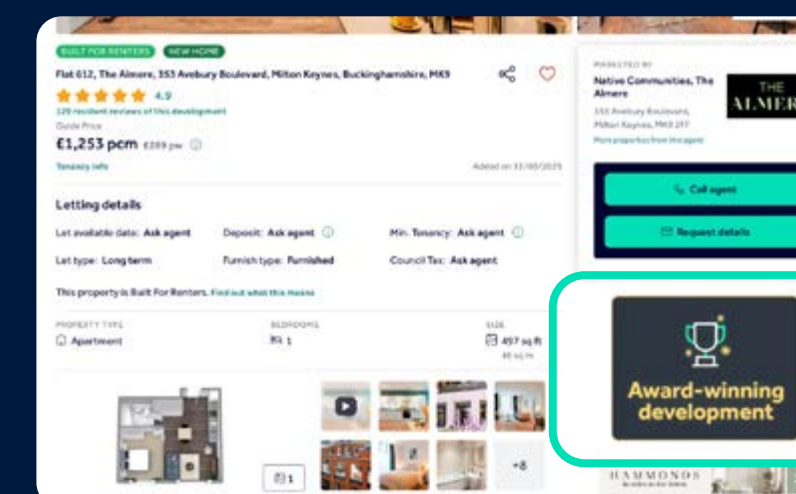
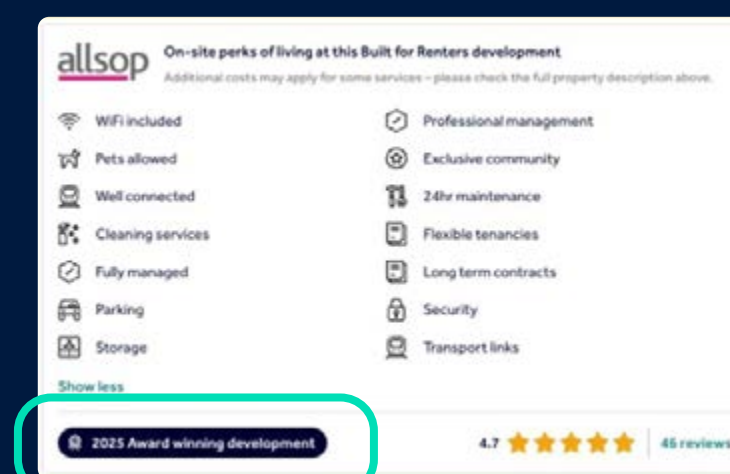
The Resident Choice Awards 2026 brought together the people and places setting the standard in Build to Rent.

Our sold-out 2026 Resident Choice Awards celebrated the BTR sector's top performers. A packed AI panel session and special guests including Baroness Tanni Grey-Thompson helped to further cement the event's status as a crucial date in the BTR calendar.

Here you'll find all the contenders and winners at the awards – described by one attendee as “The awards our teams most want to win.”



Resident Choice Award-winners now on Rightmove BfR listings.



The Resident Choice Awards 2026



Event Partners



Awards

- ★ Best Rental Development & Team: Scotland
- ★ Best Rental Development & Team: North East
- ★ Best Rental Development & Team: North West
- ★ Best Rental Development & Team: Midlands
- ★ Best Rental Development & Team: South East
- ★ Best Rental Development & Team: South West England & Wales
- ★ Best Rental Development & Team: London
- ★ Best Co-Living Development
- ★ Resident Team Member of the Year
- ★ Best Single Family Housing Operator & Development
- ★ Most Consistent High-Performing Rental Development
- ★ Best National Rental Development: Up to 100 homes
- ★ Best National Rental Development: Up to 101-300 homes
- ★ Best National Rental Development: Over 300 homes
- ★ Most Improved Rental Development (2024 vs. 2025)
- ★ Best New Rental Operator
- ★ Best Small Rental Operator
- ★ Best Medium Rental Operator
- ★ Best Large Rental Operator

