

UK Multifamily

Market Outlook



2026

UK multifamily remains resilient amid shifting macro conditions. This report examines investment trends, policy opportunities, and rental dynamics, alongside insights from our OpEx database and operational performance survey.

knightfrank.co.uk/research



Introduction

The multifamily housing (MFH) market has led the growth of the Build to Rent (BTR) sector in the UK, yet the landscape has shifted over the last decade. This has been particularly evident in recent years as investors have adapted to the increasingly complex economics of urban development.

Despite this shift, appetite for MFH remains resilient, and the long term investment case is compelling, buoyed by persistent demand, strong leasing performance, and the entrenched supply and demand mismatch across the UK's rental market.

This report explores these dynamics in detail, assessing the market fundamentals, capital flows, development challenges and the opportunities shaping the next phase of growth, structured around three key components:

1 AN UPDATE ON THE INVESTMENT AND MACRO TRENDS SHAPING MFH

2 CURRENT AND FUTURE MFH DELIVERY LANDSCAPE

3 THE OUTLOOK FOR RENTAL GROWTH AND OPERATIONAL PERFORMANCE

DEFINITIONS:

Build to Rent (BTR): Institutionally owned private rental homes that are professionally managed and typically purpose-built.

Multifamily Housing (MFH): Apartment-led BTR schemes in urban locations.

Single Family Housing (SFH): Housing-led BTR schemes in suburban locations.

Co-living: Studio-led BTR schemes in urban locations



The quick take

KEY TAKEAWAYS

£30 billion

invested into UK multifamily

Over the past decade, investors have committed nearly £40 billion to UK BTR, of which 79% (£30 billion) has targeted multifamily urban apartment blocks, which have been at the forefront of the growth of the sector. Now, in 2026, the market looks markedly different from 2015, yet appetite remains strong. More on **Page 4**.

38%

of operational MFH transactions from new entrants

Since 2020 new entrants accounted for 38% of all operational multifamily transactions. Established investors remain the cornerstone of the market, but new entrants seeking income-producing assets have deepened the liquidity pool. Opportunities for stabilised assets are expected to grow as early aggregators near the end of fund lives and others rationalise non-core assets and recycle capital. See **Page 6** for more.

1.2 million

new private renters

Major cities and commuter markets are experiencing an entrenched undersupply of homes of all tenures, but particularly rental. We project that there will be an additional 550,000 individuals living in private rental housing by 2036 and 1.2 million by 2050. Institutions will be key to unlocking growth and supporting demand over this period. The scale of the opportunity remains significant. Discussed on **Page 7**.

16,000

MFH completions in 2026

There are 122,000 complete multifamily homes nationally. Hurdles to development last year saw investment in new schemes plummet. We expect just shy of 16,000 new multifamily units will complete in 2026 and only 12,000 in 2027, with delivery easing further to the end of the decade. **Page 10** covers the implications.

29%

fall in available rental supply

The number of homes listed for rent across the UK has fallen by nearly 30% compared with pre-pandemic averages. However, over the last year available rental supply is up 11% which – combined with a drop in migration and a return to more normal levels of tenant demand – has contributed to a moderation in rental growth. **Page 8 and 14** covers this.

3.5%

rental growth forecast

We expect MFH rents will increase by an average of 3.5% in 2026 and by 4% in 2027, slightly ahead of cumulative wage growth forecasts of 6.9% over the next two years. In the absence of a meaningful increase in supply, affordability constraints are likely to be the biggest drag on rental growth over the coming years. Higher incomes and typically stronger affordability ratios in MFH offer greater headroom for rental growth in the short to medium term. More on **Page 16**.

Section 1: MFH investment

Despite challenges, the MFH sector remains attractive due to strong demand and a persistent housing shortage.

Market overview and capital shifts

Over the past decade, investors have committed nearly £40 billion to funding or acquiring UK BTR assets. Some £30 billion of that total (79%) has targeted multifamily urban apartment blocks, which have been at the forefront of the growth of BTR in the UK.

Now, in 2026, the market looks markedly different from 2015. Some 55% of investment into the sector last year was invested in single family houses for rent, having overtaken MFH for the first time on an annual basis. It means that, of the £4.7 billion invested in the UK market in 2025,

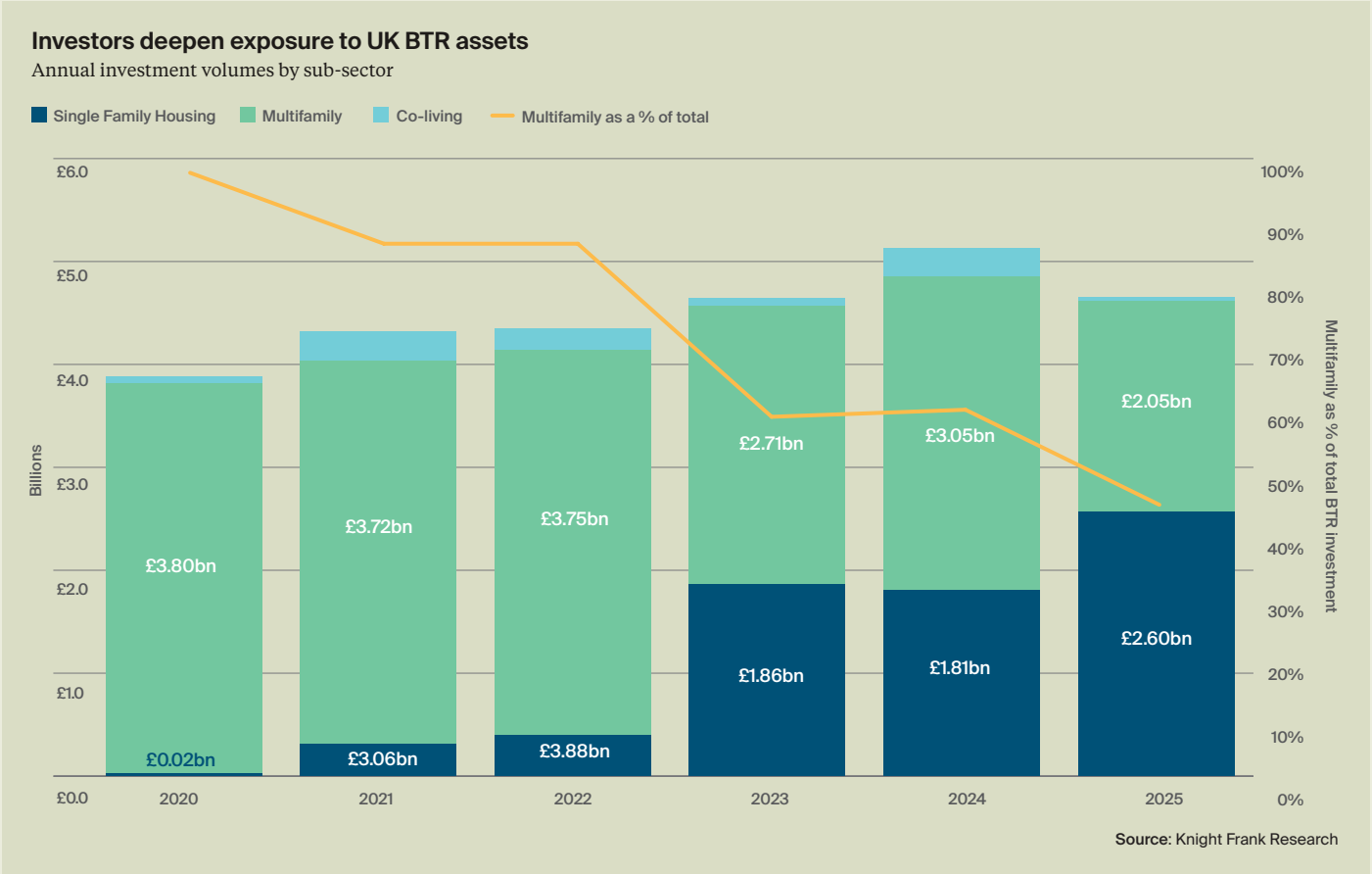
investment in multifamily totalled £2 billion across nearly 7,500 homes.

A shift in capital allocation reflects the challenging backdrop facing developers of all tenures and investors attempting to unlock urban brownfield sites. Rising construction costs, higher financing costs, enhanced building safety requirements, and delays in securing Gateway approvals are all contributing to a more challenging delivery landscape.

As a result, although forward funding, forward commitment and JV development deals remain the primary route to market, appetite for first generation standing assets has strengthened – particularly

“Some 55% of investment into the sector last year was invested in single family houses for rent, having overtaken MFH for the first time on an annual basis.”

where there is potential for value add strategies. This trend has been increasingly evident over the past two years, with a greater volume of operational assets changing hands. In total, 41% of all the operational multifamily deals which have completed since 2020 transacted in the last two years.



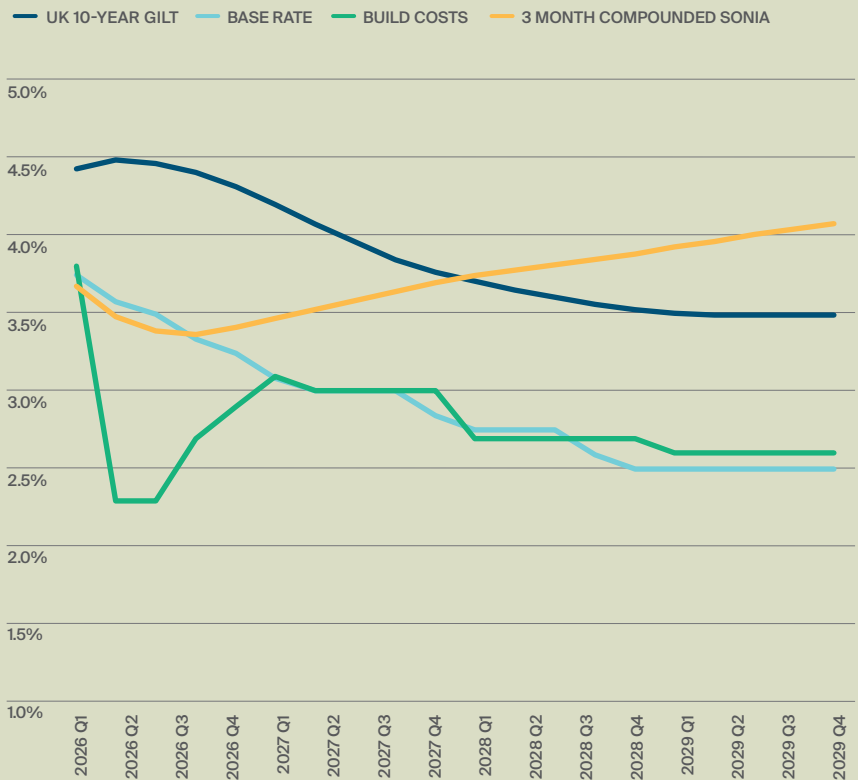
These opportunities are expected to grow as some of the early aggregators near the end of their fund lives and others rationalise non-core assets and look to recycle capital. At the same time, as interest rates and gilt yield drift lower, development viability will gradually improve which will support a pick-up in development deals.

