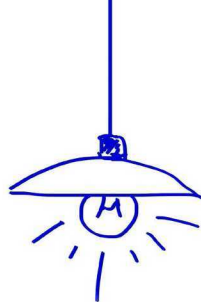




Rent.

Save.

Own.



## Rent. Save. Own

Rentplus is an innovative way for aspirational home owners to get a foothold on the housing ladder. They are given the opportunity to purchase their own home through a combination of affordable rent and a gifted cash deposit.

Rentplus homes are leased to housing associations on 20-year full repairing basis. They manage the homes, allocating them to people and families in housing need. This includes households on council's choice-based letting system, and Help to Buy agents, or families in private rented accommodation.

Aspirant home owners need to have an income to be considered. All will have limited or no ability to save for a deposit because their income to outgoings ratio means they are currently unable to raise a mortgage.

All Rentplus rent to buy homes are new-build properties with strong energy efficiency performance. Lower household bills means occupiers can save money.

Tenants have a five-year fixed term tenancy agreement, which may be renewed up to the point of purchase.

Rent includes services charges and is set at an affordable intermediate rent. This is 80 per cent of open market rent or LHA, whichever is lower.

Longer tenancies allow occupants time to save money and build creditworthiness to support a future mortgage application. It also allows residents to put down roots in their chosen community.

Those who choose to buy are gifted ten per cent of the property's market value, to put towards a deposit. Because tenants are purchasing their own home, they have no additional moving costs, which makes this an attractive offer.





The wide uptake of Rentplus by councils is evidence of the power of the rent to buy model. One home had over 260 applicants.

Gary Streeter MP recently called for Rentplus to be offered across the country. "The sooner the Rentplus model is rolled out throughout the UK, the better for the coming generation," he said.

Fully compliant with the National Planning Policy Framework, Rentplus helps local authorities to meet the housing need in their areas.

Rent to buy helps working families on low or average incomes to achieve their dream of owning their own home. Many of Rentplus tenants were caught in expensive private rented accommodation, or moved back to live with their parents in overcrowded conditions.

Some have been homeless, having had Section 21 Notices served on them by private landlords; many are single parents.

All share an inability to save for a deposit because their rent and essential outgoings are too high.

Rentplus' registered partners allocate rent to buy homes according to agreed local lettings plans.

In some areas 65 per cent come from council waiting lists, and up to 50 per cent from social housing. Moving out of these houses frees up the units for those in greater need

Rentplus occupants are typically key workers in the NHS or public services in the local community. Some come from the armed forces. Living and working locally means they boost the local economy.

Registered providers may signpost tenants to advice to help improve their credit rating.

When they make the decision to move on from renting to buying their home, Rentplus gifts them a ten per cent cash sum towards their deposit.







## Putting quality first

All Rentplus homes are carefully designed to be contemporary and desirable as well as economical to run.

As a minimum, we build to the latest government guidelines and strive for higher standards of sustainable design to minimise the carbon foot-print and impact upon the environment.

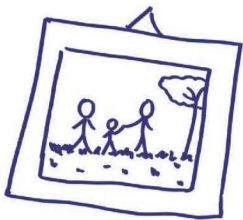
All Rentplus homes are all energy efficient which helps alleviate fuel poverty.

- deliver low energy bills, a key benefit to new occupants
- have advanced double glazing, window and door security installed
- offer highly efficient heating systems.

### **Rentplus properties:**

- can generate up to 60 per cent less CO2 emissions than older properties
- have significantly more wall, floor and loft insulation and are already six times more energy efficient than older properties





**Local authorities** are key strategic partners, helping support the needs of a growing population and contributing to economic growth, inward investment and prosperity.

Working with councils, local housing associations and registered providers, Rentplus identifies a pipeline of opportunities through Section 106, public land, regeneration, strategic sites and schemes. Rentplus has set itself ambitious targets to build affordable rent to buy homes across the country.

Working with councils under a local memorandum of understanding, the partners set out legal agreements around the rent to buy portfolio.

Developer and housing association partners are chosen to construct the new homes and manage the affordable rent to buy properties.

