
NEW GBP188.8 MILLION OF FUNDING UNDER THE PRIVATE RENTED SECTOR GUARANTEE SCHEME

New loan to Quintain to support the stabilisation of two new Build to Rent developments in Wembley Park

United Kingdom, 1st June 2026 – Venn, a leading investment manager with a strong focus on European residential real estate, together with vertically integrated owner, operator and developer, Quintain, is pleased to announce the funding of a new loan totalling GBP188.8 million under the Private Rented Sector Guarantee Scheme (“PRSGS”, “the Scheme”), which Venn manages on behalf of the UK Government.

The loan was funded through a public tap of the Scheme’s existing 2030 floating rate bond series, which is guaranteed by the UK Government. The public process attracted strong institutional demand, achieving an attractive spread of 50 basis points over SONIA. Proceeds from the bond issuance are on-lent directly to the Quintain borrower, and this funding cost contributes to an all-in interest rate that provides the Build to Rent (“BTR”) sector with cost-effective capital at scale, aligned with borrower requirements in the current market.

This transaction is the second PRSGS transaction funded since March 2026 and demonstrates the Scheme’s continued ability to provide stable funding and transaction certainty under otherwise volatile market conditions. Under the Scheme, Venn has approximately GBP1.5 billion of further lending capacity to support the sector.

The GBP188.8 million loan has been provided to Quintain and will finance two neighbouring BTR assets, Luna and Solar, located within Wembley Park in North-West London. The assets, which comprise in total 665 homes, form part of Quintain’s 85-acre residential-led mixed-use estate and are operated under the award-winning Quintain Living platform.

Luna and Solar represent the two most recent additions to the Wembley Park residential offering. Their delivery marked 6,000 homes of all tenures completed by Quintain across the estate, over half of which are BTR and operated by Quintain Living. As with the existing Quintain Living portfolio, these assets deliver high-quality rental accommodation within a well-established, professionally managed neighbourhood. Both assets reached practical completion in 2025 and are currently in the process of stabilisation, benefitting from the expertise of Quintain Living’s mature operational platform and strength of the wider mixed-use estate.

The buildings have strong sustainability credentials, aligned with HQM 4 Star ratings and supported by an industry-leading embodied carbon assessment that outperformed LETI benchmarks. Alongside Luna and Solar is the delivery of Wembley Park’s second performing arts-based community centre and a new headquarters for the Royal Philharmonic Orchestra, with both buildings achieving BREEAM Excellent.

For further information on the Scheme and how to apply, borrowers should contact PRS@Venn-Partners.com

Vicky To, Director at Venn, commented: “We are pleased to provide this financing to Quintain under the Scheme. Quintain is a leading developer and operator in the UK BTR sector, and this financing, provided ahead of stabilisation, supports the delivery of this latest phase of the Wembley Park masterplan.

“We were encouraged by the strength of investor demand evident in the public bond tap, with the orderbook 3.5x covered. The Scheme continues to perform well in a volatile market environment, facilitating cost-effective funding and supporting the delivery of much-needed new rental homes across the UK.”

Clare Morgan, Executive Director, Head of Corporate Finance and Treasury, commented:

“We are incredibly proud of this innovative financing structure, which will support us through to the stabilisation of our two newest buildings in Wembley Park. Luna and Solar are state-of-the-art developments, offering residents a wide range of indoor and outdoor communal spaces, health and wellness amenities, and events designed to bring neighbours together.

“Navigating large-scale financings in highly volatile markets is always a challenge and the successful execution of this transaction will ensure that we have sustainable, fit-for-purpose financing in place to support these assets through the coming years. Furthermore, we are delighted to have worked with Venn again to support the Wembley Park development, reflective of a long-standing relationship at the estate.”

Further information:

- [Private Rented Sector Housing Guarantee Scheme - GOV.UK](#) – Scheme Rules
- [£3 billion housebuilding schemes to unlock homes and boost growth - GOV.UK](#) – MHCLG Press Release

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About Venn:

Venn (the trading name of Venn Partners LLP) (“the firm”) is an investment manager in European private real estate debt. Founded in 2009, the firm has assets under management and active mandates totalling over GBP12 billion. With offices in the UK and an affiliate office in the Netherlands, Venn comprises a team of experienced professionals that pull together credit origination, underwriting, liability structuring and risk management skills with a deep understanding of investor and borrower requirements.

For more information, visit: www.venn-partners.com

About Quintain:

Quintain is the award-winning development and asset management company behind Wembley Park, named by The Sunday Times as one of the ‘Best Places to Live 2025’.

Recently, Quintain’s Wembley Park has been named winner in The Planning Awards for best use of arts, culture, or sport in placemaking and shortlisted for the NLA’s Masterplans & Place Strategies award, Luna has been shortlisted for the British Homes Awards - Apartment Development of the Year and Inside Housing Development Awards – Best Build to Rent Development with Quintain Living shortlisted in the Love to Rent Awards, Rental Living Awards, RESI Awards and Property Week Property Awards. Previously, Quintain Living has been named EG’s BTR Specialist and RESI’s Property Manager of the Year.

Quintain celebrated its 30th anniversary in 2022, with 20 years since acquiring its interest in Wembley Park. To date, the 85-acre development has seen over GBP2.9 billion invested and welcomes on average 16 million visitors a year.

Asset management has been one of Quintain's key strengths for the last 20 years, not only for its wholly owned properties, but also in joint ventures and for third party landlords.

Quintain has been managing residential properties on behalf of other landlords at Wembley Park since 2008. Its success in this market led to the 2016 launch of award-winning residential management business, Quintain Living, now focused on the management of Quintain's institutional quality, BTR asset and property management platform and pipeline.

www.quintain.co.uk
www.quintainliving.com
www.wembleypark.com