PAST PEAK PAIN

The SONIA forward curve shows financial markets are expecting a decrease in the cost of debt throughout 2026. Combined with a longer-term expected gradual reduction of Gilt yields, this will shift the current investment landscape. While we are not out of the woods yet, particularly given wider geopolitical uncertainty, these indicators point towards an improving environment that will open up opportunities for new multifamily funding.

Development of new homes will also be boosted by the continued easing in build-cost inflation which has hampered construction since the pandemic. All-in build cost inflation was down to 4.5% at the end of 2025

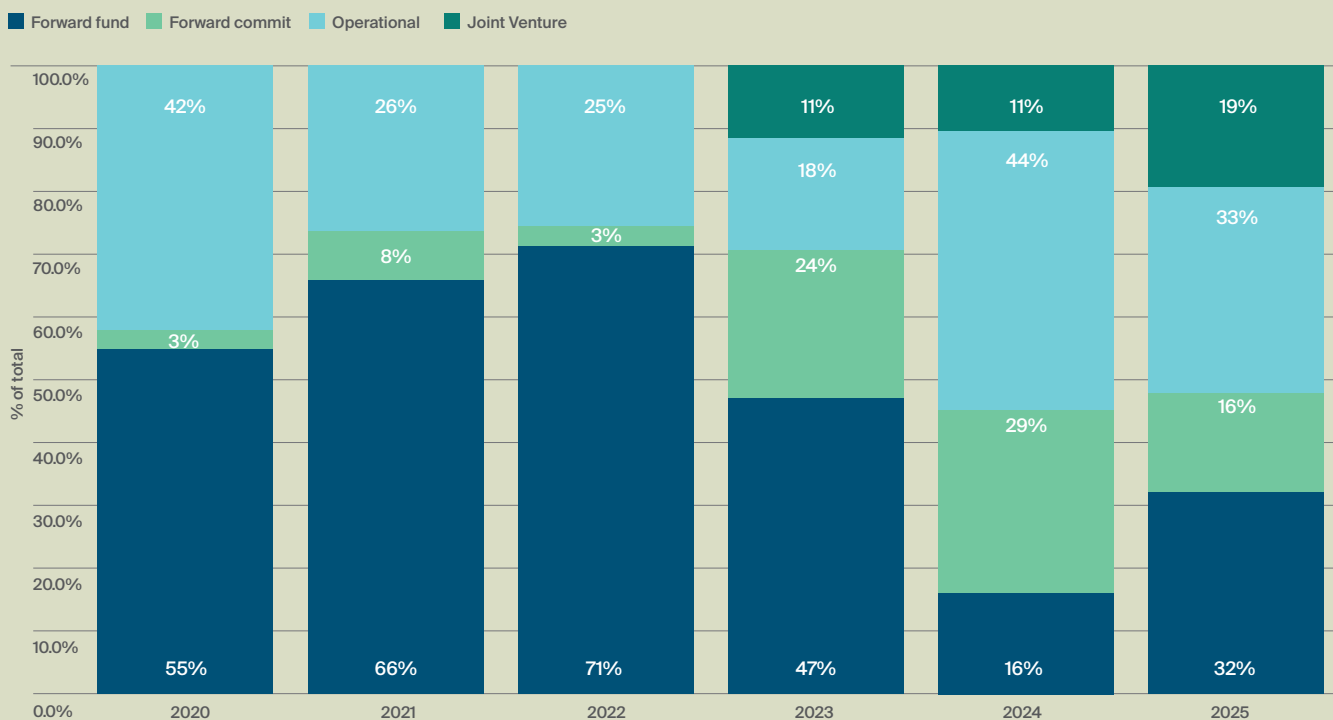
Cost of debt and construction expected to fall through 2026



Source: Knight Frank Research, BCIS, Oxford Economics, Chatham Financial (02/02/2026)

MFH deal types and structures shifting with more operational assets trading

Deal type as a % of total investment



Source: Knight Frank Research

from a peak of 15.5% in June 2022, according to BCIS.

FRESH CAPITAL

Our analysis shows that, since 2020, new entrants accounted for 38% of all stabilised multifamily transactions. Established investors will remain the cornerstone of the market, but new entrants seeking income-producing assets will deepen the liquidity pool.

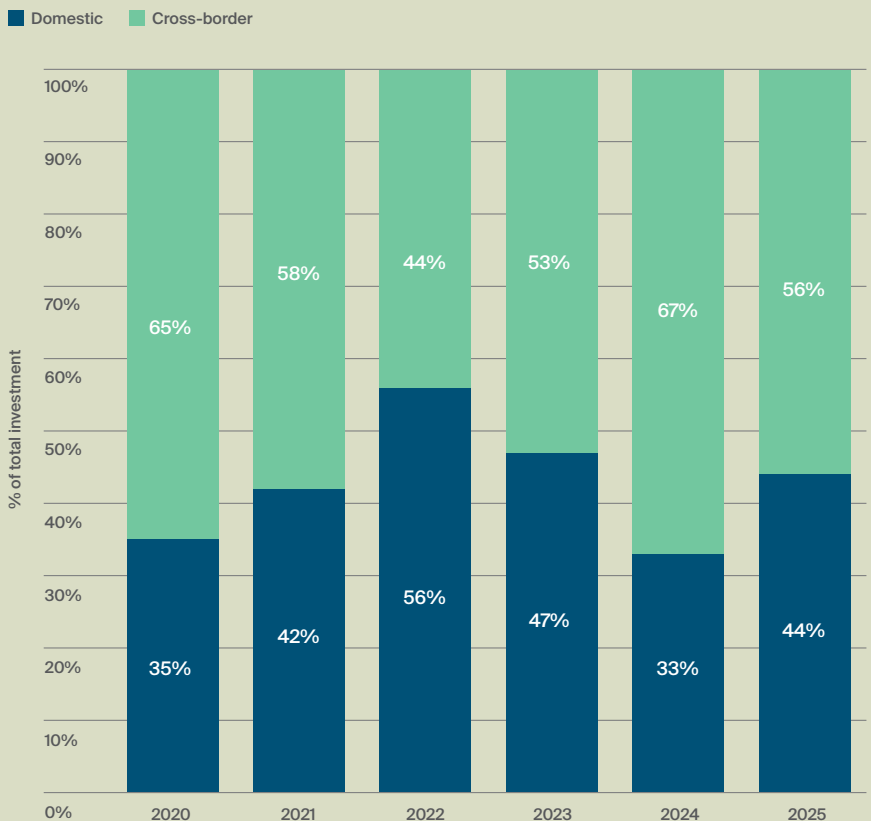
CAPITAL COMFORT

Investor demand for multifamily housing continues to underpin strong investment performance, despite a challenging backdrop. Residential assets remain resilient, and multifamily schemes have benefited from strong rental growth over the past five years, providing an effective hedge against high inflation. While rents have now moderated in line with softening inflation (see Section 3) – and as some markets absorb significant amount of new stock – that long term income stability continues to support investor interest globally. Since 2020, 57% of investment into the sector has come from cross-border capital, led by North American investors.

Lease up rates for MFH schemes also continue to give investors confidence in the strength of underlying tenant demand, averaging 20 units per month in London in 2025, and 23 units for schemes outside of the capital – on par with the long-term. Separate data from Zoopla, covering the whole private rented market, shows there were 4.2 tenants chasing every available rental home last year. Although lower than the peak of 9.3 tenants per home in 2022 – driven by migration and a slowdown in available supply – demand remains higher today than pre-covid trends.

“The fundamentals underpinning MFH investment remain robust, supported by low income volatility, defensive characteristics, and sustained demand.”

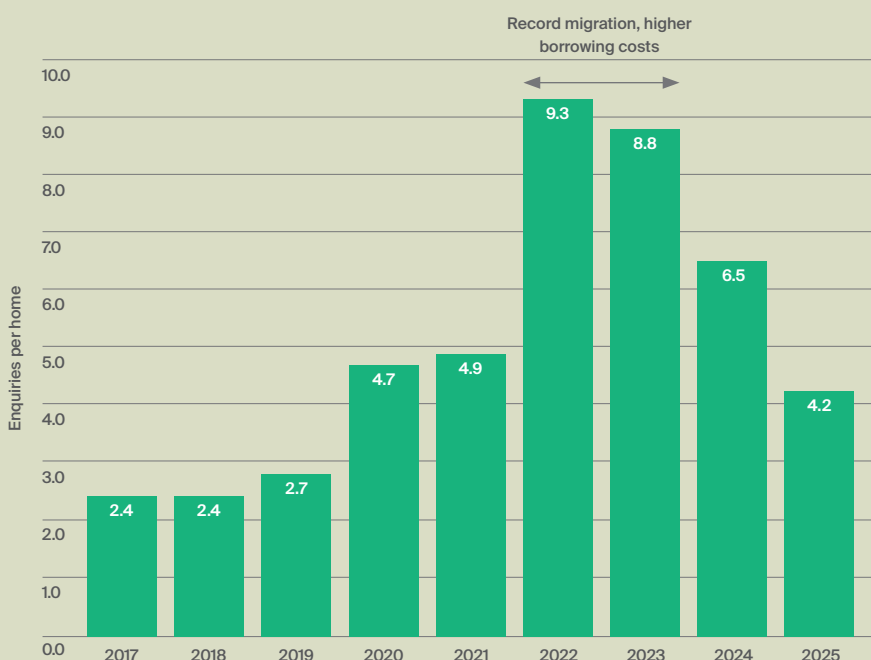
Cross border capital accounts for the majority of MFH spend since 2020
% of total investment by source of capital



Source: Knight Frank Research

Rental demand moderates but competition remains strong

Enquiries per rental home, UK



Source: Zoopla Research

In this environment, dynamic and adaptive rental pricing and strong management have come to the fore to ensure that full occupancy is maintained. Landlords who have not adapted to specific local market dynamics have experienced short term challenges around occupancy, bringing increased focus on the quality of management and leasing strategies.

Yet, while there are short-term challenges, the macro picture remains compelling across all UK markets.

Making the investment case: Back to basics

For investors, the fundamentals underpinning investment into MFH remain robust, supported by low income volatility, defensive characteristics, and sustained demand driven by a structural undersupply of new housing.

The UK's housing shortage – decades in the making – continues to intensify. Strong population growth combined with constrained development activity of all tenures has widened the supply/demand imbalance. Major cities and commuter markets, which have been

beneficiaries of urbanisation over the last few decades, have seen this undersupply exacerbated.

We project that there will be an additional 550,000 individuals living in private rental accommodation by 2036, and 1.2 million by 2050. Institutional investors will be key to unlocking growth over this period of all tenures and at different price points.

POLICY ON POINT

The private rented sector was the fastest-growing housing tenure over the past two decades, driven by the growth in individual BTL landlords who still account for the bulk of supply in the market. Yet shifts in ownership are occurring. While some private landlords are creating companies to reduce their tax burden, many are leaving the sector following changes to taxation and the higher interest rate environment. The number of available apartments listed for rent in the UK in January was nearly 30% lower than pre-pandemic levels.

