

Residential Investment Conference 12 November 2025

Highlights

Good design in placemaking is not subjective

Greenery little and often

- Trees 8 – 15m apart
- 5 – 15% public garden



Less crime



Higher wellbeing –
physical and mental

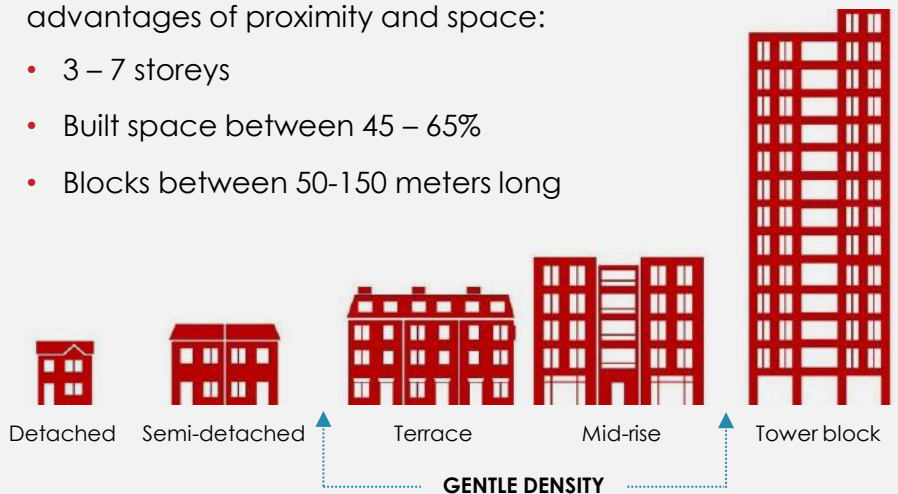


Improvement
in value

Source: Create Streets

Gentle density trades off the advantages of proximity and space:

- 3 – 7 storeys
- Built space between 45 – 65%
- Blocks between 50-150 meters long



Optimising NOI is not all about rental growth

Rental growth above a certain
threshold leads to:



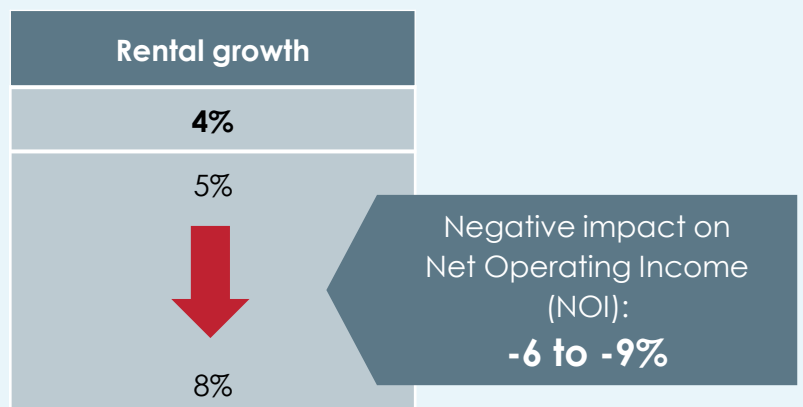
More turnover, shorter
average tenancies