Best Rental Development: Scotland



Winner

Dockside, EH6
Goodstone Living



2nd place

Kingsford Residence, EH7
Kingsford Group



3rd place

Candleriggs, G1
Legal & General, urbanbubble



PLATFORM_ in Glasgow, G3
PLATFORM_



Holland Park, G2
Moda Living



The McEwan, EH3
Moda Living

Best Rental Development: Midlands



Winner

The Mercian, B15
Moda Living



2nd place

Loudon's Yard, B16
Moda Living



3rd place

British Waterways, NG1
Native Communities



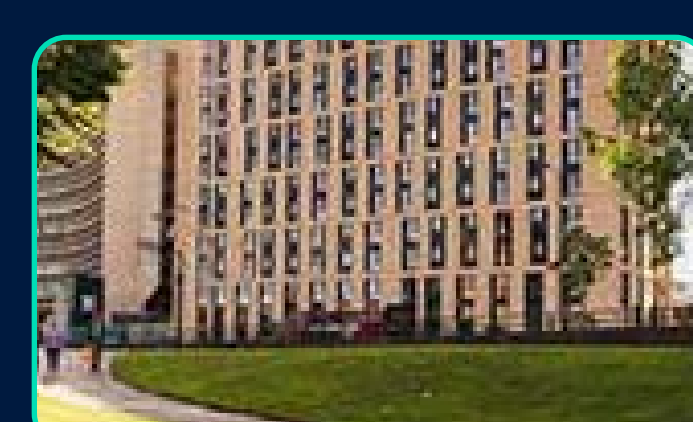
Corkfield, B5
Native



Landrow Place, B3
BTR Operating Ltd.



The Forum, B5
Touchstone



The Lansdowne, B16
Way of Life



The Saxons, LE1
Centrick - Built for Renters



The Wulcomb, LE1
Way of Life

Criteria:

- Development is Pure BTR, excluding SFH & Co-Living
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 150 units or more, require a minimum of verified

- reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews
- Developments with 501 units or more require a minimum of 50 reviews only

Criteria:

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- Developments with fewer than 150 units need at least 15 verified reviews to qualify

- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews
- Developments with 501 units or more require a minimum of 50 verified reviews only

Best Rental Development: North-West of England

- The Trilogy, M15 **Winner**
Allsop Lettings and Management
- The Castings, M1 **Joint 2nd place**
Native Communities
- The James Liverpool, L2 **Joint 2nd place**
The James
- Poplin, M4 **3rd place**
Native Communities
- Anco&co
M4Urbanbubble
- Angel Gardens, M4
Moda Living/Apo
- Broadside, M4
Touchstone
- Chapel Wharf, M3
Dandara Living
- Cortland at Colliers Yard, M3
Cortland
- Duo at Upperbanks, OL16
Urbanbubble
- Eda, M50
Eda
- Milliners Yard, L3
Allsop Lettings and Management
- Pall Mall Press, L3
Ila
- The James Manchester, M4
The James
- The Keel, L3
Allsop Lettings and Management
- The Lexington, L3
Moda Living
- The Residences Manchester, M15
Legal & General, urbanbubble
- The Steelworks, WA2
Cording Residential
- uhaus, M1
Uhaus














Best Rental Development: North-East of England

<p>Winner</p> <p>The James Sheffield, S1 The James</p>	<p>2nd place</p> <p>Altitude at Phoenix, LS9 Khalbros</p>	<p>3rd place</p> <p>New York Square, LS2 Moda Living</p>	<p>Clarendon Quarter, LS3 John Lewis Partnership</p>
<p>Mercer West & Madison East, LS2 Savills</p>	<p>Mustard Wharf at Tower Works, LS1 Legal & General, urbanbubble</p>	<p>Bolt Works, HX1 Placefirst</p>	<p>Iron Yard, S1 Centrick - Built for Renters</p>
<p>PLATFORM_ in Sheffield, S1 PLATFORM_</p>	<p>The Junction, LS12 Native</p>		

Best Rental Development: London

- Embassy Boulevard, SW11 **Winner**
Moda Living
- Author, N1C **Joint 2nd place**
Related Argent
- The Quarters Swiss Cottage, NW3 **Joint 2nd place**
The Quarters by Bravo
- Union Wharf, SE8 **3rd place**
Essential Living
- 8 Water Street, E14
Vertus
- Apo at the Gatefold, UB3
Apo
- Bale & Anchor, SE13
urbanbubble, Legal & General
- Balfron Tower, E14
Way of Life
- Charter Place, TW3
Greystar
- Coppermaker Square, E20
Greystar
- Dalston Works, E8
Hone
- Dressage Court, E2
Essential Living
- Fizzy East16, E16
Greystar & Fizzy Living
- Fizzy Hayes, UB3
Greystar & Fizzy Living
- No.26, CR0
Native Communities
- Riverstone Heights, E3
Way of Life
- Sailmakers, E14
Greystar
- Ten Degrees, CR0
Greystar
- The Gessner, N17
Way of Life
- The Rehearsal Rooms, W3
Savills
- The Sessile, N17
Way of Life
- The Well House, SM1
Greystar