The prospect of further reform impacting the buy-to-let sector could reduce private landlord numbers further – the forthcoming introduction of minimum EPC standards and a 2% increase in income tax rates are just two

“We project that there will be an additional 550,000 individuals living in rental accommodation by 2036 and 1.5 million by 2050”

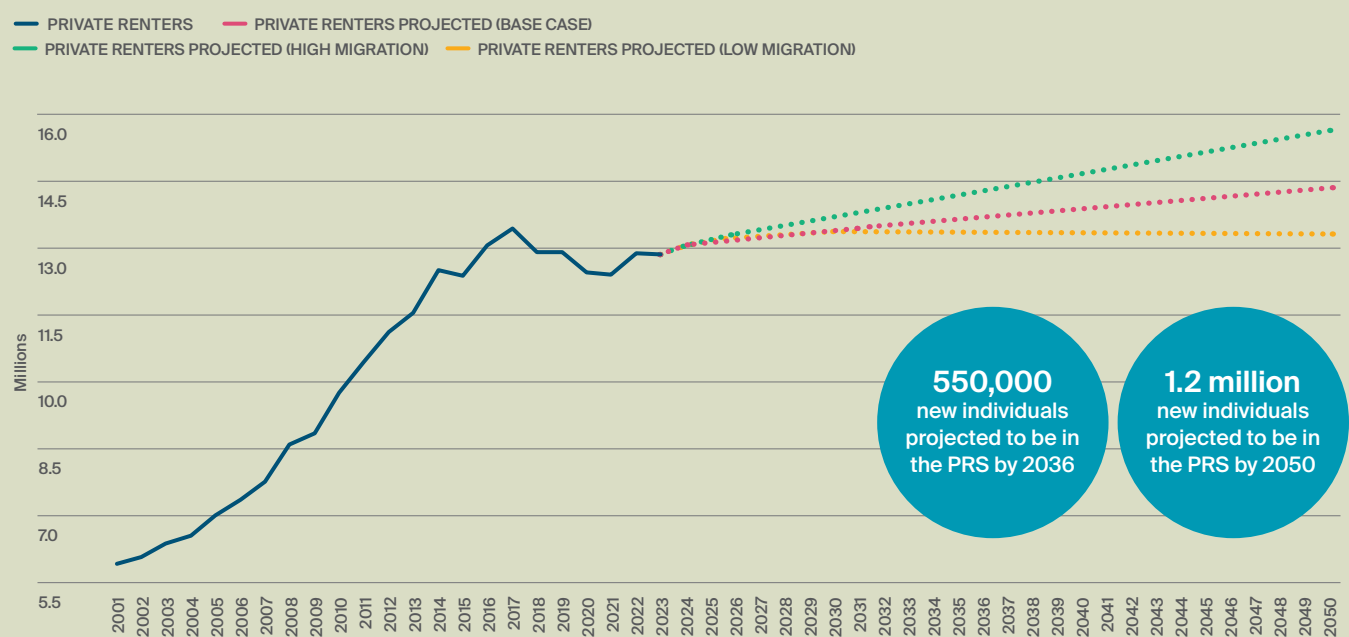
policies which will eat into landlord profits. Data from the latest English Private Landlord Survey suggests that recent and upcoming changes to legislation are the most common reason for landlords choosing to decrease their portfolio size or to leave the sector. Institutional investment will increasingly fill this gap, bringing scale, quality, and long term stewardship to a sector which has historically been fragmented and inconsistent.

PRICED OUT

At the same time, affordability pressures have become entrenched in the owner occupier market with few signs of them easing enough to reverse the growing reliance on the rental market. Higher mortgage rates since 2022 led to house prices seeing their most notable decline since the

A growing demand pool

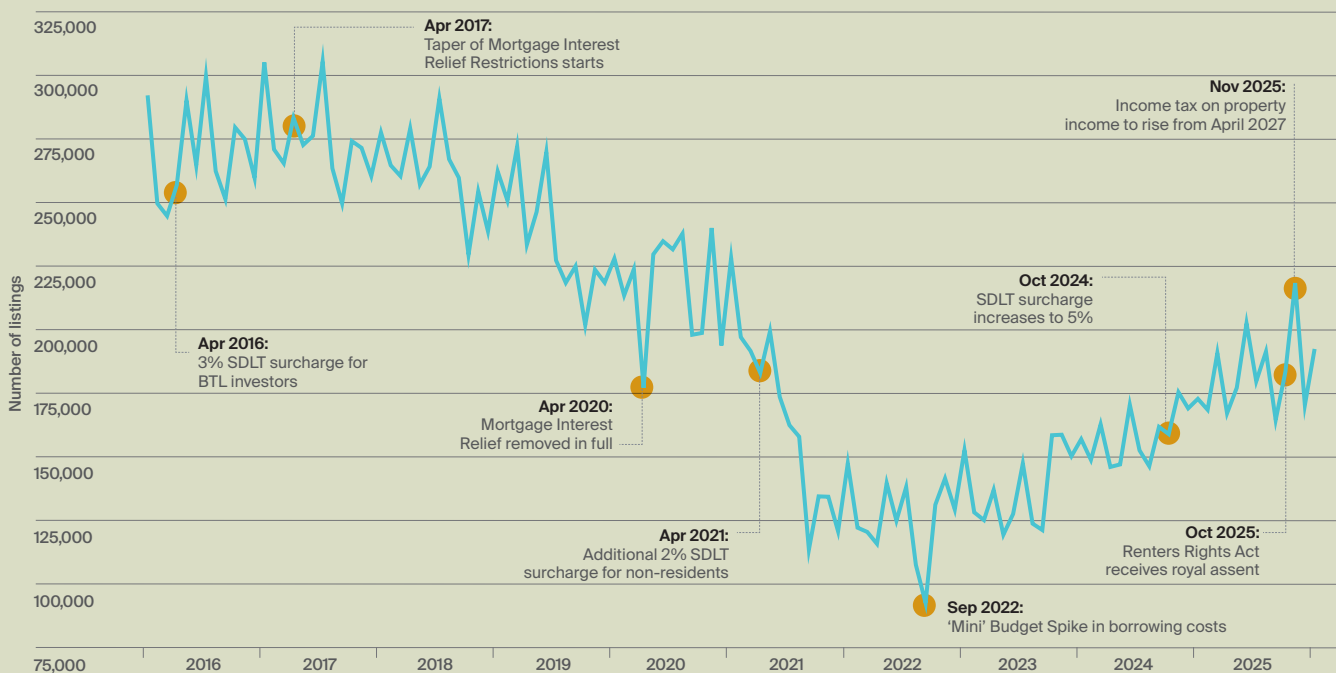
Number of people in the private rented sector



Source: Knight Frank Research, English Housing Survey, ONS

Rental supply squeezed as BTL policy measures bite

Number of properties listed as available to rent, monthly



Source: Knight Frank Research, Rightmove

GFC. Since their peak in 2022, house prices saw a peak to trough fall of -6.0% to the end of 2023. Despite this reduction, price-to-income ratios remain high across all regions, and house prices have increased again; by 5.1% between December 2023 and January 2026.

Average first-time buyer home prices are now nearly five times higher than average incomes (rising to 7.5 times in London). This, and a more expensive mortgage rate environment, will continue to limit moves into home ownership, particularly in major cities. According to Nationwide, a 10% deposit on a typical UK first-time buyer property is around £23,000. Even based on saving 10% of average net pay (c. £320) per month it would take a prospective buyer nearly six years to accumulate this, rising to nine years for a Londoner. Separate data from the English Housing Survey (EHS) suggests that nearly half (48%) of privately renting households have no savings, limiting their ability to accumulate a deposit further.

EHS data also shows that the average length of a tenancy for PRS

households has increased to 4.7 years, up from 3.5 years in 2014, highlighting a structural shift towards longer term renting. First-time buyers are also getting older, with some tenants choosing to skip the first rung of the housing ladder. As a result, the time spent in the rental sector is lengthening, reinforcing sustained demand for rental homes and creating a stickier tenant base.

PLANNING MATTERS

At the same time, the relative rigidity of the UK's planning system gives low confidence in faster construction rates, particularly in urban areas. The announced reforms by the Labour Government may improve this somewhat but the magnitude of the impact remains uncertain. A more challenging development finance environment will further limit levels of construction in the short term, keeping completions well below targets.

It means that there is a significant opportunity for investors to deliver best-in-class purpose-built assets for rent at a time when there is very little

new supply being developed, as we explore in Section 2.

The ongoing supply shortage should support occupancy levels and rental growth. Consistent rental growth should underpin yields, with yield compression and capital growth driven by leasing and stabilising assets, and potential for greater upside returns if wider market conditions improve.

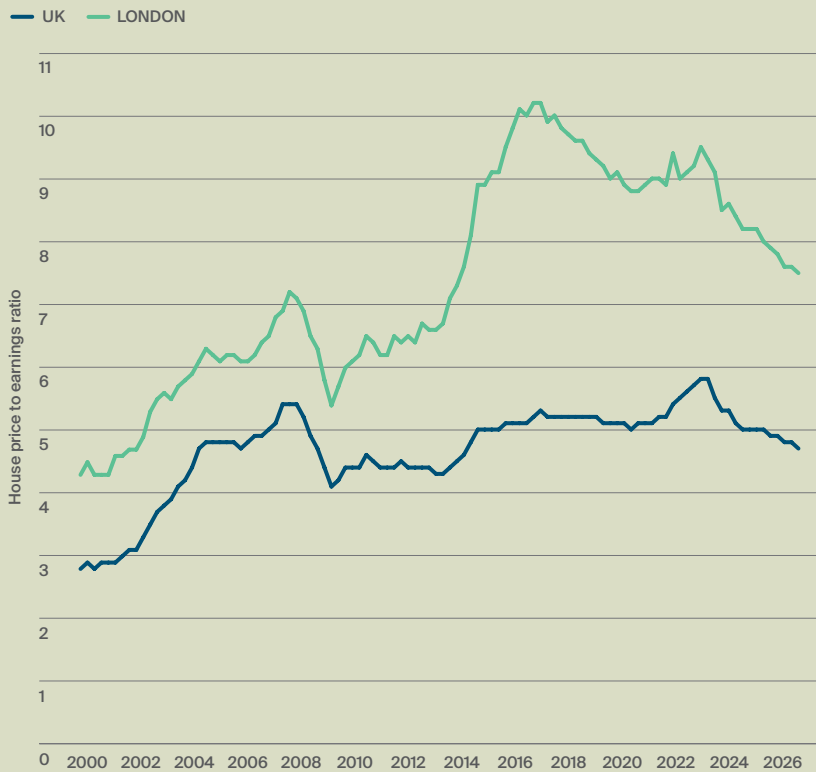
SIZE OF THE PRIZE

Despite rapid expansion, completed BTR supply still represents just 2.5% of the total number of privately renting households in the UK. We expect the proportion of homes owned and

“On average, it takes a prospective first-time buyer nearly six years to accumulate the average deposit, rising to nine years for a Londoner.”

First-time buyer affordability improves but remains stretched

House price to earnings ratio (first-time buyers)



Source: Nationwide

managed by institutions to consistently rise. Even reaching 10% institutional ownership (which would still be a small proportion, in an international context), would add another 467,000 BTR homes.

