

Private Rental Sector Guarantee Scheme



Government-guaranteed
lending for build-to-rent
sector

Cost-effective loans
Minimum size £10m
Maturity 5 to 30 years

Aims to deliver additional
new build-to-rent homes

The Scheme

- Venn is the investment manager for the delivery of the £3.5bn Private Rental Sector Guarantee Scheme (the “Scheme”). The Scheme provides cost-effective lending for build-to-rent assets across the UK.
- Loans are funded by a government-guaranteed bond programme managed by Venn.
- The Scheme has re-opened for applications until February 2028, and government has the option to extend by a further two years.
- As of March 2026, the Scheme has c.£1.7bn of remaining capacity to lend and can look at a broad range of transactions.

Eligibility

- The Scheme is in place to support investment and the delivery of new homes in the UK’s build-to-rent sector.
- Loans are for minimum £10m, with the ability to provide large loans.
- Maturities of 5 to 30 years are funded by issuance of bonds which carry a UK government guarantee.
- Where required, eligible projects and assets can be bundled under one application.
- Units must be for private rent for the period of the loan.
- Types of eligible assets include multi-family rental, co-living rental, single family rental, office-to-residential conversion, and purpose built student accommodation.
- Assets must have achieved practical completion to be eligible for funding and are not for development financing at this time.

Terms

- Investment loan structure and sizing:
 - Maximum 80% LTV
 - Minimum 1.1x DSCR
 - Bullet repayment
- Typical ongoing reporting and monitoring covenants.
- Security:
 - First fixed charge over project assets
 - First floating charge over company assets if using an SPV
 - Annual revaluation
- Interest and fees:
 - Fixed rate over gilt / floating rate over Sonia
 - Competitive arrangement fee
 - Any interest reserve requirements determined on a case-by-case basis
- Legal documentation:
 - Based on LMA documentation

For further information please contact the Venn team: PRS@Venn-Partners.com

For scheme rules please visit: [Private Rented Sector Guarantee - Scheme Rules](#)