Best Rental Development: South East of England

<p>Winner</p>  <p>Howard Court, HP11 Touchstone</p>	<p>2nd place</p>  <p>Fizzy Epsom, KT19 Greystar</p>	<p>3rd place</p>  <p>Ebb & Flow, RG1 Native</p>	 <p>Arbour, MK9 Homes by PIC</p>
 <p>Berkshire House, SL6 Essential Living</p>	 <p>Cortland Cassiobury, WD18 Cortland</p>	 <p>Hove Central, BN3 Moda Living</p>	 <p>Hove Gardens, BN3 Legal & General, urbanbubble</p>
 <p>Wellesbourne, BN1 Hestia</p>	 <p>Kooky High Wycombe, HP11 Kooky</p>	 <p>Solstice Apartments, MK9 Grainger</p>	 <p>The Almere, MK9 Native</p>
 <p>The Blockhouse, BN1 Touchstone</p>	 <p>York & Elder, BN1 Legal & General, urbanbubble</p>		

Criteria:

- Development is Pure BTR, excluding SFH & Co-Living
- Developments with fewer than 150 units need at least 15 verified reviews to qualify

Criteria:

- Development is Pure BTR, excluding SFH & Co-Living
- Developments with 501 units or more require a minimum of 50 verified reviews only
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Best Rental Development: South West England & Wales

Winner



Wood Street House, CF10
Legal & General, urbanbubble

2nd place



Spring Wharf, BA2
Legal & General, urbanbubble

3rd place



Box Makers Yard, BS2
Legal & General, urbanbubble



Millwrights Place, BS1
Grainger



The Helm, BH8
Savills

Best Co-Living Development

Joint winner



The Palm House, HA3
Folk Co-living & urbanbubble

Joint winner



Sunday Mills, SW18
Folk Co-living & urbanbubble

2nd place



Florence Dock, SW11
Folk Co-living & urbanbubble

3rd place



Union, M3
Union



ARK Canary Wharf, E14
ARK Co-living



ARK Wembley, HA9
ARK Co-living

Criteria:

- Development is Pure BTR, excluding SFH & Co-Living
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 150 units or more, require a minimum of verified

- reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews
- Developments with 501 units or more require a minimum of 50 verified reviews only

Criteria:

- Minimum of 10 verified reviews between 1st January 2025 – 31st December 2025
- Development is Co-Living

Best National Rental Development: Up to 100 homes



Fizzy Epsom, KT19
Greystar



The James Liverpool, L2
The James



Embassy Boulevard, SW11
Moda Living



Berkshire House, SL6
Essential Living



British Waterways, NG1
Native Communities



Iron Yard, S1
Centrick - Built for Renters



Kooky High Wycombe, HP11
Kooky



Kingsford Residence, EH7
Kingsford Group



The James Manchester, M4
The James



The Saxons, LE1
Centrick - Built for Renters

Criteria:

- At least 15 verified reviews to a maximum of 30 reviews to qualify: i.e. 300 units = 30 verified reviews

- Development is Pure BTR, excluding SFH & Co-living

Best National Rental Development: 101 – 300 units

- Howard Court, HP1 **Winner**
Moda Living
- The Trilogy, M15 **2nd place**
Allsop Lettings & Management
- Dockside, EH6 **3rd place**
Goodstone Living
- 8 Water Street, E14
Vertus
- Altitude at Phoenix, LS9
Khalbros
- Anco&co, M4
Urbanbubble
- Apo at the Gatefold, UB3
Apo
- Author, N1C
Related Argent
- Balfron Tower, E14
Way of Life
- Bolt Works, HX1
Placefirst
- Broadside, M4
Touchstone
- Charter Place, TW3
Greystar
- Clarendon Quarter, LS3
John Lewis Partnership
- Dalston Works, E8
Hone

- Dressage Court, E2
Essential Living
- Duo at Upperbanks, OL16
Urbanbubble
- Eda, M50
Eda
- Fizzy East16, E16
Greystar & Fizzy Living
- Fizzy Hayes, UB3
Greystar & Fizzy Living
- Hove Gardens, BN3
Legal & General, urbanbubble
- Landrow Place, B3
BTR Operating Ltd.
- Mercer West & Madison East, LS2
Hestia
- Milliners Yard, L3
Allsop Lettings and Management
- Millwrights Place, BS1
Grainger
- No.26, CR0
Native Communities
- Poplin, M4
Native Communities
- Riverstone Heights, E3
Way of Life
- Solstice Apartments, MK9
Grainger

