# UK Build-to-Rent sector shows increased investor confidence with rising pipeline of existing assets in 2025



UK Build-to-Rent (BTR) investment saw a robust showing in the third quarter of 2025, with volumes reaching £581.2 million, according to real estate advisor CBRE. This figure aligns closely with investment levels from the same period in 2024, reflecting a stable and cautiously optimistic market. Additionally, there is a substantial pipeline of deals valued at £3.8 billion currently under offer, marking a significant increase of £1.6 billion compared to the preceding quarter. This growing pipeline signals an increased investor appetite and confidence in the sector as more players prepare to re-enter and actively participate in the market.

The investment split reveals that Multifamily BTR remains the dominant driver in the sector, accounting for £334.6 million across three transactions, though this represents a slight 4% decline year-on-year. Meanwhile, Single Family Housing BTR attracted £246.6 million, maintaining a steady position compared to Q3 2024. Over the first nine months of 2025, total BTR investment reached £2.3 billion, a figure broadly in line with 2024, with Multifamily BTR up 5% year-on-year and Single Family BTR down 12%. Importantly, a greater proportion of deals involve standing assets—existing properties that provide immediate income—highlighting ongoing shortages in newly constructed BTR stock.

Key transactions underpinning this performance include Greystar’s acquisition of Barking Wharf, a substantial 595-home BTR community, and a landmark £145 million joint venture between the JRL Group and Housing Growth Partnership to develop a 414-home scheme in Luton. CBRE executive director Tom Sinclair remarked on this trend, noting the “rising confidence among investors” in the BTR market demonstrated by the increasing number of transactions and the significant portion of properties under offer being existing buildings, which underscores the sector’s shortage of new, purpose-built stock.

This cautious optimism follows a period of recovery and growth in the BTR sector. The end of 2024 saw a significant rebound with Q4 investment volumes hitting £1.2 billion—a substantial achievement after a total annual decline in 2024—largely driven by multifamily BTR. CBRE anticipated that interest rate cuts would continue to support the sector’s recovery throughout 2025, a forecast supported by the strong start to the year. In Q1 2025, BTR investment reached £735.3 million, bolstered by sizeable forward funding deals in major cities such as Manchester, Leeds, and London. These early year transactions provided a foundation for investor confidence as multifamily and single-family segments showed positive momentum.

Data from earlier in 2025 further confirms this trend of stability and growth. The first half of the year witnessed BTR investment reaching £1.9 billion—representing nearly a 60% increase compared to the previous year—alongside a large pipeline of offers valued at £2.2 billion. The single-family housing segment, in particular, showed a notable increase in investor interest, highlighted by several significant deals including sizeable portfolios in Manchester, Glasgow, and forward-funding agreements in other regions.

Overall, the UK BTR sector displays signs of cautious but concrete recovery, fuelled by persistent demand for rental housing, evolving investor strategies favouring stabilised assets, and a constrained supply of new development stock bolstering existing property values. The market’s resilience and growth prospects remain subject to macroeconomic factors such as interest rate adjustments, but current figures and market commentary suggest a positive outlook for the remainder of 2025 and into 2026.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.propertyinvestortoday.co.uk/breaking-news/2025/10/build-to-rent-investment-triggers-cause-for-optimism-about-sector/), [[2]](https://www.estatesgazette.co.uk/news/cbre-reports-581m-invested-in-btr-in-q3/), [[3]](https://www.propertyreporter.co.uk/btr-investment-activity-shows-cautious-optimism-in-q3-says-cbre.html)
* Paragraph 2 – [[1]](https://www.propertyinvestortoday.co.uk/breaking-news/2025/10/build-to-rent-investment-triggers-cause-for-optimism-about-sector/), [[2]](https://www.estatesgazette.co.uk/news/cbre-reports-581m-invested-in-btr-in-q3/), [[3]](https://www.propertyreporter.co.uk/btr-investment-activity-shows-cautious-optimism-in-q3-says-cbre.html)
* Paragraph 3 – [[1]](https://www.propertyinvestortoday.co.uk/breaking-news/2025/10/build-to-rent-investment-triggers-cause-for-optimism-about-sector/), [[2]](https://www.estatesgazette.co.uk/news/cbre-reports-581m-invested-in-btr-in-q3/), [[3]](https://www.propertyreporter.co.uk/btr-investment-activity-shows-cautious-optimism-in-q3-says-cbre.html)
* Paragraph 4 – [[4]](https://www.cbre.co.uk/press-releases/btr-investment-rebounds-significantly-in-2024), [[5]](https://www.cbre.co.uk/press-releases/btr-investment-in-q1-marks-a-strong-start-to-2025), [[6]](https://www.cbre.com/insights/figures/uk-living-investment-figures-q1-2025)
* Paragraph 5 – [[7]](https://www.estatesgazette.co.uk/news/uk-btr-investment-hits-1-9bn-in-h1-2025/), [[5]](https://www.cbre.co.uk/press-releases/btr-investment-in-q1-marks-a-strong-start-to-2025), [[6]](https://www.cbre.com/insights/figures/uk-living-investment-figures-q1-2025)
* Paragraph 6 – [[1]](https://www.propertyinvestortoday.co.uk/breaking-news/2025/10/build-to-rent-investment-triggers-cause-for-optimism-about-sector/), [[4]](https://www.cbre.co.uk/press-releases/btr-investment-rebounds-significantly-in-2024), [[7]](https://www.estatesgazette.co.uk/news/uk-btr-investment-hits-1-9bn-in-h1-2025/)

