



SFHA- Renting to meet wider need

Key Themes

- Introduction to LAR
- The need for MMR
- Housing Challenges
- What LAR has done to date

LAR Housing Trust

- LAR is a SCIO (SC044825)
- Governed by a Board of Trustees
- Managed by an executive team
- Financed by £120M of loan funding
 - £55M loan from Scottish Government and £65M from Scottish Widows, arranged through Bank of Scotland

LAR's purposes

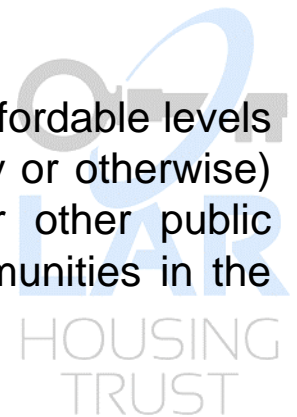
LAR's charitable purposes are:

- 1 The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage;

and (as ancillary to that purpose)

- 2 The advancement of community development;

through providing and/or assisting in the provision of housing for rent at affordable levels and (as ancillary to those primary activities) assisting (whether financially or otherwise) with the development or improvement of public open space, and/or other public amenities or facilities, to help to create sustainable and balanced communities in the areas where such affordable housing is located.



Is MMR Needed?

Aberdeen City	Social Rents (average) pcm*	Mid-market Rent (average) pcm	Private Sector Rent (average) pcm
1 bed	£276.94	£484.66	£629.00
2 <u>bed</u>	£310.35	£594.39	£924.00
3 <u>bed</u>	£365.73	£685.83	£1,322.00

Edinburgh	Social Rents** (average) pcm	Mid-market Rent (average) pcm	Private Sector Rent (average) pcm
1 bed	£281.97	£444.83	£564.00
2 <u>bed</u>	£326.78	£574.77	£751.00
3 <u>bed</u>	£377.13	£772.54	£1,053.00

*Rents are based on a points system - these are average rental prices charged by the Council for social units for 2013/14.

**figures correct as at 2011

Housing Challenges

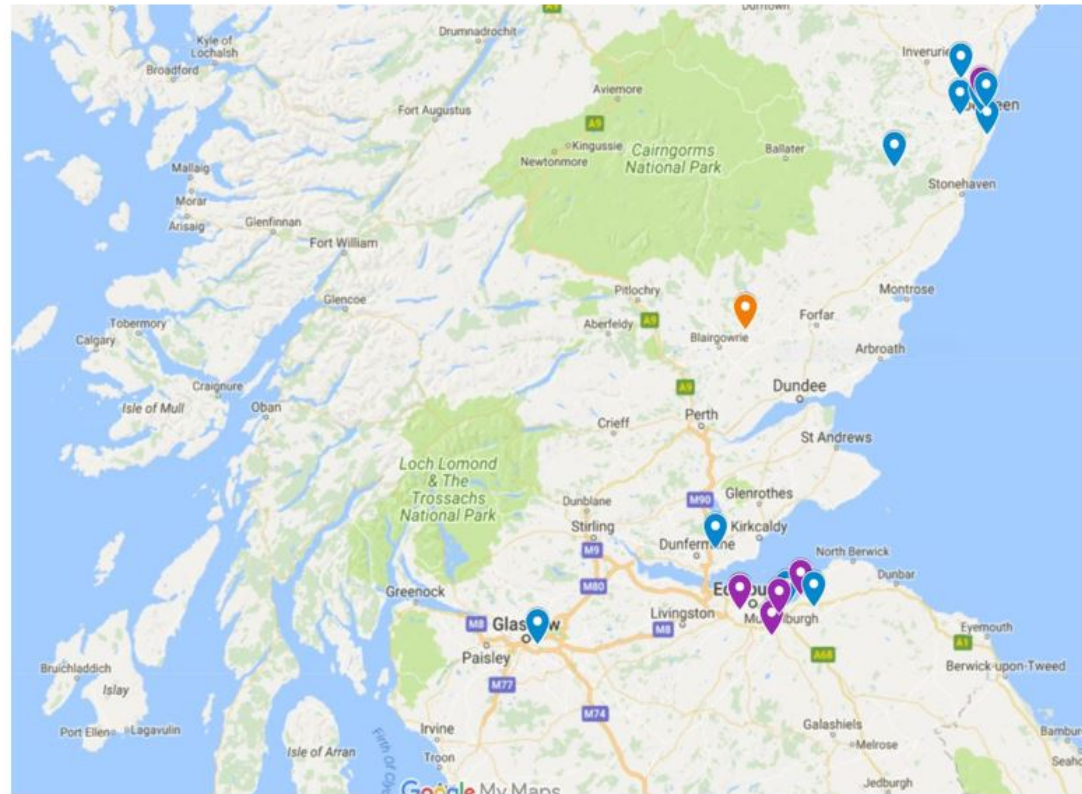
- Lack of deposit
- Current debt (student loans, poor credit scores)
- Lack of available housing (in preferred area)
- Long waiting lists
- Insecure employment:
 - Inability to secure mortgage finance
 - Frequent movement for new jobs
- Preference to rent?

Why LAR?