- Spring Wharf, BA2
Legal & General, urbanbubble
- The Almere, MK9
Native Communities
- The Blockhouse, BN1
Touchstone
- The Gessner, N17
Way of Life
- The Helm, BH8
Savills
- The James Sheffield, S1
The James
- The Keel, L3
Allsop Letting and Management
- The Lansdowne, B16
Way of Life
- The Quarters Swiss Cottage, NW3
The Quarters by Bravo
- The Rehearsal Rooms, W3
Savills
- The Well House, SM1
Greystar
- The Wulcomb, LE1
Way of Life
- Union Wharf, SE8
Essential Living
- Wellesbourne, BN1
Hestia
- York & Elder, BN1
Legal & General, urbanbubble

Criteria:

- Minimum of 10% of unit number or at least 15 verified reviews to a maximum of 30 reviews to qualify: i.e. 300 units = 30 verified reviews

- Development is Pure BTR, excluding SFH & Co-living

Best National Rental Development: Over 300 homes

- The Mercian, B15 **Winner**
Moda Living
- The Castings, M1 **2nd place**
Native Communities
- The Lexington, L3 **3rd place**
Moda Living
- Angel Gardens, M4
Moda Living/Apo
- Arbour, MK9
Homes by PIC
- Bale & Anchor, SE13
urbanbubble, Legal & General
- Box Makers Yard, BS2
Legal & General, urbanbubble
- Candleriggs, G1
Legal & General, urbanbubble
- Coppermaker Square, E20
Greystar
- Corkfield, B5
Native Communities
- Cortland at Colliers Yard, M3
Cortland
- Cortland Cassiobury, WD18
Cortland
- Ebb & Flow, RG1
Native Communities
- Holland Park, G2
Moda Living
- Hove Central, BN3
Moda Living
- Loudon's Yard, B16
Moda Living
- New York Square, LS2
Moda Living
- Pall Mall Press, L3
Ila
- PLATFORM_ in Sheffield, S1
PLATFORM_
- Sailmakers, E14
Greystar
- Ten Degrees, CR0
Greystar
- The Forum, B5
Touchstone
- The Junction, LS12
Native Communities
- The McEwan, EH3
Moda Living
- The Sessile, N17
Way of Life
- The Steelworks, WA2
Cording Residential
- Uhaus, M1
Uhaus
- Wood Street House, CF10
Legal & General, urbanbubble
- Mustard Wharf at Tower Works, LS1
Legal & General, urbanbubble
- The Residences Manchester, M15
Legal & General, urbanbubble

Criteria:

- Minimum of 10% of unit number or at least 30 verified reviews to a maximum of 50 reviews to qualify: i.e. 300 units = 30 verified reviews
- 800 units = 50 verified reviews (maximum required)
- Development is Pure BTR, excluding SFH & Co-living

Most Consistent High-Performing Rental Development



Winner
The James Liverpool, L2
The James



2nd place
The Keel, L3
Allsop Letting and Management



3rd place
The Trilogy, M15
Allsop Letting and Management



Eda, M50
Eda



The Almere, MK9
Native Communities

Criteria:

- Dataset covers a 3-year period of January 1st 2023 – 31st December 2025
- Development is Pure BTR, excluding SFH & Co-Living
- Developments with fewer than 150 units need at least 15 verified reviews in the last calendar year to qualify
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count in the last calendar year to qualify: e.g. 367 units = 37 verified reviews
- Developments with 501 units or more require a minimum of 50 verified reviews in the last calendar year only

Best Single Family Housing Development



Winner
Leaf Living at Buckler's Park, RG40
Leaf Living



2nd place
Lloyds Living at Gedling, NG4
Lloyds Living



3rd place
The Woodlands, MK5
Allsop Single Family Housing



Lloyds Living at Cramlington, NE23
Lloyds Living



Simple Life at Galton Lock, B66
Simple Life Homes



Simple Life at Strawberry Grange, TA6
Simple Life Homes



The Farriers, MK8
Allsop Single Family Housing



The Green, Hartlepool, TS26
Placefirst



Springfield Brewery, WV10
Wise Living



Welsh Streets, L8
Placefirst



Scholars View, DH5
Placefirst



Woodnook, BB5
Placefirst

Criteria:

- Minimum of 10 verified reviews between 1st January 2025 – 31st December 2025
- Development is Single Family Housing

Best Single Family Housing Operator



Winner



2nd place



3rd place



Criteria:

- Minimum total of 25 verified reviews across all developments between 1st January 2025 – 31st December 2025
- Only Single Family Housing developments in a portfolio will be considered eligible for this award.
- Minimum of 5 developments with at least 5 verified reviews each

