LRG

Expert Property Solutions

Contents

01. **The Changing Property Landscape**

02. **Expert property solutions all under one roof**

03. **Providing insights and opportunities**

- Land & Development
- Market Intelligence
- Planning
- Surveying
- Business Rates

04. **Navigate next steps with your trusted partner**

- New Homes
- Shared Ownership
- Corporate Sales
- Auctions
- Living Markets

05. **Ongoing management and advice**

- Property and Estate Management

06. **Our collaborative approach**

07. **Lettings and Sales Report**





The Changing Property Landscape

Since the general election of July 2024, the policy backdrop for property has shifted materially, even if the pace of change has felt uneven.

The Planning and Infrastructure Act 2025 and the evolving National Planning Policy Framework are beginning to reshape the early stages of the development process. But achieving 1.5 million new homes in this Parliament currently looks overly ambitious. Viability remains under pressure, infrastructure delivery still dictates pace and the wider economic outlook continues to influence everything from build costs to household confidence.

The government's focus on 'grey belt' development and a new generation of new towns is encouraging in principle. But political aspiration will only convert into delivery if the practical obstacles are addressed: grid capacity, water constraints, the skills shortage, remediation, local consent and a planning system that can process major schemes at speed and with consistency.

At the end of 2025 the Renters' Rights Act brought about sweeping reforms to rental property legislation. Meanwhile, a consultation on buying and selling homes is likely to make significant changes to property sales.

From global politics and economics to the everyday frustration of delivering homes and supporting economic growth, we operate in changed market. Seeking expert advice will be key to staying informed and adapting to new policies. At LRG, we remain committed to supporting our clients with expert guidance through that everchanging market.



Michael Cook

Michael Cook
Chief Executive Officer, LRG

We will be attending UKREiiF on the 19th - 21st May 2026!

UKREiiF THE UK's REAL ESTATE INVESTMENT & INFRASTRUCTURE FORUM
19-21 May 2026 • Leeds • www.ukreiif.com

For more information visit: **ukreiif.lrg.co.uk/**

Expert Property Solutions All Under One Roof

LRG has grown both organically and through strategic acquisitions to become one of the largest property consultancy groups in the UK. Today, we have over 345 sales and lettings branches across the country, managing approximately 73,000 properties, facilitating over 25,000 new tenancies, and helping sell more than 13,000 properties annually.

In addition we offer a full spectrum of services to our clients. Our strength lies in our collaborative spirit across all our divisions, alongside deep knowledge and technical expertise, and strong commercial insight.

We work closely with developers, landowners, building owners and investors to ensure every project achieves the desired outcome. From the initial stages of land identification through to planning and design, valuations and sales, and ongoing property management, we are with you every step of the way.



Peter Kavanagh

Peter Kavanagh
Executive Chairman

Visit lrg.co.uk

LRG

- Shared Ownership
- Residential Lettings
- Block & Estate Management
- Living Markets
- Land & Development
- Residential Sales
- Property Management
- Surveys
- New Homes
- Auctions
- Planning
- Design
- Insurance Services
- Corporate Sales
- Mortgage Services
- Commercial & Investment
- Business Rates
- Lease Extensions
- Market Intelligence







Providing Insights and Opportunities

The first step is leveraging in-depth market sector knowledge and industry expertise. Whether you're looking to acquire new sites, optimise your development plans, navigate the complexities of the market, or manage your existing property portfolio, our experienced team can offer tailored advice and innovative solutions.



Land & Development

Our dedicated Land and Development team can help you find the perfect opportunities for residential and commercial projects across England and Wales. We collaborate closely with other LRG departments to expertly guide you through the planning process, provide valuable market insights, and ensure you get the most value from your asset.

With strong commercial awareness and an extensive developer network, we work with you to recommend the most appropriate strategy and connect you with the ideal development partners or purchaser, making your development journey smooth and successful.



50,000

New homes in the pipeline for this year



Market Intelligence

Bringing a personal touch to our service is our Market Intelligence team.

We dive deep into potential target markets, local demographics, site optimisation, transport connections, quality of local schools, employment opportunities, and competitor analysis. This comprehensive insight helps us guide you on market sales and rental values, property mix, size, and specifications, ensuring your development meets its full potential and aligns perfectly with the needs of the community.

