

London Defies Build to Rent Slowdown, with Planning Up 9% Year-on-Year

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The latest analysis by [Foxtons](#) shows that whilst the wider Build to Rent (BTR) sector is running low on steam when it comes to the delivery of new schemes, London is continuing to push forward, with the number of BTR schemes in planning up by 8.5% year on year.

Foxtons analysed the latest BTR planning data (Q3 2025) which shows that some 106,406 developments are currently being planned across the nation.

While this total is up 2.1% on an annual basis, the figures suggest that the sector has been losing momentum when looking at quarterly growth.

In 2024, the total number of Build to Rent developments in planning increased by 1.9% on average each quarter. However, the latest data for 2025 shows that this average quarterly rate of growth has fallen to -1%.

Further analysis by Foxtons shows that it is the wider regional market outside of London driving this decline, with planning levels down -1.4% year on year, having also declined at an average quarterly rate of -2.9% between Q1 and Q3 2025 – versus an average quarterly rate of growth of 1.8% over the course of 2024.

In contrast, the London market has continued to show resilience, recording a 8.5% annual jump in planning numbers, having also seen average quarterly growth of 2.6% over the first three quarters of 2025 – an improvement on the 2.4% average rate of quarterly growth seen throughout 2024.

In Q3 of this year alone, London accounted for 37.2% of all Build to Rent planning figures, with this

proportion having only increased since Q2 2024.

Managing Director of Foxtons Institutional PRS and Build to Rent, Sarah Tonkinson, commented: “The Build to Rent sector has established itself as a vital component of the UK rental market, but the latest figures suggest that appetite for new development is cooling outside of London.

But whilst economic headwinds, rising build costs and planning delays have clearly dented activity across regional markets, London continues to buck the trend.

We’ve seen consistent growth in planning numbers across the capital, reflecting both the strength of rental demand and the long-term confidence investors hold in the London market.

With affordability pressures persisting in the for-sale sector, Build to Rent remains one of the few areas where delivery can keep pace with tenant demand, and London is at the forefront of that delivery.”

Data tables and sources

- Data sourced from the [BPF](#) - Q1 2024 to Q3 2025 (latest available).
- [View the full data tables and sources here.](#)

- *Foxtons is London’s No.1 estate agency brand, based on [TwentyCi](#) data, 2024 v 2023 market share and market share growth of New Instructions at a brand level.
- Foxtons is the UK’s largest estate agent for lettings, based on TwentyCi data 2024 new lettings instructions at an estate agent brand level
- Foxtons had more sales agreed in London than any other agent, based on TwentyCi data 2024 available data for SSTC at a brand level