More voids

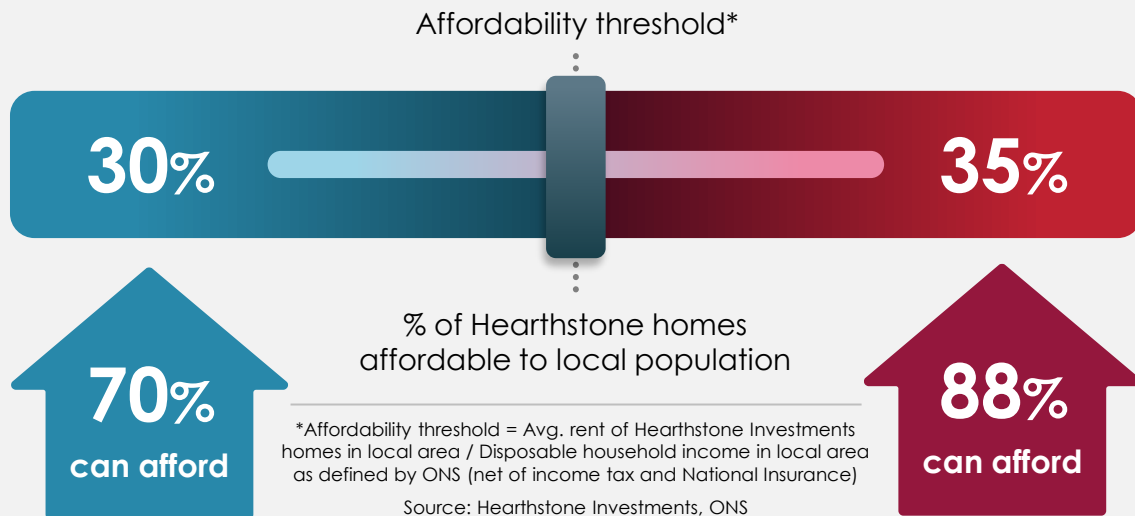


Higher re-let costs



Source: Carter Jonas

Private rented homes are affordable to people in their location



Significant social need for private rented housing

- Families earning £30k – £40k don't qualify for social housing or housing benefit, but struggle to upsize
- They are often forced to compromise on space, quality, or location – more so than many social renters

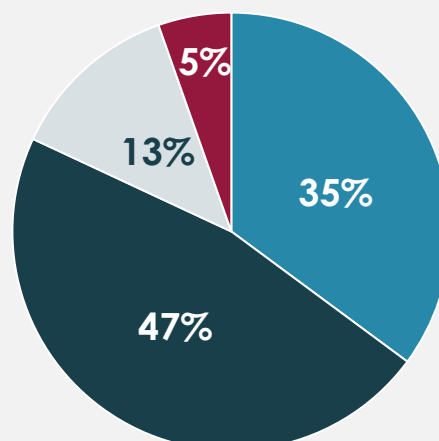
Expanding the affordable PRS stock would reduce shortages and pressure on social housing, increase mobility and improve the balance of supply and demand in the wider housing system.

Source: Real Estate Strategies

Breakdown of renters by flat/house type



Purchasing property and personal needs main reasons for residents moving out



Only 5% of residents move out due to affordability

- Purchasing property/upsizing
- Personal circumstances
- Other
- Affordability

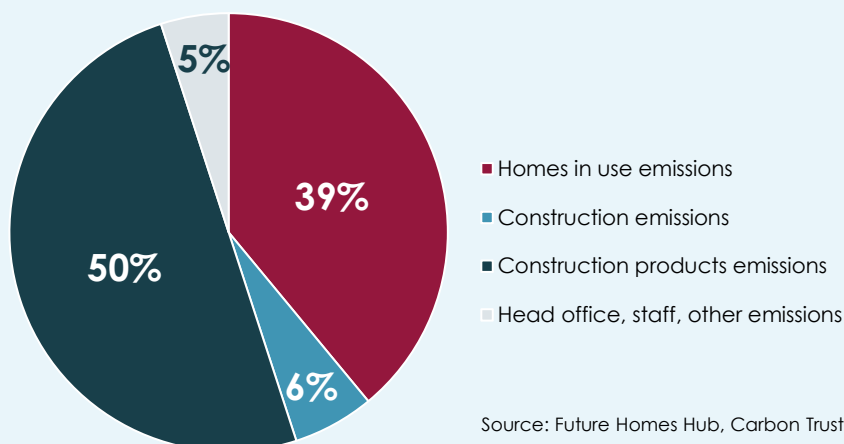
Source: Hearthstone Investments

Future Homes Standard will address 39% of overall emissions

Aim of the standard is to result in new homes that are zero carbon in use as the grid decarbonises by, or soon after, 2030:

- **No gas boilers, fully electric homes**
- **Solar panels in large proportion of new homes**

New standards being finalised



Conference partner content kindly provided by Create Streets, Carter Jonas, Real Estate Strategies and The Carbon Trust



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