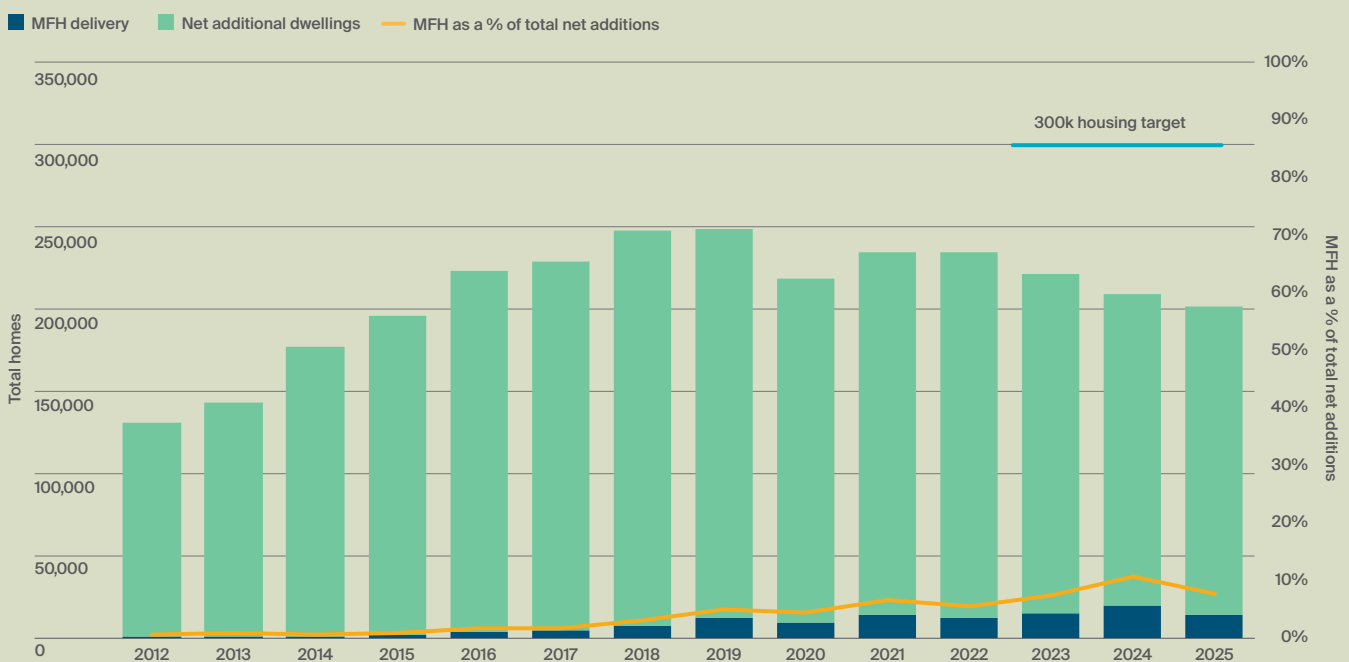
LESSONS FROM ACROSS THE ATLANTIC

Looking to more established markets such as the US provides further support for the idea that institutional ownership in the UK is underweight and has significant growth potential. It also supports the idea that there is headroom to grow even in locations and cities where institutional ownership holds a much greater share of the PRS. In Manchester and Salford, for example, 17% of private rental stock is BTR, yet even that looks low compared with many markets in the US where more than 50% of renter households live in multifamily apartments.

Should Manchester arrive at a similar level of institutional ownership, institutions would need to own more than 60,000 homes in the city, compared to just 21,000 today, not accounting for population growth or shifts in the size of the rental sector.

MFH a fraction of overall supply, which remains short of target

Net additional dwellings



Source: Knight Frank Research, MHCLG

*Full year 2025 net additions indicative based on EPC data

Section 2: Supply and development pipeline

The MFH sector has grown at pace over the last decade, but development has slowed due to financial, regulatory, and cost challenges. Despite a decline in new construction starts and completions, government reforms and planning improvements offer potential for future growth.

Unblocking the pipeline

The growth of UK MFH has continued, with the number operational apartments rising 13% between 2024 and 2025 to just over 122,000 nationally. However, hurdles to development last year – including high financing costs, uncertainty over fire safety in tall buildings and ongoing cost inflation – saw investment in new schemes fall.

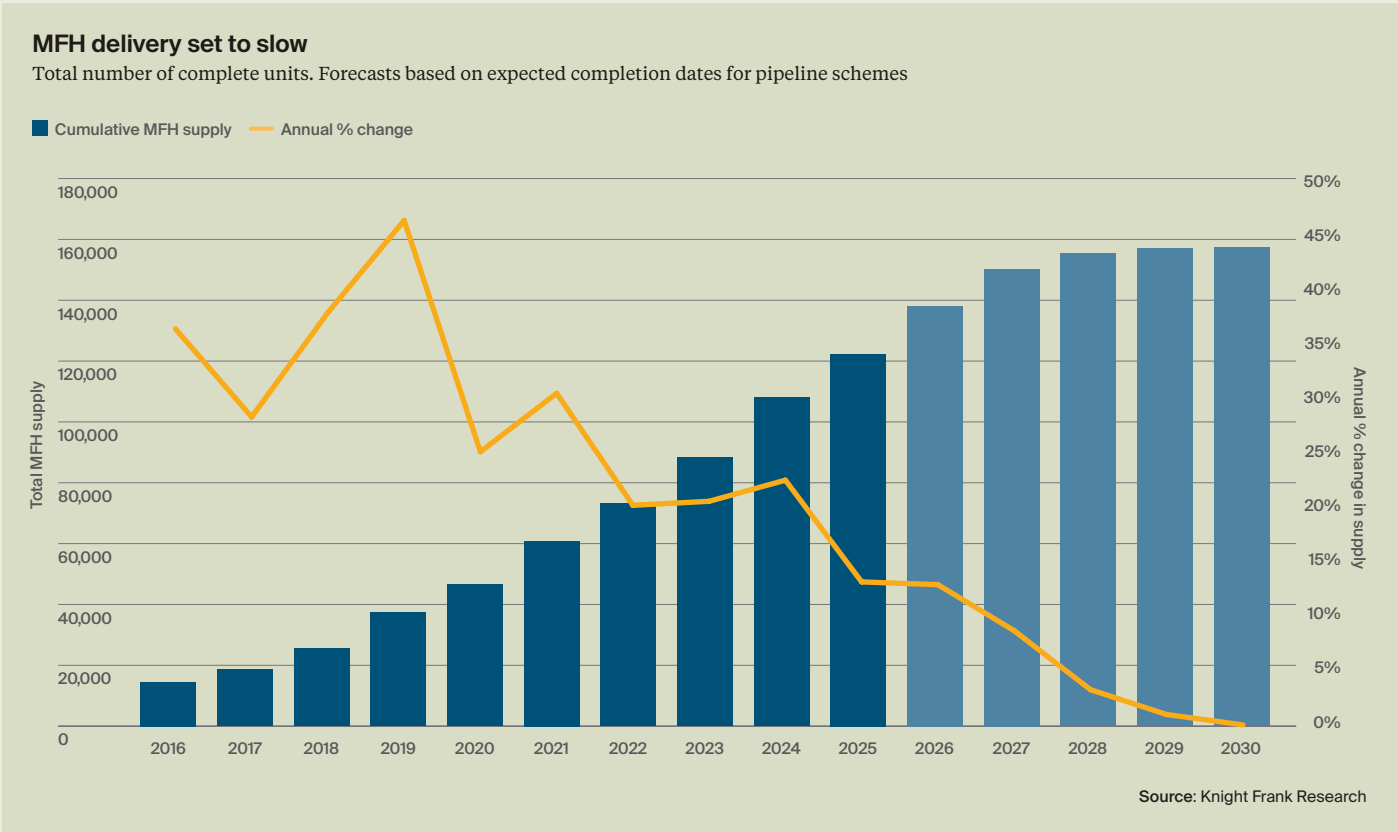
There were 38,500 MFH units under construction at the end of 2025, down 8% year-on-year and 34% lower than a

peak of 58,000 in 2023. We expect just shy of 16,000 new apartments will complete in 2026 based on estimated completion dates for schemes currently under construction, with delivery expected to reduce further to the end of the decade.

A slowdown in delivery is a direct reflection of the outlook for new starts, which remain subdued. In London, for example, just 996 new multifamily homes commenced construction last year, down from a five-year average of 5,116 annually. In Birmingham, delivery is expected

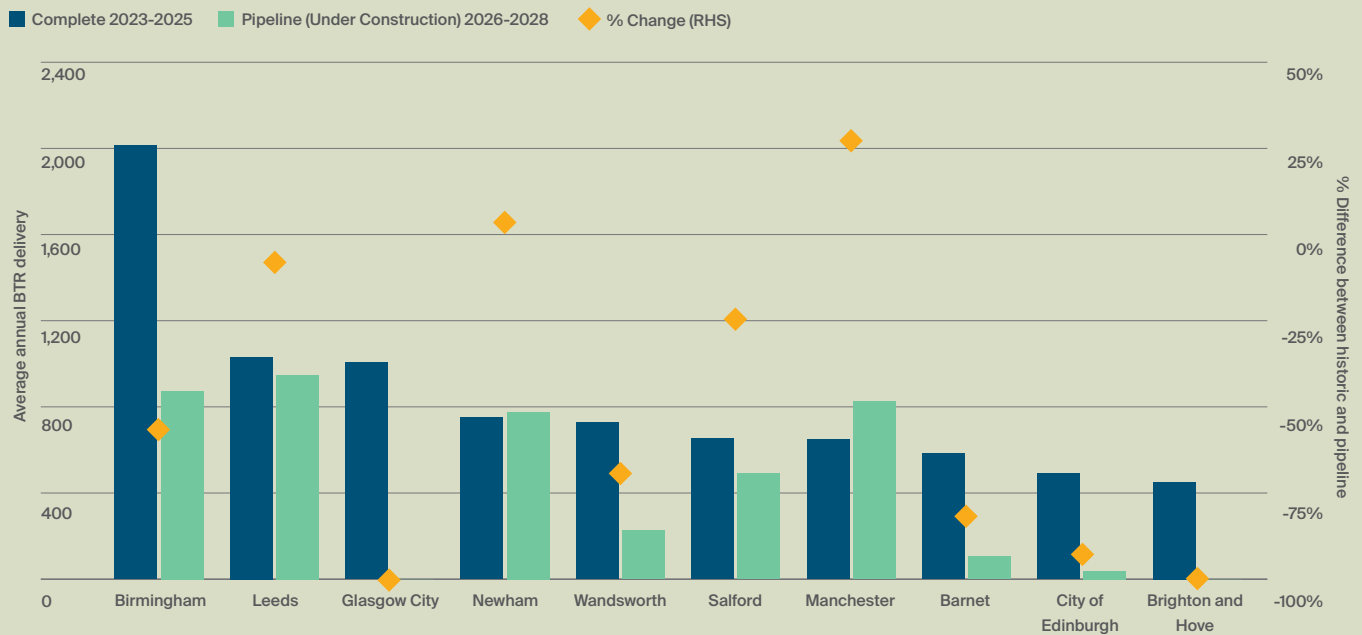
to average just over 870 units per annum between 2026 and 2028, down from an average of more than 2,000 between 2023 and 2025.

