



# The hands-off alternative to buy-to-let.

25-year contracted rent · CPI-linked · 11% net · fully managed

**11%**

NET YIELD

**25 YR**

RENTAL TERM

**£144K**

ENTRY

# Inside this guide

A complete walk-through of TKI Supported Housing — how the model works, where the rent comes from, what you actually keep after costs, how the income grows over 25 years, and exactly how to get started.

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All the upside of property, none of the landlord headaches.

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A regulated income chain — from central government to your account.

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15+ years of UK property experience, independently owned.

WHY THIS BEATS BUY-TO-LET

## All the upside of property. None of the landlord headaches.

Traditional buy-to-let means tenants, agents, void periods, surprise boiler bills, EPC upgrades, Section 24 tax changes and ever-tightening regulation. Supported Housing flips the model: a single professional housing provider takes on the entire property under one long-term agreement — and pays you a fixed rent regardless of what happens inside it.

### 01

#### The provider pays for everything

Repairs, insurance, maintenance, void periods, tenant management — all covered by the housing provider for the full 25 years.

### 02

#### Rent paid even if it's empty

Your rent is paid by the housing provider, not the end occupant. If a room is empty for a month, a year, or never let at all — you still get paid. Every month. For 25 years.

### 03

#### Zero phone calls. Ever.

No tenants ringing about a leaking tap. No agents chasing you for sign-off. No 3am boiler emergencies. The rent simply lands in your account — and rises with inflation each year.