Best New Rental Operator

Winner



2nd place



3rd place



Criteria:

- Minimum 1 development
- Minimum 10 verified reviews per development*
- There must be a minimum of 25 verified reviews in total, even if only one development is active
- The development(s) must be Pure BTR, SFH and co-living developments are excluded
- Both in-house and third-party operators are eligible
- To qualify as a new operator, the first residents must have moved into the operator's first development within the past two calendar years (from January 2023 onwards)
- * Each development must receive at least 10 verified reviews if it is active for the entire year. For developments open for less than a year, the required number of reviews is calculated on a pro-rata basis, and no reviews are needed during the first 4 months of operation. For example, if residents have lived in a development for 10 months, the pro-rated requirement would be 5 reviews (reflecting 6 months of eligibility).

Best Small Rental Operator

Winner



2nd place



3rd place



Criteria:

- Only Pure BTR developments in a portfolio will be considered eligible for these awards.
- Minimum of 3 developments
- Minimum of 50 verified reviews total across the portfolio between 1st January 2025 – 31st December 2025
- 80% of your portfolio needs to have 10 verified reviews
- PRS & developments under 50 units not included in this, but reviews will be counted towards the 50 minimum across their portfolio
- For developments open for less than a year, the required number of reviews is calculated on a pro-rata basis, and no reviews are needed during the first 4 months of operation. For example, if residents have lived in a development for 10 months, the pro-rated requirement would be 5 reviews (reflecting 6 months of eligibility).

Best Medium Rental Operator

Winner



2nd place

WAY OF LIFE

3rd place



PLATFORM_

Best Large Rental Operator

Winner

MODA

2nd place

NATIVE

3rd place

allsop

GREYSTAR™
The Global Leader in Rental Housing



Criteria:

- Only Pure BTR developments in a portfolio will be considered eligible for these awards.
- Minimum of 3 developments
- Minimum of 50 verified reviews total across the portfolio between 1st January 2025 – 31st December 2025
- 80% of your portfolio needs to have 10 verified reviews
- PRS & developments under 50 units not included in this, but reviews will be counted towards the 50 minimum across their portfolio
- For developments open for less than a year, the required number of reviews is calculated on a pro-rata basis, and no reviews are needed during the first 4 months of operation. For example, if residents have lived in a development for 10 months, the pro-rated requirement would be 5 reviews (reflecting 6 months of eligibility).

Criteria:

- Only Pure BTR developments in a portfolio will be considered eligible for these awards.
- Minimum of 3 developments
- Minimum of 50 verified reviews total across the portfolio between 1st January 2025 – 31st December 2025
- 80% of your portfolio needs to have 10 verified reviews
- PRS & developments under 50 units not included in this, but reviews will be counted towards the 50 minimum across their portfolio
- For developments open for less than a year, the required number of reviews is calculated on a pro-rata basis, and no reviews are needed during the first 4 months of operation. For example, if residents have lived in a development for 10 months, the pro-rated requirement would be 5 reviews (reflecting 6 months of eligibility).

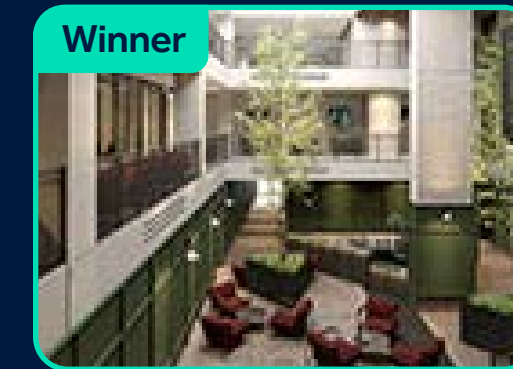
Resident Team of the Year: London

- The Quarters Swiss Cottage, NW3 **Winner**
The Quarters by Bravo
- Author, N1C **2nd place**
Related Argent
- Fizzy Hayes, UB3 **3rd place**
Greystar & Fizzy Living
- 8 Water Street, E14
Vertus
- Apo at the Gatefold, UB3
Apo
- Bale & Anchor, SE13
urbanbubble, Legal & General
- Balfron Tower, E14
Way of Life
- Charter Place, TW3
Greystar
- Coppermaker Square, E20
Greystar
- Dalston Works, E8
Hone
- Dressage Court, E2
Essential Living
- Embassy Boulevard, SW11
Moda Living
- Fizzy East16, E16
Greystar & Fizzy Living
- No.26, CR0
Native Communities
- Riverstone Heights, E3
Way of Life
- Sailmakers, E14
Greystar
- Sunday Mills, SW18
urbanbubble & Folk Co-living
- Ten Degrees, CR0
Greystar
- The Gessner, N17
Way of Life
- The Rehearsal Rooms, W3
Savills
- The Sessile, N17
Way of Life
- The Well House, SM1
Greystar
- Union Wharf, SE8
Essential Living