In total, a further 92,000 multifamily units have full planning permission granted nationally but the ability to translate approvals into viable schemes remains challenging. Unlocking this backlog will be essential to sustaining construction activity and presents an opportunity for investors seeking to deploy capital into de-risked, consented projects.



Delivery is set to fall across major markets

3-year average annual MFH delivery, top 10 local authorities for past 3-year delivery



Source: Knight Frank Research

Note: where there is no pipeline percentage change equals -100%

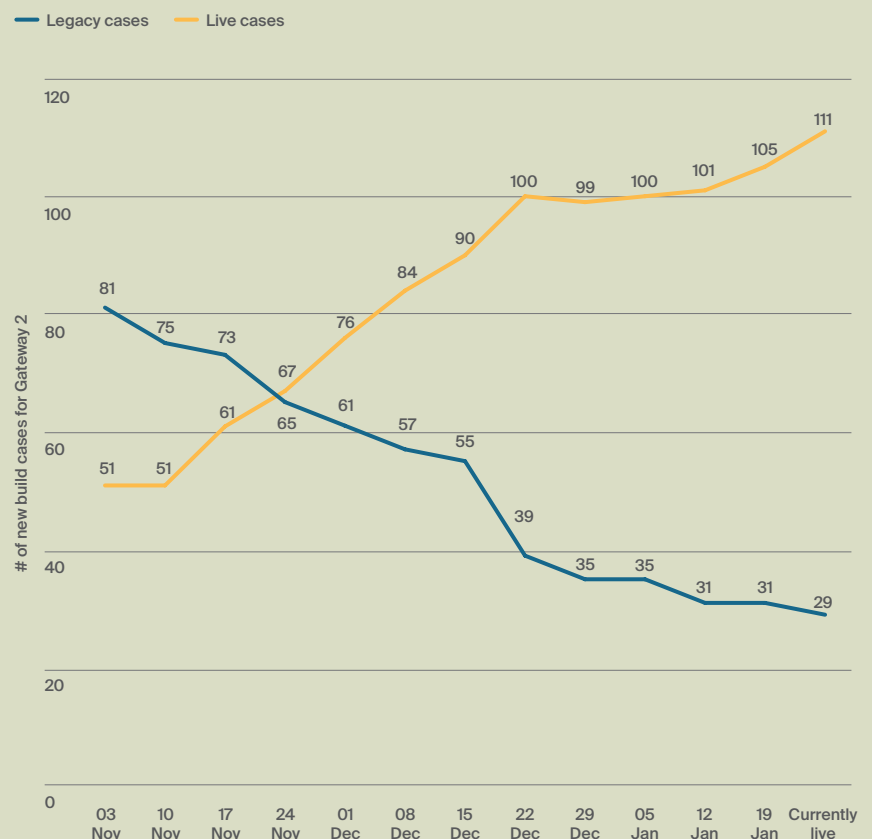
BRIGHT SPOTS?

There is mounting evidence that the Building Safety Regulator (BSR) is speeding up their process rate, with Gateway 2 decision making times falling from 37 weeks last year to just 13 currently. Meanwhile, recent changes to the National Planning Policy Framework – which include the introduction of a “default yes” for developments near train stations and on brownfield land, as well as encouragement for higher density housing – signal a strong commitment from Government to push forward with planning reform and looks positive for multifamily development. Recognition of the Living Sectors and giving them significant weight in the planning balance should also clear the way for more positive decisions which will unlock much-needed housing.

“There were 38,500 MFH units under construction at the end of 2025, down 8% year-on-year and 34% lower than a peak of 58,000 in 2023.”

BSR makes progress on backlog...but work still to be done

Number of new build Gateway 2 cases, by management type



Source: Knight Frank Research, BSR

MID-MARKET MOMENTUM

As the market grows, we are seeing an evolution in product delivery as investors and developers gain a greater understanding of operating models and tenant requirements. For some, that means a pivot or expansion of amenity-light buildings, partly to improve viability but also to allow operators to offer lower rents, giving investors access to larger swaths of potential tenants. Delivering a more ‘affordable’ product widens investors target audience. For BTR investors’, this underscores the opportunity of schemes targeting the mid and core markets. Our analysis of rental price distributions confirms current BTR delivery is weighted towards the mid to upper end of the private rental market.

MID-RISE MOMENTUM

There has also been a shift in investor and developer focus away from high-rise to mid-rise developments as there is greater certainty over time and cost. Buildings below 18 metres or seven storeys also don’t have to deal with BSR delays, changes to specification and potential rejections, which shorten delivery programmes.

Lower and mid-rise schemes also offer the potential for more efficient development economics, with lower build costs achievable through reduced

amenity offering and more mid-market specification. This has seen a shift on newer schemes to a more practical approach to amenity provision where flexibility, adaptability and convenience is key, including prioritising areas for shared workspaces.

However, as there are fewer apartments per development, the economics of a pivot to mid-rise might not stack for all. Indeed, challenges persist. Rising construction, financing, and regulatory costs – including the Building Safety Act and affordable housing obligations – continue to set a floor on achievable rents, and investors and developers must balance these concerns accordingly. Grant funding also remains crucial, particularly for regional schemes, which often hit viability issues without support.

BUILD, BABY, BUILD... BUT WHERE?

The big question is where next for development? Some 102 local authorities across the UK have at least one multifamily scheme complete or currently under construction, supporting an established body of evidence that MFH can succeed in a wide range of markets. Yet, against a backdrop of evolving housing policies, government commitments to regional growth, and investment in infrastructure and innovation,

understanding which locations excel – and where challenges remain – has never been more important.

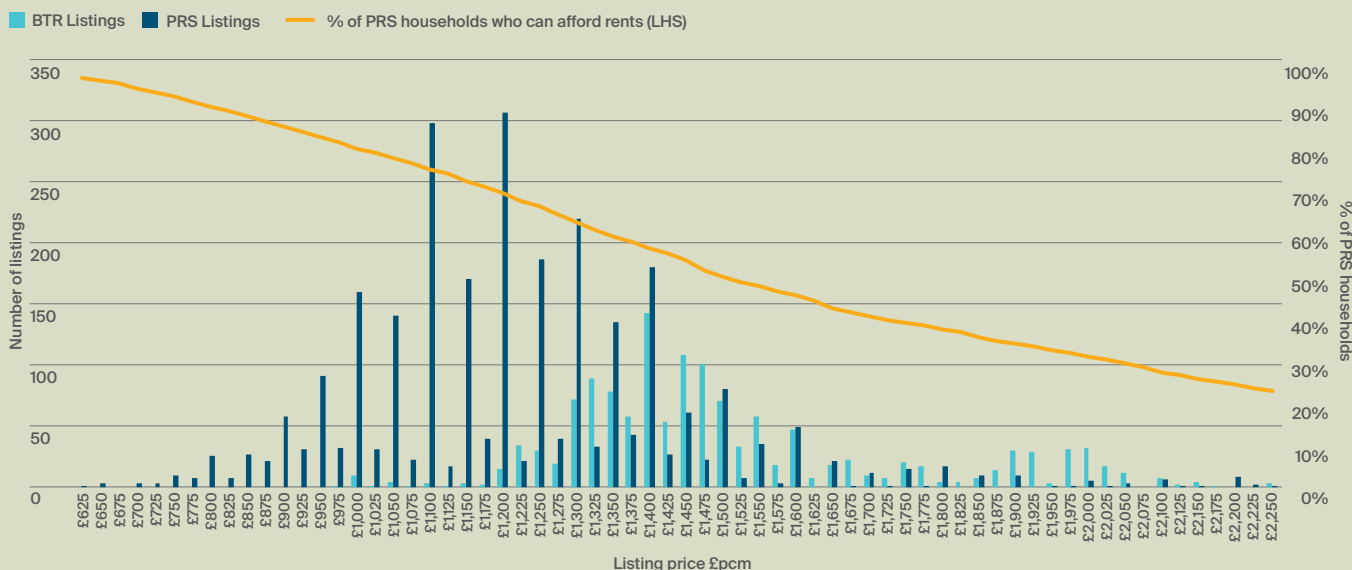
When considering specific opportunities, it is important to emphasise a rigorous and site-specific approach, but some locations will naturally boast stronger fundamentals than others. We have analysed key BTR metrics relating to demand and market potential for local authorities across the UK. The charts on the next page outline the results.

Established markets, such as London, Birmingham and Manchester score well, highlighting the opportunity to deliver further stock into these markets on the back of strong projected population, employment and earnings growth.

But, outside of these established locations, the data highlights several Tier 2 towns and cities which boast strong demand or economic drivers. Reading, for example, is expected to see particularly strong earnings growth over the next five years which will support affordability. Population and household growth in Glasgow, meanwhile, is projected to be robust, supporting demand. Some markets, such as Bristol, have been on radars for a while, but development land supply has been constrained and it has been challenging for BTR to compete with open market sales.

Leeds: Existing BTR supply skews towards the mid to upper end of the rental market

PRS vs BTR 2-bed flat listings, 12 months to Sep 2025, £25 price-brackets



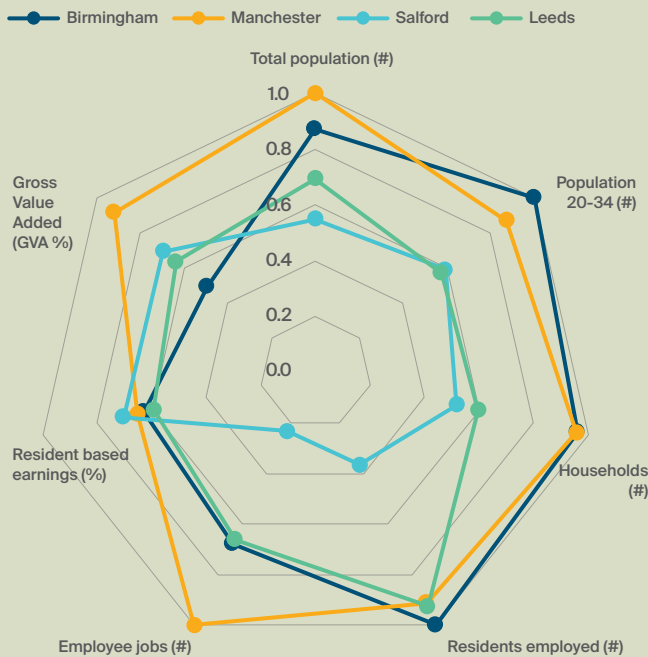
Source: Knight Frank Research

Note: Central Leeds is defined as a 2-mile radius around LS1 4DY

DRIVERS OF MFH DEMAND: REGIONAL

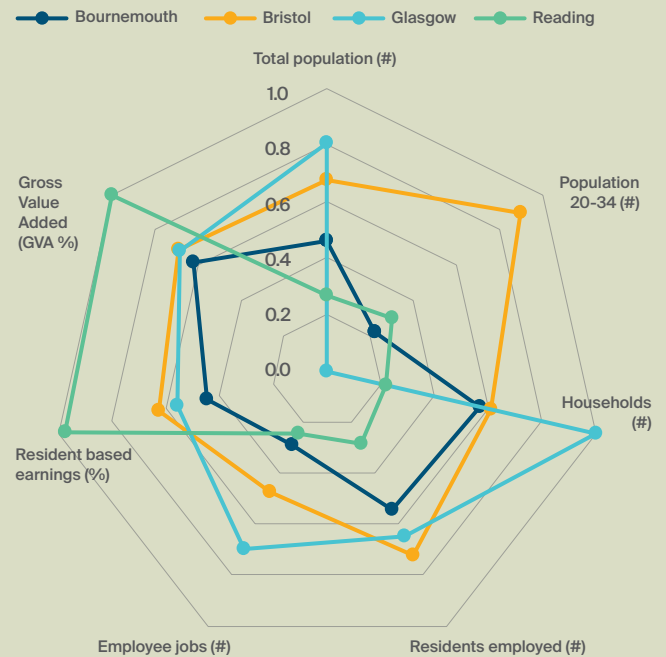
Tier 1 cities

5 year growth projections 2025-30, change by # or %



Selected Tier 2 growth markets

5 year growth projections 2025-30, change by # or %



Note: Analysis has been produced at local authority level. Values have been normalised across all regional local authorities to fall between 0 and 1