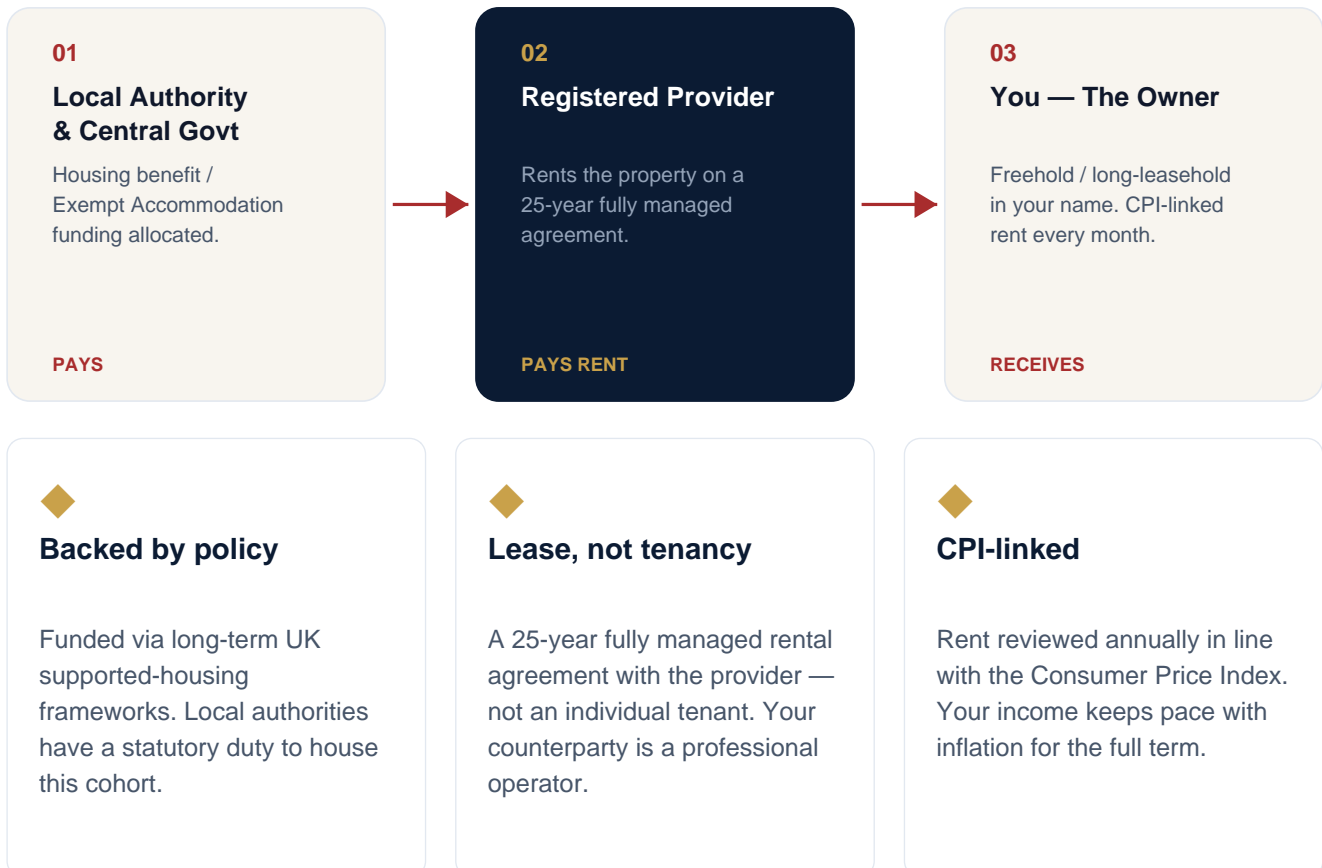
### The reality, side by side

The reality	Traditional Buy-to-Let	TKI Supported Housing
Who pays the rent	An individual tenant — if you find one	<b>A professional housing provider</b>
Void periods	You eat the loss	<b>Provider pays regardless</b>
Repairs & maintenance	Your problem (and your bill)	<b>Provider's responsibility, 100%</b>
Buildings insurance	You arrange and pay	<b>Provider covers it</b>
Tenant management	You or agent (8–12% fees)	<b>Provider handles everything</b>
Rent reviews	Hope the market moves up	<b>Annual CPI uplift, contractual</b>
Length of certainty	6–12 month tenancy	<b>25-year rental agreement</b>
Time commitment	Constant	<b>Zero</b>

## WHERE THE RENT COMES FROM

# A regulated income chain — from central government to your account.

Rent in Specialist Supported Housing isn't paid by a private tenant. It flows through a chain underwritten by UK housing policy and channelled through a Registered Provider on a 25-year fully managed rental agreement.



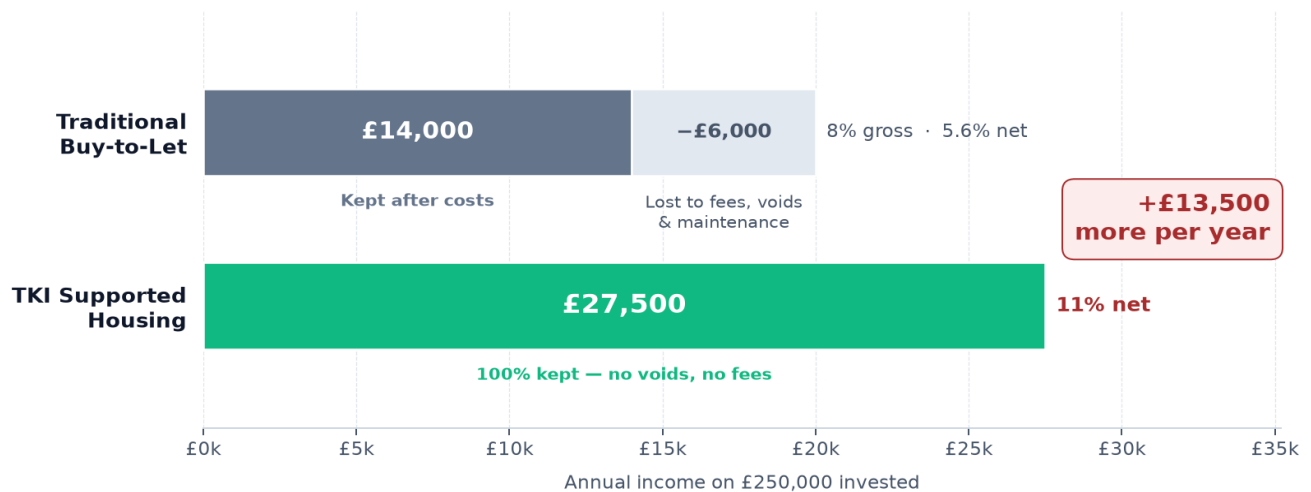
Demand is structural and growing. Supply is critically short, and the policy direction across every major UK party is to move people out of institutional care and into community-based supported living.