Criteria:

- All BTR subtypes are eligible
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 501 units or more require a minimum of 50 verified reviews only
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Resident Team of the Year: Midlands



The Mercian, B15
Moda Living



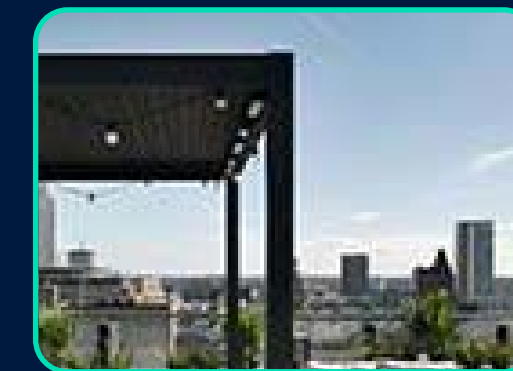
Loudon's Yard, B16
Moda Living



British Waterways, NG1
Native Communities



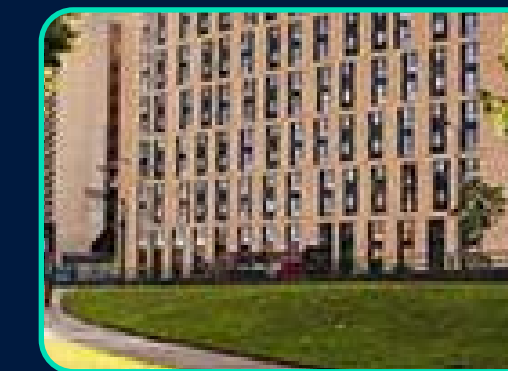
Corkfield, B5
Native



Landrow Place, B3
BTR Operating Ltd.



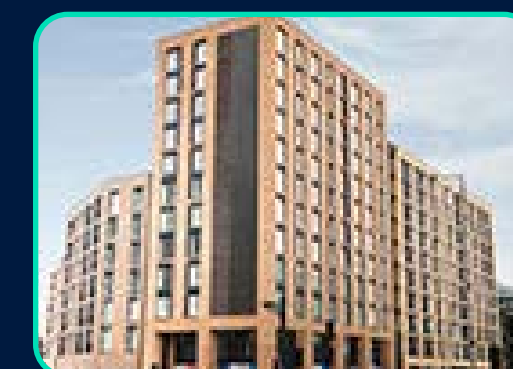
The Forum, B5
Touchstone



The Lansdowne, B16
Way of Life



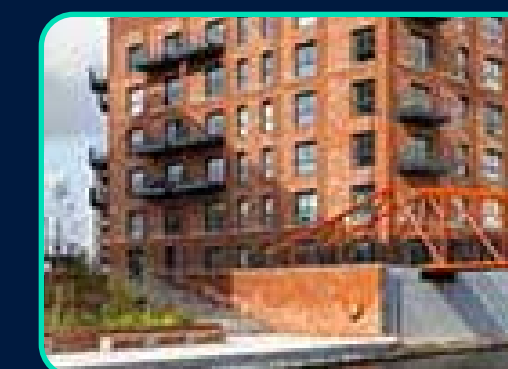
The Saxons, LE1
Centrick - Built for Renters



The Wulcomb, LE1
Way of Life



Lloyds Living at Gedling, NG4
Lloyds Living



Soho Wharf, B18
Heimstaden

Criteria:

- All BTR subtypes are eligible
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 501 units or more require a minimum of 50 verified reviews only
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Resident Team of the Year: Scotland



Winner

Dockside, EH6
Goodstone Living



2nd place

Kingsford Residence, EH7
Kingsford Group



3rd place

Candleriggs, G1
Legal & General, urbanbubble



PLATFORM_ in Glasgow, G3
PLATFORM_



Holland Park, G2
Moda Living



The McEwan, EH3
Moda Living

Criteria:

- All BTR subtypes are eligible
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 501 units or more require a minimum of 50 verified reviews only
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Resident Team of the Year: North-West of England