Rentplus is funded through a pipeline of ethical, private investment. This can include forward funding infrastructure costs where required. This helps local authorities deliver statutory obligations around social housing at no additional cost to the public.

Local strategic lettings plans are agreed to allow council meet housing objectives. This can include aiming the affordable rent to buy provision at homeless families, or those with local connections.

Many councils support tenants who aspire to own their own home to move into Rentplus homes. This frees up social housing for others with a greater need.





## Join a pilot programme

Rentplus is looking for partners to offer rent to buy programmes in new areas.

This will help speed up the delivery of wider mixed tenure developments.

Immediate funding is available to unlock stalled developments and support accelerated delivery.

This can include bespoke partnerships of Garden Towns and villages as well as strategic and urban extension sites.

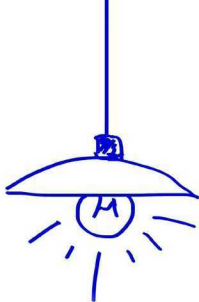


## We will

- support councils to maximise affordable housing delivery through the planning system. This includes numbers, size, type of affordable dwellings and speed of delivery
- promote accelerated delivery by working in partnership with the council and key partners including Homes England, the LEP and housing associations or other registered providers
- engage with land promoters, notional, regional and SME developers and housebuilders to encourage and support appropriate housing supply
- explore opportunities with councils to promote custom builds or innovation in construction and supply chain, jobs, training and apprenticeships
- encourage joint venture opportunities with councils and other stakeholders to generate income.

Contact Rentplus today to see how we can support your local authority to increase choice for local people and deliver genuinely affordable rent to buy homes.





## Rentplus helps housing associations expand their housing portfolio and opens doors for rent to buy tenants.

Rentplus is ideal for ambitious housing associations who are looking to grow their portfolio of homes and increase revenue income, without the need for additional financing.

They lease and manage the affordable rent to buy properties, offering them to aspirant home owning tenants.

Rentplus offers housing associations the opportunity to work more closely with local authorities, with whom it may have a strong relationship.

Rent to buy homes are designed to integrate with open market housing to create strong, mixed tenure communities.

Where housing associations are unable to purchase all affordable housing within a scheme, Rentplus can support a joint bid. This may make it more attractive to developers or local authorities.

Together, we can have a significant impact upon the needs and values of local communities by boosting the supply of genuinely affordable rent to buy accommodation.

### Tamar Housing

"Rentplus gives Tamar Housing the opportunity to help meet the needs of many local households who aspire to home ownership but are unable to save a deposit due to high private sector rents. We will offer support and guidance to help tenants to move into home ownership which is often a stressful time for any first-time buyer.

"As a smaller local registered provider, working with Rentplus enables Tamar to grow and increase our turnover which, in turn, means that we offer a wider range of services to all of our residents.

"Rentplus is an exciting affordable housing product which we are proud to support and promote nationwide."

*Julie Barnett  
Chief Executive  
Tamar Housing*





## Rentplus is a creative solution to addressing the UK's housing crisis through truly affordable rent to buy.

An unique feature of Rentplus is that tenants receive a gifted cash deposit of ten per cent of the property's market value at the time of purchase.

Our homes are built with ownership in mind. They offer:

- a range of property sizes, from one to four bedrooms
- high quality and design for contemporary living
- reduced fuel bills and environmental benefits through a range of energy efficient features.

## Getting in touch:

### Office

0330 229 0035

[info@rentplus-uk.com](mailto:info@rentplus-uk.com)

### Online

[www.rentplus-uk.com](http://www.rentplus-uk.com)

[@RentplusUK](https://www.facebook.com/RentplusUK)

[@Rentplus\\_UK](https://www.instagram.com/Rentplus_UK)



### Our locations

#### Milton Keynes

11 Exchange Square  
21 North Fourth Street  
Milton Keynes  
Bucks MK9 1HL

#### Plymouth

Floor 2  
Studio 5-11  
5 Millbay Road  
Plymouth PL1 3LF

#### London

25 Bedford Square  
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