With 19 regional estate agency brands across the UK, we can offer you detailed, site-specific advice.





Boyer

60 Strong

Team of professionals across the UK

4,000

Secured planning for 4,000 homes in 2025

Planning

At Boyer, we're passionate about helping you navigate the complexities of town planning and design.

With a team of over 60 specialist professionals across the UK, our services include planning appraisals, site promotion through the local planning system, preparing, submitting, and managing planning applications, handling section 106 negotiations, representing you in appeals and expert witness situations, and managing the discharge of conditions. Our design services include master planning, urban design and architecture. We are passionate about good design and providing solutions with a clear design philosophy that adds value for our clients.
We also offer individual property design to ensure your projects are tailored to your vision.

With our friendly, expert guidance, we help make your projects a success.

In addition to our core services, we provide strategic planning services such as:

- Planning strategy
- Environmental impact assessments
- Green Belt assessments
- Housing land supply analysis
- Affordable housing needs & health assessments
- Socio-economic testing & sequential testing

For more information visit: **boyerplanning.co.uk**

Surveying

Our friendly team of RICS qualified Chartered Surveyors from Stirling Ackroyd Surveyors are here to support you with valuation, acquisition surveys, defect analysis, party wall advice, heritage statements and viability studies.

We adhere to recognised quality assurance systems and carry professional indemnity insurance, ensuring a high level of integrity in all that we do. Clients find our expertise invaluable for delivering projects on time and within budget.

Find out more at **stirlingackroydsurveyors.co.uk**

STIRLING ACKROYD





Business Rates

Dunlop Heywood is regulated by the Royal Institute of Chartered Surveyors and is a member of the Institute of Revenues, Rating and Valuation. We're here to guide you through all aspects of business rates. We provide personalised advice to commercial property owners and occupiers, ensuring your business rates are handled smoothly and efficiently. Services include business rates audits, business rates appeals, empty property rates mitigation and rates liability management/payment.

Find out more at **dunlopheywood.co.uk**

DUNLOP HEYWOOD

Navigate Next Steps With Your Trusted Partner

Once a development is built, we can help you with the next step - navigating the unique challenges and opportunities in the sales and lettings markets.

Our approach ensures that your properties are marketed effectively, reaching the right audience, and achieving the best possible results.



New Homes

We have dedicated New Homes teams that collaborate closely with our Land, Market Intelligence, and Planning teams, to offer comprehensive advice to developer clients on every facet of new homes development. From initial plot-by-plot pricing to design, layout, and specifications, we ensure your projects captivate the target audience.

We also have a dedicated marketing team that solely covers new homes, working hand-in-hand with our extensive sales and lettings branch network to launch sites effectively to our client database.

Find out more at **lrg/services/new-homes**



Our flexible sales support is tailored to meet the unique needs of each client.



Shared Ownership

SOWN is our specialist Shared Ownership team, here to help you sell both new and re-sale Shared Ownership properties. With hubs in Bishops Stortford, London, Maidenhead, Manchester, Nottingham and Wokingham, we proudly represent many of the leading housing associations and registered providers, and we work closely with our network of sales offices to ensure seamless service across the UK.

We are proud to offer both a dedicated New Home and a Resales team. Our presales team handles all incoming inquiries, while our move management team supports buyers throughout their purchase, from initial inquiry through to completion. If you're looking to target the Shared Ownership market with your development, we have everything covered.

Find out more at **sown.co.uk**

SOWN
SHARED OWNERSHIP

Corporate Sales

Our highly experienced Corporate Sales team works seamlessly with our network of sales branches to facilitate the sale of individual residential property and larger investment portfolios on behalf of financial institutions, housebuilders, housing associations, asset managers, and property investors.

We offer a comprehensive range of services, such as part-exchange sales, assisted sales, shared ownership sales, part-buy part-rent sales, property disposals, asset management, corporate auction services, fully funded part exchange, property portfolio sales, property valuation and condition reports. Our team offers a 'one point of contact' service to ensure all clients receive a personal yet professional experience.