- The Trilogy, M15 **Joint winner**
Allsop Lettings and Management
- The James Liverpool, L2 **Joint winner**
The James
- Poplin, M4 **2nd place**
Native Communities
- The Keel, L3 **3rd place**
Allsop Lettings and Management
- Anco&co, M4
Urbanbubble
- Angel Gardens, M4
Moda Living/Apo
- Broadside, M4
Touchstone
- Chapel Wharf, M3
Dandara Living
- Cortland at Colliers Yard, M3
Cortland
- Duo at Upperbanks, OL16
Urbanbubble
- Eda, M50
Eda
- Milliners Yard, L3
Allsop Lettings and Management
- Pall Mall Press, L3
Ila
- The Castings, M1
Native Communities
- The James Manchester, M4
The James
- The Lexington, L3
Moda Living
- The Residences Manchester, M15
Legal & General, urbanbubble
- The Steelworks, WA2
Cording Residential
- uhaus, M1
Uhaus
- Union, M3
Union
- Woodnook, BB5
Placefirst

Criteria:

- All BTR subtypes are eligible
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
- Developments with 501 units or more require a minimum of 50 verified reviews only
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Resident Team of the Year: South East of England

- Howard Court, HP11 **Joint winner**
Touchstone
- Fizzy Epsom, KT19 **Joint winner**
Greystar & Fizzy Living
- Berkshire House, SL6 **2nd place**
Essential Living
- Hove Central, BN3 **3rd place**
Moda Living
- Arbour, MK9
Homes by PIC
- Berkshire House, SL6
Essential Living
- Cortland Cassiobury, WD18
Cortland
- Ebb & Flow, RG1
Native Communities
- Hove Gardens, BN3
Legal & General, urbanbubble
- Kooky High Wycombe, HP11
Kooky
- Solstice Apartments, MK9
Grainger
- The Almere, MK9
Native Communities
- The Blockhouse, BN1
Touchstone
- The Farriers, MK8
Allsop Single Family Housing
- Wellesbourne, BN1
Hestia
- York & Elder, BN1
Legal & General, urbanbubble

Resident Team of the Year: North-East of England



Winner
The James Sheffield, S1
The James



2nd place
Altitude at Phoenix, LS9
Khalbros



3rd place
Mustard Wharf at Tower Works, LS1
Legal & General, urbanbubble



Clarendon Quarter, LS3
John Lewis Partnership



Mercer West & Madison East, LS2
Savills



New York Square, LS2
Moda Living



Bolt Works, HX1
Placefirst



Iron Yard, S1
Centrick - Built for Renters



PLATFORM_ in Sheffield, S1
PLATFORM_



The Junction, LS12
Native



Scholars View, DH5
Placefirst



The Green, Hartlepool, TS26
Placefirst

Criteria:

- All BTR subtypes are eligible
- Developments with fewer than 150 units need at least 15 verified reviews to qualify
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- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Resident Team of the Year: South West England & Wales

Winner



Spring Wharf, BA2
Legal & General, urbanbubble

2nd place



Wood Street House, CF10
Legal & General, urbanbubble

3rd place



Box Makers Yard, BS2
Legal & General, urbanbubble



Millwrights Place, BS1
Grainger



The Helm, BH8
Savills

Most Improved Rental Development

Winner



Hove Central, BN3
Moda Living

2nd place



York & Elder, BN1
Legal & General, urbanbubble

3rd place



Coppermaker Square, E20
Greystar



The Junction, LS12
Native Communities



Kingsford Residence, EH7
Kingsford Group

Criteria:

