



Considering Build to Rent?

Delays, cost overruns and unexpectedly high maintenance costs are all factors that can undermine the business case for Build to Rent (BTR).

Build quality can also harm the tenant experience, making properties harder to let and painful to manage.

Some of the negative press surrounding volume housebuilders in recent years might make anyone considering embarking on a BTR scheme hesitate. Construction projects are, after all, notorious for coming in late and over budget and with quality issues. Is it worth the risk and am I better off hanging on to my land assets until I can get a good sale price?

Fortunately, this is 2020 and we have innovative building methods. These accelerate projects, increase the certainty of hitting deadlines, and deliver the building quality and performance that landlords and tenants expect.



Faster and Better Construction

Modern Methods of Construction (MMC) have been proven to improve productivity and quality by using advanced manufacturing techniques. Most of the building's structure is made offsite in a modern production facility rather than on the construction site. Performance is designed into the building fabric and the precise manufacturing tolerances eliminate issues with leaks and draughts.

The structure is created in parallel with site preparation and groundworks, which can slice many weeks out of the schedule. The process is also less affected by bad weather or shortages of skilled labour.

A Track Record of Innovation

As well as being a developer of BTR schemes for both student accommodation and private rental, Osborne is also a construction contractor. We have extensive experience using MMC, including both volumetric and panelised methods. We even have a specialist offsite construction subsidiary - Innovaré Systems.

Across multiple BTR projects, innovative methods coupled with our integrated design-develop-build-operate model, have consistently delivered projects on time, on budget and to the required quality levels.

Innovative methods help ensure project viability in several ways. There's greater certainty over cost. Timings are also assured so you can be more confident about when rental income will start to flow. And there's also greater design flexibility. This means you make the most effective use of every plot and achieve the optimum housing density to maximise returns.

If you have land assets and are unsure about their development potential, or if you are deterred by the perceived risks of BTR, it's time to talk to a partner that looks at projects differently. One with a track record of using innovation to deliver better outcomes.



Contact Osborne to find out more about property development and investment.

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