**REAL YIELD, NOT HEADLINE YIELD**

**The yield we quote is the yield you actually bank.**

Most buy-to-let "net yields" are only net of letting-agent fees — every other cost still comes out of your pocket. TKI Supported Housing is engineered the other way round: the provider absorbs the running costs for 25 years, so the contracted yield and your real-world income are the same number.

**What you actually keep each year**



On a £250,000 investment, the typical buy-to-let landlord nets roughly £14,000 after letting fees, voids, repairs, insurance and compliance. With TKI, the provider absorbs every running cost: £27,500 contracted, £27,500 banked — an extra **£13,500 per year**.

**What erodes a buy-to-let yield**

Cost line	Typical BTL drag	TKI Supported Housing
Letting agent fees	~10% of rent	Provider absorbs
Tenant find / turnover	~3.3% of rent	Provider absorbs
Voids	~1 month / year	0 — paid regardless
Repairs & maintenance	~10% of rent	Provider absorbs
Buildings insurance	Higher of £300 or 0.225% of value	Provider absorbs
Compliance (gas, EICR, etc.)	~£250 / yr	Provider absorbs
Ground / service charge	~£1,500 / yr (if applicable)	Provider absorbs

25-YEAR PROJECTION · CPI 2.5% P.A.

## Rent rises with inflation. Your yield-on-cost rises with it.

Because rent is reviewed annually in line with CPI but your purchase price is fixed, the yield on your original capital compounds upward every year. Worked example on a **£250,000** investment.

<p><b>£49,740</b></p> <p>YR 25 ANNUAL RENT</p>	<p><b>19.9%</b></p> <p>YR 25 YIELD ON COST</p>	<p><b>£939k</b></p> <p>TOTAL RENT OVER 25 YRS</p>
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25-year projection · CPI 2.5% p.a. on £250,000 invested



### 25 years of income — without 25 years of commitment.

You're not locked in. The rental agreement sits with the property, so you can sell whenever you choose and the new owner steps into the same income stream. No minimum hold period, no exit fee. A tenanted property with a long government-backed income is often easier to sell than an empty buy-to-let.

*Illustrative comparison based on widely quoted UK landlord cost benchmarks (letting fees 10%, ~1 month voids, ~10% repairs, standard insurance & compliance) versus TKI's fully managed rental agreement. Your actual figures depend on property and provider terms — book a consultation for a personalised projection.*

**HOW WE WORK TOGETHER****A guided, consultative journey — not a transaction.**

Investors come to us for different reasons: pension planning, capital preservation, replacing a buy-to-let, or building long-term family income. We start by understanding what you're trying to achieve, then show you whether Supported Housing actually fits. If it doesn't, we'll say so.

**01 Discovery conversation**

A relaxed 20–30 minute call to understand your objectives, timescales, and risk appetite with no pressure or obligation.

**02 Tailored proposal**

A written proposal matched to your goals, detailing shortlisted opportunities, projected net income, and the rental agreement.

**03 Due diligence, together**

We walk you through the provider, property, lease, and underlying funding chain in complete detail to ensure absolute clarity.

**04 Reservation & completion**

We coordinate the housing provider, developer, and necessary parties for a smooth process to completion.