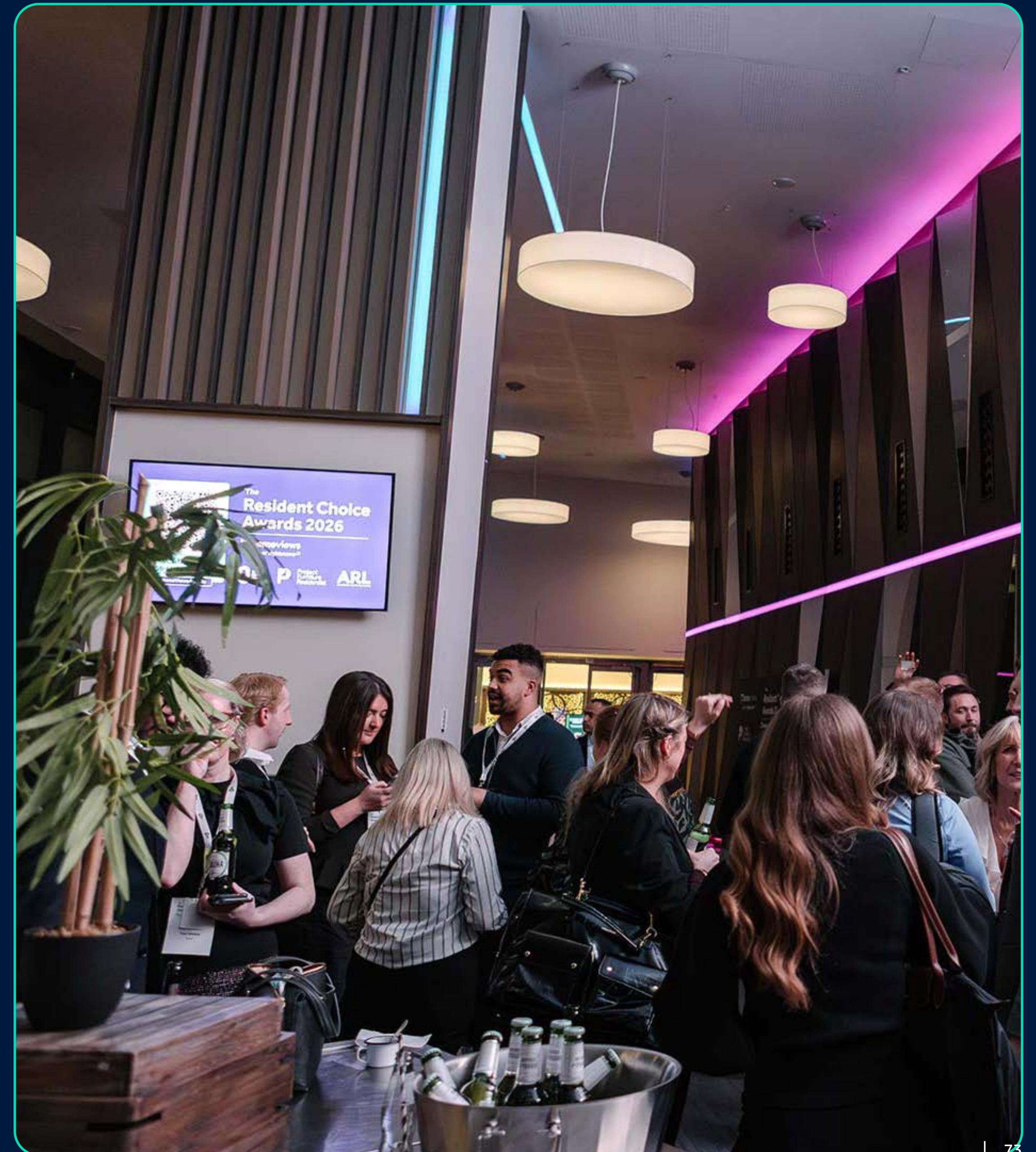
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- Developments with 501 units or more require a minimum of 50 verified reviews only
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count to qualify: e.g. 367 units = 37 verified reviews

Criteria:

- Dataset covers a 2-year period of January 1st 2024 – 31st December 2025
- Development is Pure BTR, excluding SFH & Co-Living
- Developments with fewer than 150 units need at least 15 verified reviews in the last calendar year to qualify
- Developments with 150 units or more, require a minimum of verified reviews equal to at least 10% of their total unit count in the last calendar year to qualify: e.g. 367 units = 37 verified reviews
- Developments with 501 units or more require a minimum of 50 verified reviews in the last calendar year only

Resident Team Member of the Year

- Ellie Cheetham **Winner**
The James Liverpool, L2 –The James
- Moses Fuad **Winner**
The Mercian, B15 - Moda Living
- Peter Gichuhi **Winner**
The Mercian, B15 - Moda Living
- Stuart Isaacs **Winner**
The Well House, SM1 - Greystar
- Caitlin Costello
The Lexington, L3 - Moda Living
- Callum Hall-Bonetti
The Lexington, L3 - Moda Living
- Charlotte Brown
The Saxons, LE1 - Centrick –Built for Renters
- Daniel Reed
York & Elder, BN1 - Legal & General, urbanbubble
- Junior Roberts
Bale & Anchor, SE13 – Legal & General, urbanbubble
- Selna Franco
The Quarters Swiss Cottage, NW3 -
The Quarters by Bravo



Criteria:

- The entrants will be selected from the top rated developments qualifying for Resident Team of the Year
- The final decision will be made by HomeViews

Renters' Rights Act

Access Rightmove expertise for you and your tenants on **recent changes to rental legislation.**



Your guide to the Renters' Rights Act (May 2026)

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