DRIVERS OF MFH DEMAND: LONDON

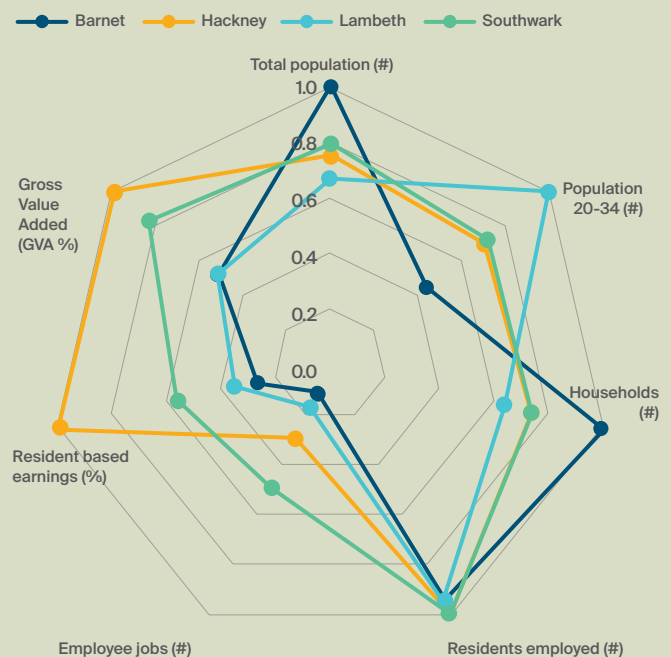
Top boroughs for supply

5 year growth projections 2025-30, change by # or %



High growth boroughs

5 year growth projections 2025-30, change by # or %



Note: Analysis has been produced at borough level. Values have been normalised across all London boroughs to fall between 0 and 1

Source for all charts: Knight Frank Research, Oxford Economics

Section 3:

Operational performance

After a period of marked volatility, the UK's private rented sector is beginning to stabilise.

MARKET MOVES

Rental growth has, historically, been closely aligned to wage growth. Broader economic or housing market shifts tend to have only limited impact. Localised pressures – whether supply shortages or sudden changes in demand – can produce short term distortion, but over the long-term rents have tended to converge back towards income growth.

This makes the post-pandemic surge all the more notable. At their peak in 2022, BTR rents grew by over 15% on an annual basis. The jump reflected a combination of stronger

than normal wage growth and exceptionally high migration levels, both of which delivered a boost to tenant demand.

Those conditions have now eased. Migration has fallen back, and RICS data indicates that tenant demand has returned to more normal patterns. Additionally, 2025 saw stronger first time buyer activity thanks to easing mortgage rates, which helped draw more households out of the private rented sector.

A tick up in available supply in the wider PRS market over the last 12 months, albeit from a historically low base, has also played a part.

While overall rental listings remain 29% lower than pre-pandemic averages, they were up 11% year-on-year in January, for example.

As a result, signs of a return to long-term patterns of rental inflation are already evident. Across the UK BTR market, rental growth slowed to around 1% in 2025. Manchester outperformed, with annual growth of 3%. Over the past five years, BTR assets in our index have delivered a CAGR of 5.5%.

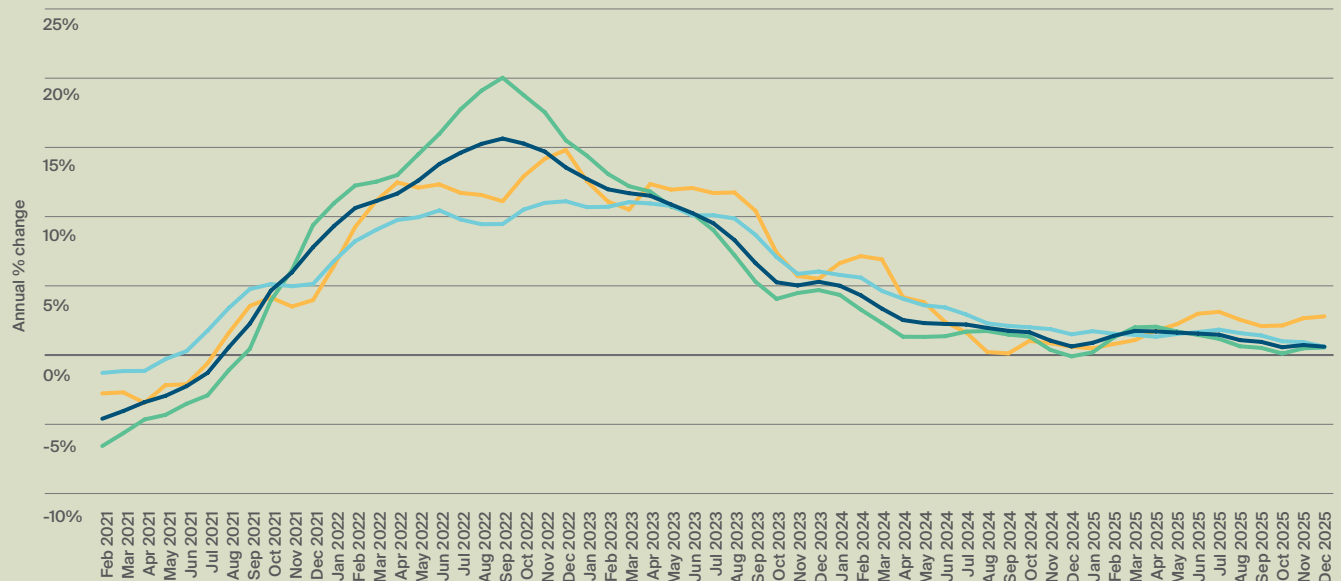
PRICE SENSITIVITIES

But there are variations in performance depending on location, on asset and on value. Our

BTR rental growth moderates following extraordinary period

Annual % change

UK UK EXCL. LONDON LONDON MANCHESTER



Source: Knight Frank Research

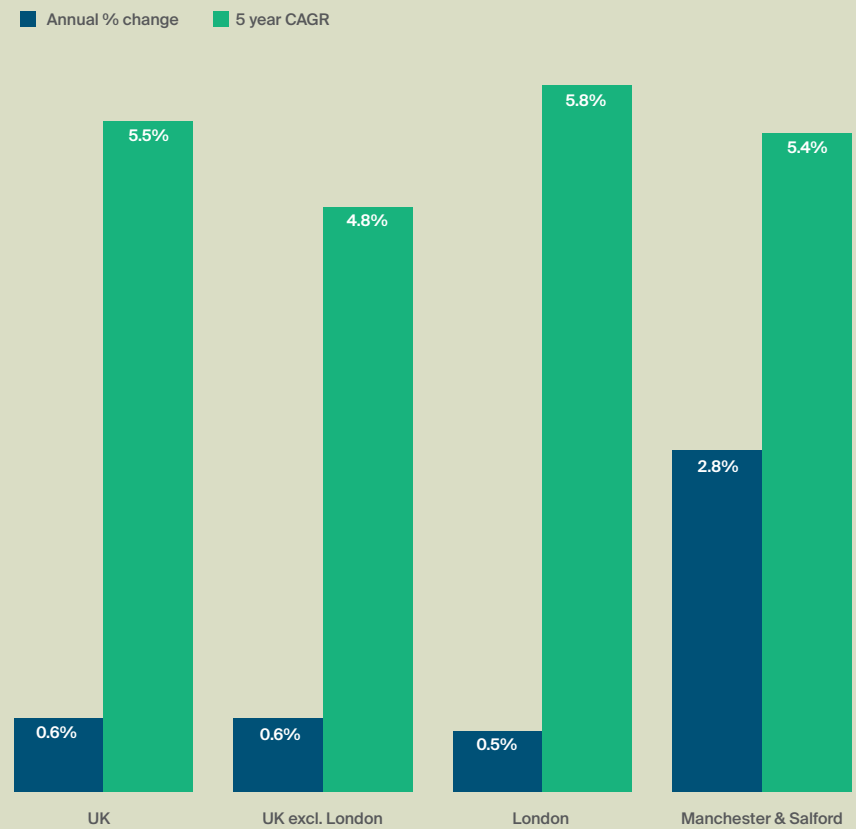
analysis shows that the slowdown has been most pronounced at the top end of the market, for example. By segmenting the BTR sector into quartiles, from Quartile 1 (the most affordable in each region) to Quartile 4 (the most expensive in each region) we have tracked rental performance over time. The results reveal a clear trend: the most expensive stock is cooling fastest, with Quartile 4 rents showing the sharpest deceleration over the past 24 months.

Conversely, the mid-market and the most affordable segments of the market have proven more resilient, underscoring the growing importance of value and price in sustaining demand. For investors, this trend underscores the relative outperformance of schemes targeting the mid and core markets, which cater for a much larger renter demand pool.

“Over the past five years, BTR rents have delivered a CAGR of 5.5%.”