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## Bibliography

1. <https://www.propertyinvestortoday.co.uk/breaking-news/2025/10/build-to-rent-investment-triggers-cause-for-optimism-about-sector/> - Please view link - unable to able to access data
2. <https://www.estatesgazette.co.uk/news/cbre-reports-581m-invested-in-btr-in-q3/> - In Q3 2025, UK Build-to-Rent (BTR) investment volumes totalled £581.2 million, according to CBRE. This figure aligns with Q3 2024 levels, indicating stability in the market. The investment was primarily driven by multifamily BTR, which accounted for £334.6 million across three transactions, a slight decrease of 4% compared to the same period last year. Single-family housing BTR saw £246.6 million invested, remaining broadly consistent with Q3 2024. Additionally, £3.8 billion in deals are currently under offer, marking a £1.6 billion increase from Q2 2025, reflecting cautious optimism among investors. Notable transactions include Greystar's acquisition of Barking Wharf, a 595-home BTR community, and a £145 million joint venture between JRL Group and Housing Growth Partnership to deliver a 414-home scheme in Luton. Tom Sinclair, executive director at CBRE, commented on the rising confidence among investors in the BTR market, evidenced by the increasing number of transactions and the significant portion of properties under offer being existing buildings, highlighting the shortage of newly constructed BTR stock.
3. <https://www.propertyreporter.co.uk/btr-investment-activity-shows-cautious-optimism-in-q3-says-cbre.html> - CBRE's latest data reveals that UK Build-to-Rent (BTR) investment volumes reached £581.2 million in Q3 2025, with an additional £3.8 billion in deals currently under offer, marking a £1.6 billion rise from the previous quarter. This indicates cautious optimism in the market, with more investors active and others preparing to re-enter. Multifamily BTR led the investment during this period, totalling £334.6 million across three transactions, a slight decline of 4% compared to the same quarter in 2024. Single-family housing BTR saw £246.6 million invested, remaining broadly consistent with last year's performance. So far in 2025, £2.3 billion has been invested in the UK BTR sector, mirroring 2024 levels. Notable transactions during Q3 include Greystar's acquisition of Barking Wharf, a 595-home BTR community, and a £145 million joint venture between JRL Group and Housing Growth Partnership to deliver a 414-home scheme in Luton. Tom Sinclair, executive director at CBRE, noted the increasing confidence among investors in the BTR market, demonstrated by the rising number of transactions and the significant portion of properties under offer being existing buildings, underscoring the shortage of newly constructed BTR stock.
4. <https://www.cbre.co.uk/press-releases/btr-investment-rebounds-significantly-in-2024> - CBRE reports a significant rebound in UK Build-to-Rent (BTR) investment in Q4 2024, with volumes reaching £1.2 billion, led by multifamily BTR, which accounted for £998.3 million. Despite this surge, the total BTR investment for the year fell 41% to £3.4 billion. CBRE anticipates that further interest rate cuts will spur continued recovery in 2025. The firm also noted a sizable increase in trading of stabilised assets, which accounted for 35% of total BTR investment in 2024, up from just 14% in 2023. Major deals from Q4 included Starlight Capital’s acquisition of three schemes and Lloyds Living's deal with The Hill Group to forward-fund 264 BTR apartments in Stevenage. Andrew Saunderson, Head of Residential Capital Markets at CBRE, highlighted the significant rebound in investment and the expectation of more stabilised opportunities coming to the market in 2025.
5. <https://www.cbre.co.uk/press-releases/btr-investment-in-q1-marks-a-strong-start-to-2025> - CBRE reports that UK Build-to-Rent (BTR) investment volumes in Q1 2025 totalled £735.3 million, marking a nearly 40% increase compared to the same period last year. The surge was driven by several stabilised assets transacting in Q1, which could underpin investment volumes throughout 2025. Additionally, three forward funding deals totalling £420 million were completed in just two weeks across Manchester, Leeds, and London. Notable transactions included the acquisition of a 51-storey, 494-apartment development in Manchester by a partnership between L&G, Nest, and PGGM. This strong start to 2025 indicates continued investor confidence in the BTR sector.
6. <https://www.cbre.com/insights/figures/uk-living-investment-figures-q1-2025> - CBRE's UK Living Investment Figures for Q1 2025 show that Living investment remained stable at £2.3 billion, in line with Q1 2024 levels. Notably, Build-to-Rent (BTR) investment surged, driven by several key transactions. In contrast, Purpose-Built Student Accommodation investment declined from the previous quarter. These figures suggest a positive outlook for the BTR sector, with strong investment activity supporting its growth.
7. <https://www.estatesgazette.co.uk/news/uk-btr-investment-hits-1-9bn-in-h1-2025/> - UK Build-to-Rent (BTR) investment reached £1.9 billion in the first half of 2025, according to preliminary figures from CBRE, marking a nearly 60% increase compared to the same period last year. An additional £2.2 billion is currently under offer, one of the largest pipelines recorded to date, indicating growing momentum across both the multi-family and single-family segments. Q2 investment totalled just over £900 million, with £643.1 million directed into single-family housing, more than doubling quarter-on-quarter. Multi-family activity was more muted in Q2 at £265.2 million, with investors favouring standing assets offering immediate income. Notable deals in Q2 included the sale of Slate Yard in Manchester (424 homes), Solasta Riverside in Glasgow (324 homes), and a forward-funding agreement between Barratt and Lloyds Living for a 600-home single-family portfolio valued at £188 million. Of the £2.2 billion currently under offer, £1.5 billion is tied to single-family stock, signalling continued appetite for the emerging asset class. Andrew Saunderson, head of UK residential capital markets at CBRE, noted improving levels of sentiment from investors and a noticeable pick-up in single-family housing BTR in the last quarter.