

Municipal build-to-rent - supporting mixed tenure delivery and market choice

Council-led, sub-market rental homes for key workers and middle-income Londoners.

HOW THE MODEL WORKS

01 BUILD

Councils lead development using public land and long-term finance.

PUBLIC DELIVERY

02 HOLD?

Homes remain owned and managed by local authorities or social landlords.

LONG-TERM OWNERSHIP

03 RENT

Intermediate rents sit above social rent and below market rent.

KEY WORKERS + MIDDLE INCOMES

FINANCING A proposed inflation-linked uprated Local Housing Allowance rate creates predictable rental income — supporting borrowing and future development.

42%

of median private-renter net income is absorbed by average rent in London.

POTENTIAL — AND CONDITION

More sub-market supply and a permanent public asset — but the concept still needs grant to be viable.