We can advise you on transactions involving unbroken and part-broken blocks of flats, portfolios of flats and houses, HMOs and hostels, and mixed-use properties.

Find out more at **lrg.co.uk/services/corporate-sales**

We specialise in building strong relationships with:

- High-net-worth individuals
- Corporate & blue-chip property companies
- LPA receivers & administrators





Auctions

Our First for Auctions team serves clients across the UK, offering expert advice on the benefits of selling by auction. Our monthly online auctions provide a fast, secure, and transparent method of sale for all types of property, including residential, commercial, and land. This approach is perfect for clients who value speed and certainty.

Find out more at **firstforauctions.co.uk**

First for Auctions

Over 20

years of experience in property auctions



Living Markets

Our Living Markets team are here to support you in this fast-growing sector. We engage with clients right from the start to provide advice on the initial financial feasibility of PRS schemes.

Our BTR services extend to guidance on design, individual property layouts, specifications, on-site amenities, planned maintenance budgets, mobilisation, leasing up, rent collection, and day-to-day management. We're positioned to provide you with every service you'll need from a land purchase to becoming a popular new community.

Our Corporate Lettings and Estate Management teams let and manage larger residential property portfolios across the UK, on behalf of our national network of property investors. Portfolios are managed through a dedicated team of property professionals, which also extends to the estate management of unbroken blocks of flats, such as common area maintenance, H&S & FRA compliance and financial planning & budgeting.

Find out more at
lrg.co.uk/our-services/build-to-rent/

Ongoing Management & Advice

The final step is where our commitment to ongoing, successful relationships really comes into play. We are dedicated to providing comprehensive ongoing property management and expert advice tailored to your needs. From routine maintenance to strategic planning, we offer reliable support and valuable insights, allowing you to focus on your core business while we handle the day-to-day operations.



Property & Estate Management

LRG's Property Management services come in the form of Glide, our managing agency for leasehold blocks across the UK. We take care of managing and maintaining the common areas of leasehold properties, including the building structure, exterior, and shared facilities. Additionally, we manage estates across the UK ranging from gated communities to developer led schemes, again managing all public open space areas and facilities.





We offer a range of other key services including:

- Budgeting and financial management
- Service charges and ground rent
- Appointment of a range of property and Management Company insurances
- Health and safety compliance
- Maintenance plans (planned and emergency)
- Liaising with leaseholders/freeholders
- Enforcing lease terms
- Experts in managing high rise and complex buildings

Our goal is to provide you with peace of mind by ensuring your properties are well-maintained and efficiently managed.

Find out more at **glide.co.uk**

Our Collaborative Approach

While we have developed specialist teams within each of our companies across LRG, our true strength lies in our collaborative approach. Our teams work seamlessly together, and our clients benefit from multiple disciplines on their projects. Not only do our internal teams work well together, but we like to think of ourselves as an extension of your team too, striving for mutual success.

Partner with us and have peace of mind that all the expert solutions you need are under one roof.



Lettings Report

Our latest lettings report (Winter 2025/26) shares the results of our nationwide survey that focuses on: generational tenant shifts that are accelerating changes, the changing length of tenancies, and clarity and confidence around the Renters' Rights Act.

Read the Lettings Report





Sales Report

Our latest sales report (Winter 2025) shares the results of our nationwide survey that covers: the Autumn Budget, fall throughs, and Government reforms to the home buying and selling process.

Read the Sales Report


LEADERS
Romans
scottfraser
PORTICO
GIBBS GILLESPIE
Chancellors
acorn
LANGFORD RUSSELL
John Payne
STIRLING ACKROYD
Hose Rhodes Dickson
Manning Stainton
HELPING PEOPLE MOVE
MOGINIE JAMES
ALEXANDER & CO
RYDER & DUTTON
HELPING PEOPLE MOVE
PETER BALL & CO
mortimers
helping people move
Boyer
MAP
Island
HOLIDAY HOMES
start
LEASE EXTENSIONS
mortgage scout
Easthams&Co
glide
Property Management
THREE SIXTY INVENTORIES
First for Auctions
bode
insurance solutions
SOWN
SHARED OWNERSHIP
DUNLOP HEYWOOD
SPREY
PROPERTY

LRG