Short term moderation masks long-term growth

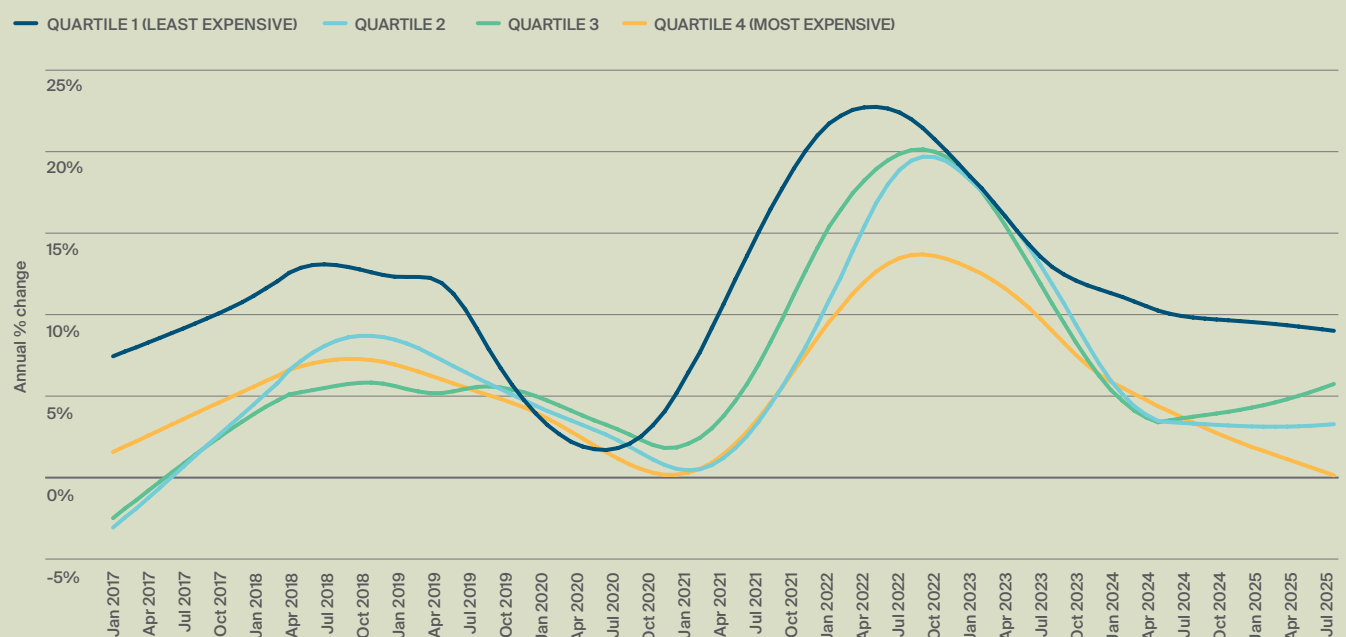
% change in BTR rents to Dec 2025



Source: Knight Frank Research

More moderation at the top of the BTR market

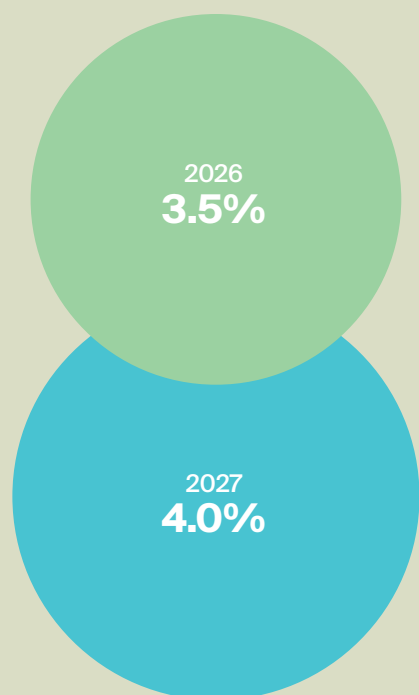
Annual % change in rents, by quartile



Source: Knight Frank Research

Note: BTR schemes are assigned a quartile based on their rents relative to the wider region. Based on 2023 pricing.

BTR rental forecast for new BTR lets



Source: Knight Frank Research

WHERE NEXT?

The fundamentals still favour strong rental growth – but only in the right places and for the right assets. Construction remains expensive, new supply is limited and demand is proving resilient. With private landlords pulling back and new supply constrained, institutional owners of MFH stock are well positioned to benefit from long-run rental growth without relying on cap rate compression for returns.

We forecast MFH rents will increase by 3.5% in 2026 and by 4% in 2027 for new lettings, slightly ahead of cumulative wage growth forecasts and our wider PRS rental growth forecast, both at 7% over the next two years.

In the absence of a meaningful increase in supply, affordability constraints are likely to be the biggest drag on rental growth over the coming years. MFH is well positioned in that regard. Data from the ONS suggests private renters on a median household income could expect to spend 36% of their income on an average-priced rented home in England. Whereas Grainger, the sector's largest

institutional landlord, reports its tenants pay on average 28% of their gross household income.

Operational performance

RUNNING SMOOTHLY

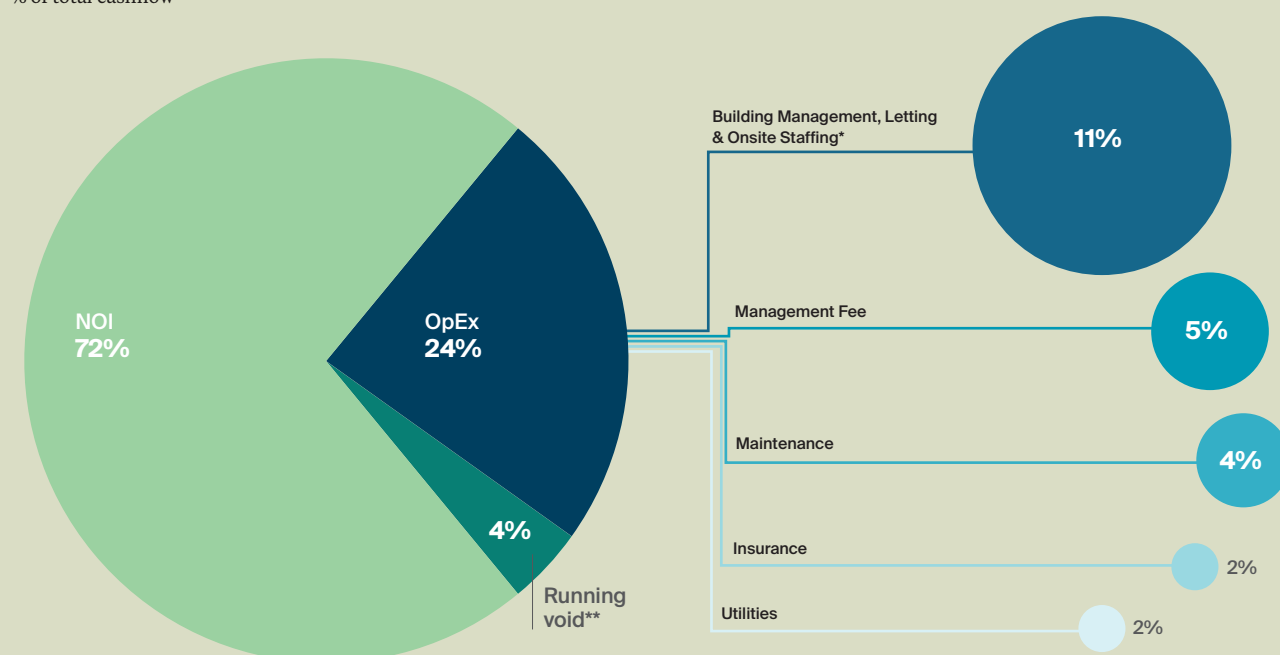
Knight Frank's OpEx database tracks actual and budgeted cashflows across a sample of 126 MFH budgets comprising more than 35,000 residential units as at February 2026. The aggregated results provide a detailed picture of operational performance across the sector and allows us to benchmark change over time.

On average, in 2025, OpEx across the schemes in our sample stood at 24%. Building management, letting and onsite staffing is by far the largest outlay for operators, reflecting the high level of service on offer in many schemes, and representing 11% of the total gross rent roll. Management fees makes up the second largest cost component, at 5% of rent roll, followed by maintenance at 4%.

On a per unit basis, which allows for a clearer comparison across

MFH Operating Expenditure (OpEx) segments

% of total cashflow



Source: Knight Frank Research

* If not already included in the Management Fee, this covers payroll & benefits for onsite team, marketing costs & turnover costs

**Well managed, stabilised schemes let at market rent can expect to see a running void in the region of 4%

specification, service levels, location and scale, the average cost is £5,094, though there is a wide range across our sample, with clear regional and scale differences present. In London, for example, the average cost per unit in 2025 stood at £6,706, dropping to £4,575 in regional markets – albeit this can rise in Tier 1 cities.

Meanwhile, while the average cost per unit for smaller schemes of between 75 and 150 units rises to £5,829, that figure drops to £5,254 for larger schemes between 251 and 400 units where economies of scale are present.

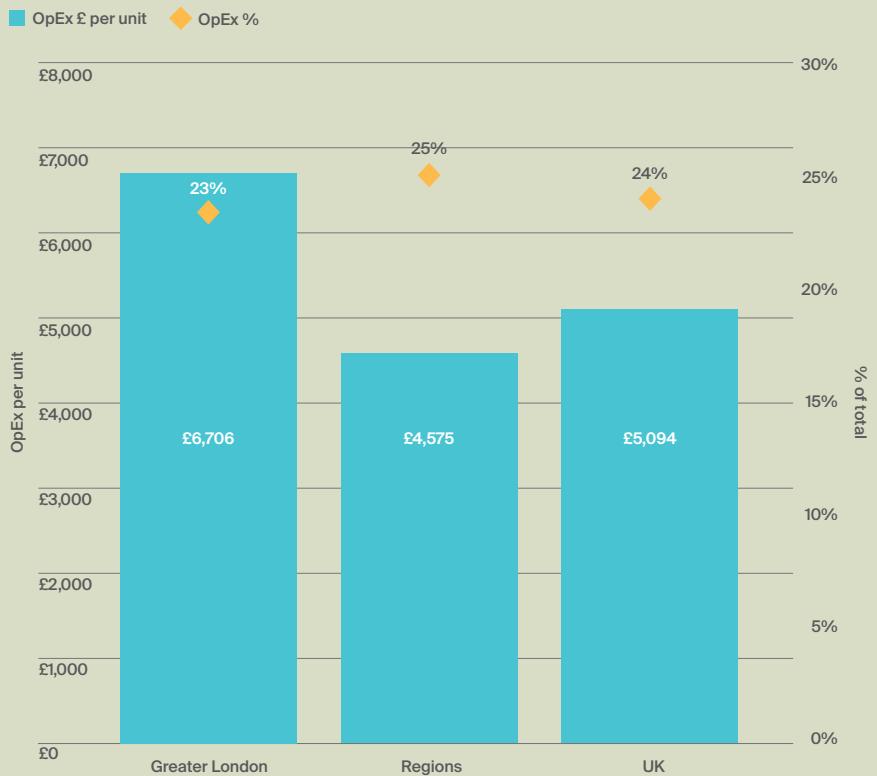
Operating expenses have, unsurprisingly, risen notably over the last few years, largely as a result of the spike in inflation over that time which has pushed up staffing and utilities costs. OpEx per unit has risen 19% since 2023, our data shows.

24%

Average OpEx across schemes in our sample.