**05 Ongoing partnership**

Your CPI-linked payments commence, supported by a named point of contact at TKI for the life of the agreement.

**“**

*The team walked me through exactly how it works, and a year in now, the rent has been paid on time every month with no hassle at all.*

— Private Investor, Manchester

**COMMON INVESTOR QUESTIONS****Six things investors ask us most.****Who pays the rent?**

Rent is paid by a registered housing provider under a 25-year fully managed rental agreement. The provider is in turn funded through long-term supported-housing arrangements aligned with local-authority referrals.

**What is the minimum investment?**

Properties currently start from £144,040 with a £5,000 reservation fee. Cash buyers only — no mortgage finance is permitted on these properties.

**Do I own the property?**

Yes. Properties are typically held freehold (houses) or long-leasehold (apartments) in your name. The 25-year rental agreement is signed with the operating housing provider.

**How is rent reviewed?**

Rent is reviewed annually and linked to the Consumer Price Index (CPI), providing inflation-protected income for the full term.

**Am I locked in for 25 years?**

No. The 25-year term sits with the property, not you. You can sell whenever you want — the rental agreement simply transfers to the new owner, so the income keeps running uninterrupted. No minimum hold period, no exit fee from TKI.

**Can I sell during the rental agreement?**

Yes, at any time. Properties are typically held freehold or long-leasehold in your own name, so you can list and sell on the open market like any other asset. A tenanted property with a long government-backed income stream is often more attractive to income-focused buyers than an empty buy-to-let.

**RISK & SUITABILITY****Honest about the risks. Clear on who this is for.****Provider counterparty risk**

The rental agreement relies on the registered provider remaining operational. We work only with established providers and review covenant strength before allocating properties.

**Policy & benefit risk**

Rent is funded via Housing Benefit at the Exempt Accommodation rate. Material change to this framework would affect future rent reviews, though the existing 25-year contract remains binding.

**Liquidity risk**

A tenanted Supported Housing property is sold subject to the existing rental agreement. The secondary market is active but narrower than vacant residential — allow time to exit.

**Capital value risk**

Property values can rise or fall. The yield is contracted; capital appreciation is not.

**This investment is suitable for you if...**

- ✓ You can invest £144,000+ in cash (no mortgage required or permitted)
- ✓ You want fully hands-off income — no tenants, no agents, no maintenance
- ✓ You value contracted, inflation-linked income over speculative capital growth
- ✓ You are comfortable with a long investment horizon (though you can sell anytime)

**WHY INVESTORS CHOOSE TKI****Over 15 years of UK property experience.**

TKI Residential is an independently owned UK property investment company. We've spent the last decade and a half helping clients invest in high-performing UK residential property, bringing that extensive market experience to our curated supported-housing opportunities.

**GOLD****British Property Awards**

Gold winner — recognising excellence in UK property service.

**4.7****Trustpilot · Excellent**

Rated Excellent by verified investors and clients.

**PRS****Property Redress Scheme**

Government-approved consumer redress for property complaints.

**ICO****ICO Registered**

Registered with the Information Commissioner's Office.

**15+ years in UK property · Independently owned · Rightmove & Zoopla listed**

# Book your free consultation

A 20-minute, no-obligation call with a TKI investment specialist. We'll walk you through current opportunities, projected returns and the standard 25-year fully managed rental agreement — and answer any question you have about the sector.

[Book your free consultation →](#)

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<b>Eligibility</b>	UK cash buyers only · £144,040 minimum

## Important information

This document is marketing material and does not constitute financial, tax or legal advice. Property investment carries risk including potential loss of capital. Figures are illustrative; actual returns depend on the specific property, agreement and provider. TKI Residential is not authorised to give regulated financial advice — please consult an independent adviser before investing. CPI assumption of 2.5% per annum used for long-term projections; actual CPI may be higher or lower.

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