MFH OpEx by region

Average £ per unit, %



Source: Knight Frank Research

Economies of scale

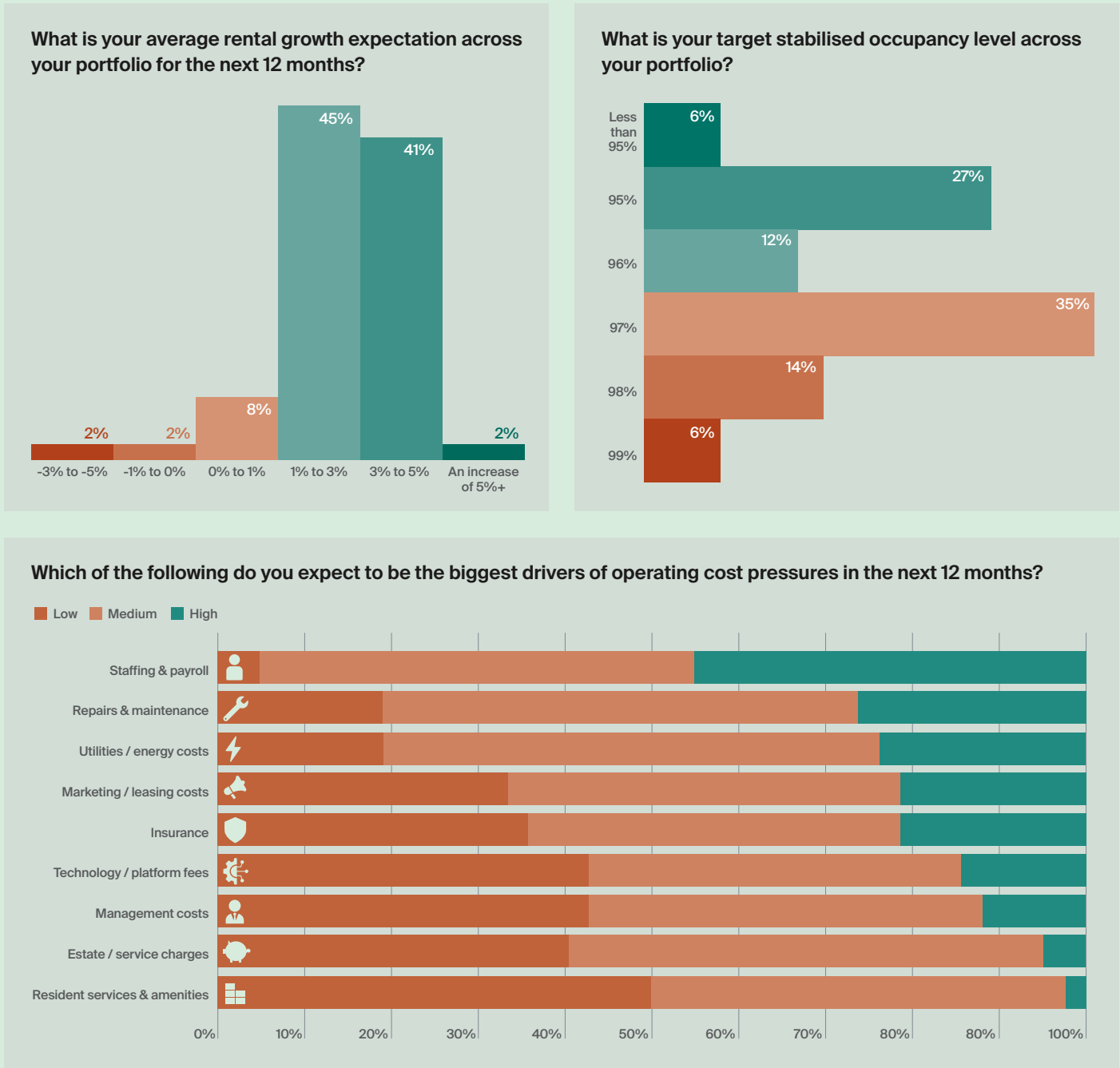
MFH OpEx by scheme size, average £ per unit, %



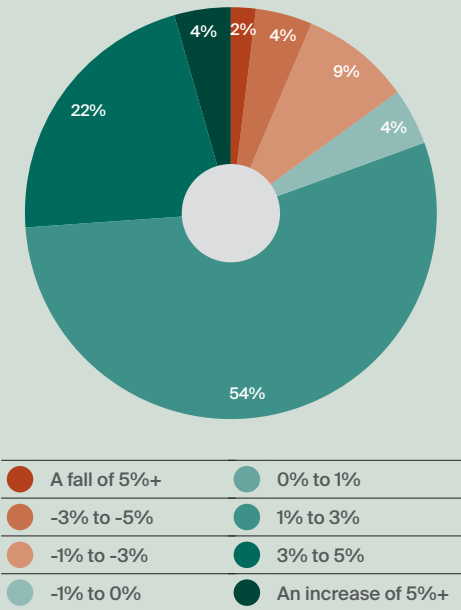
Source: Knight Frank Research

Multifamily Operational Performance Survey 2025/26

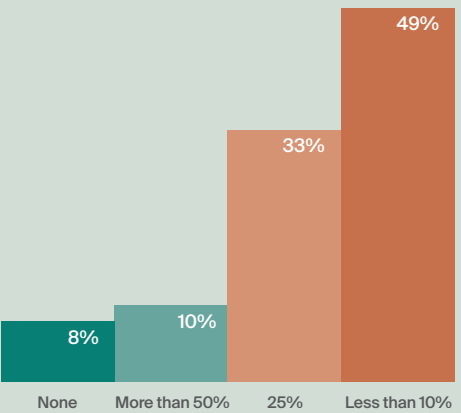
We have surveyed nearly 50 investors and operators active in the MFH sector and asked for their views on operational performance over the next 12 months. The views shared give an indication of what the sector expects will happen to rental growth, and operating expenditure, as well as views on the relationship between amenity provision and occupancy.



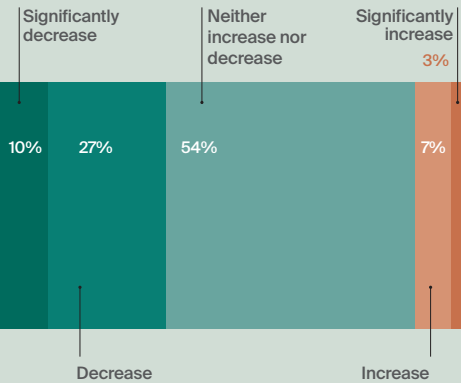
What are your expectations for OpEx % change across your portfolio over the next 12 months?



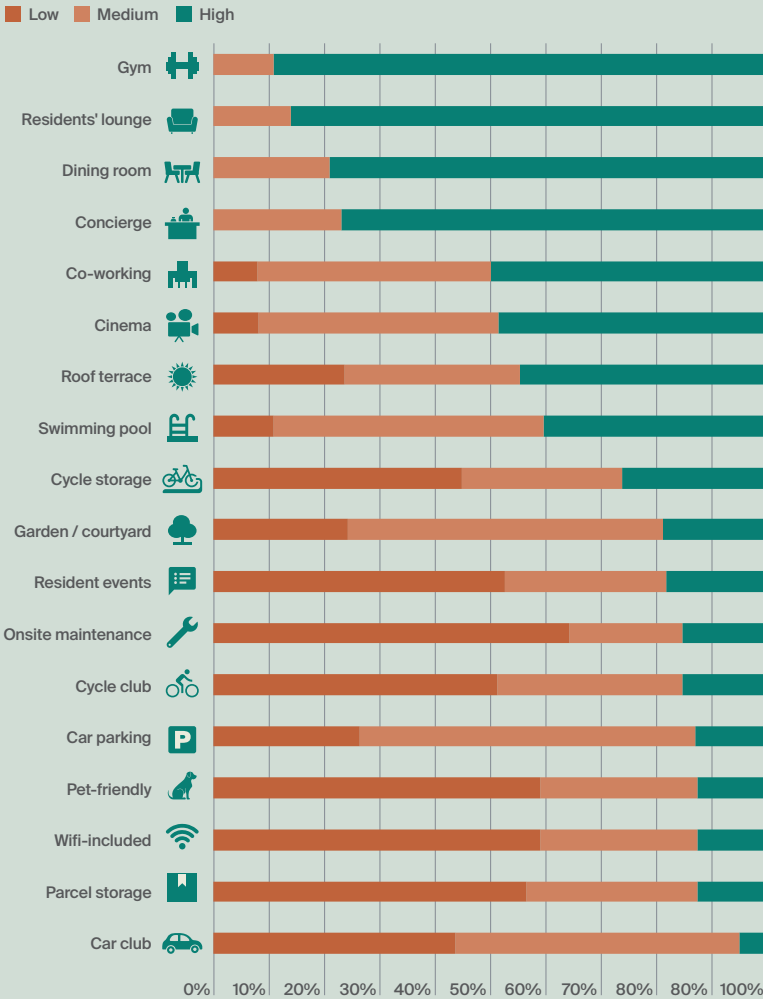
What proportion of ALL new lettings currently use rental incentives?



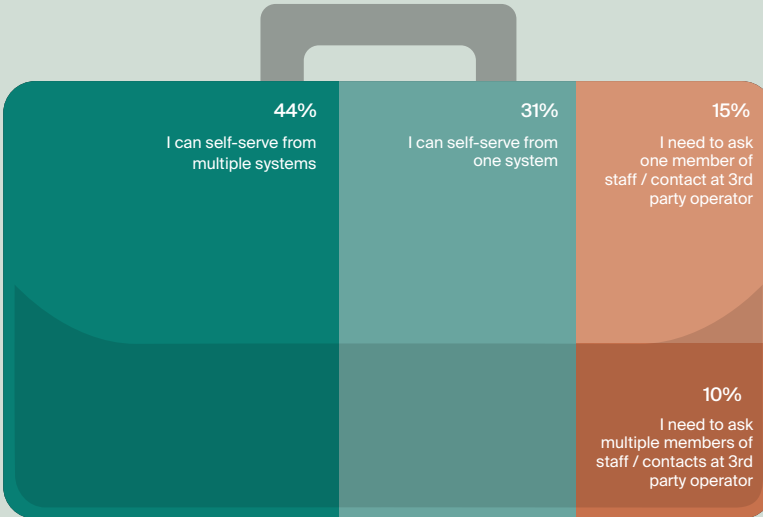
Do you expect your use of rental incentives to change over the next 12 months?



Which amenities or resident services do you see having the biggest impact on occupancy and retention in your portfolio?



When reporting on operational performance across your portfolio, how do you source this information?



Keep up to speed with
global property markets
with our range of dedicated
sector newsletters

SIGN UP ONLINE

Recent Living Sectors Research



UK Student Accommodation
Outlook 2025/26



BTR Q4 2025

Research



Oliver Knight
Head of Residential
Development Research
+44 20 7861 5134
oliver.knight@knightfrank.com



Lizzie Breckner
Head of Residential
Investment Research
+44 20 3640 7042
lizzie.breckner@knightfrank.com



Sam Gibb
Senior Analyst
+44 20 7861 1031
samuel.gibb@knightfrank.com

Residential Investment and Valuation



Nick Pleydell-Bouverie
Head of Residential Investment
+44 20 7861 5256
nick.pleydell-bouverie@knightfrank.com



Guy Stebbings
Head of Build to Rent Agency
+44 20 7861 5413
guy.stebbing@knightfrank.com



David Shapland
Head of Residential
Investment Valuations
+44 20 7861 5455
david.shapland@knightfrank.com



Jack Hutchinson
Head of BTR Funding
+44 20 3866 7842
jack.hutchinson@knightfrank.com



Lloyd Wraith
Partner, Build to Rent Agency
+44 20 3995 6463
lloyd.wraith@knightfrank.com



George Tsielepis
Partner, Build to Rent Valuations
+44 20 3866 7856
george.tsielepis@knightfrank.com

Capital Advisory and Planning



Lisa Attenborough
Head of Capital Advisory
+44 20 3909 6846
lisa.attenborough@knightfrank.com



Chris Benham
Head of Planning
+44 2078 611 289
chris.benham@knightfrank.com