LAR Current Portfolio

- 📍 Pinkie Mains, Musselburgh
- 📍 Crathes, Banchory
- 📍 Kingswells, Aberdeen
- 📍 Mugiemoss, Bucksburn
- 📍 Cove, Aberdeen
- 📍 Belvidere Village, Glasgow
- 📍 The Boatyard, Cockenzie
- 📍 Westbank Road, Macmerry
- 📍 Blackhill Brae, Crossgates
- 📍 Petendreia Court, Bonnyrigg, EH19
- 📍 Shaw Road, Aberdeen
- 📍 Airlie View, Alyth, PH11 8BF
- 📍 Chesser House Gorgie Rd Edinburgh
- 📍 Westwood House, Gorgie Road, Edinburgh, ...
- 📍 Old Craighall, Musselburgh
- 📍 Balgownie, Bridge of Don, AB22 8GT
- 📍 Ocean Apartments 52-54 Park Rd Aberdeen...



Fully built & let
Under construction
Coming soon

Hollybush Lane, Crathes

Five 3 bed terraced houses



Shaw Road Aberdeen

Fifteen 1 & 2 bed flats



Ocean Apartments, Aberdeen

28 one and two bed flats

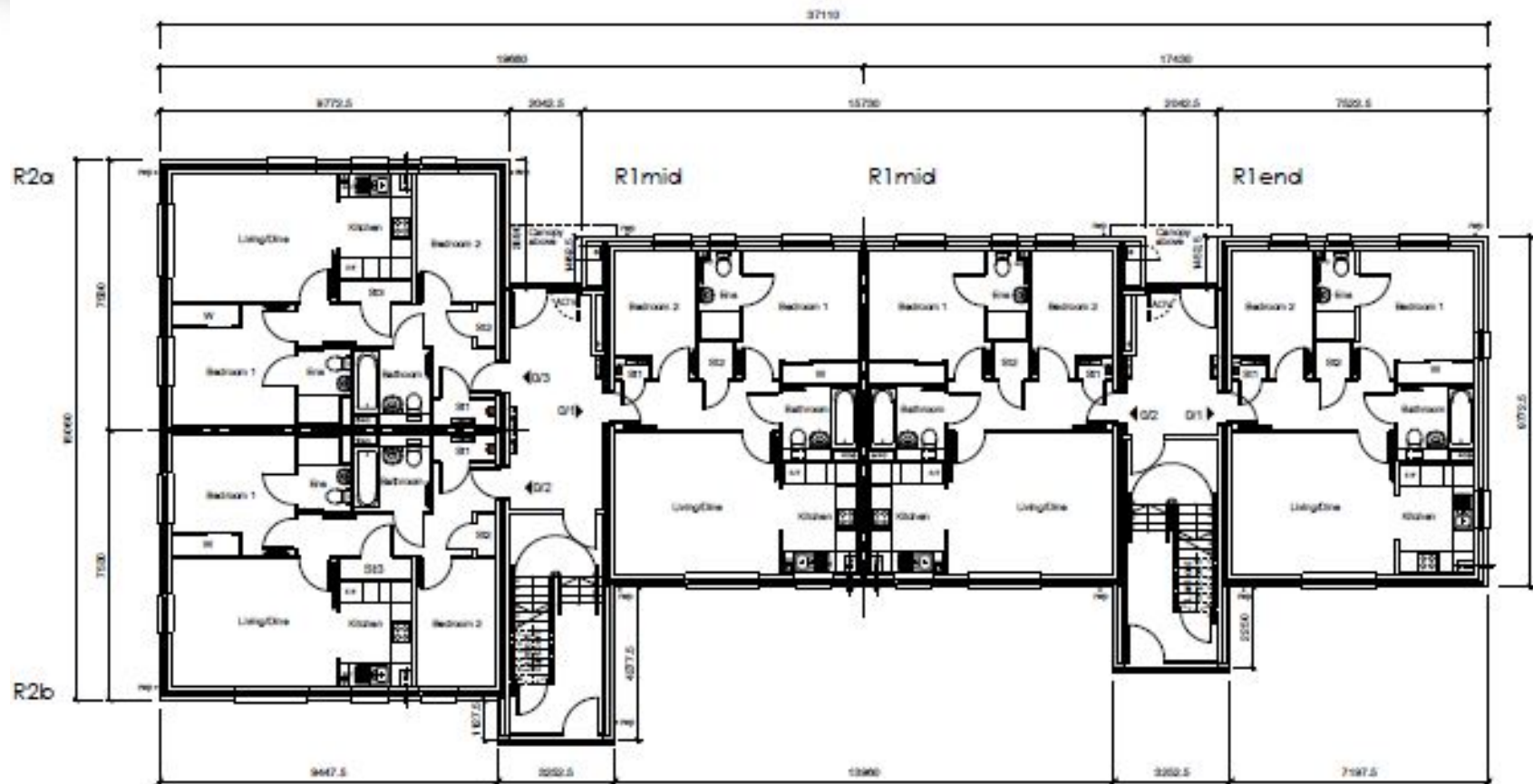


Springbank Gardens, Glasgow

Forty 2 bed flats



Springbank Gardens, Glasgow



1 Plots 458-477

Westbank Road, Macmerry

Nineteen 2 and 3 bed terraced houses



ANY GLASS IN PART OF A DOOR LEAF, OR WITHIN 200mm OF A DOOR LEAF WITH IN 1.5m FROM FLOOR LEVEL, SHOULD BE CONSTRUCTED OF SAFETY GLASS.

1400mm x 1800mm MANDULYING ELLIPSE

Kitchen

Dining

Lounge

WC

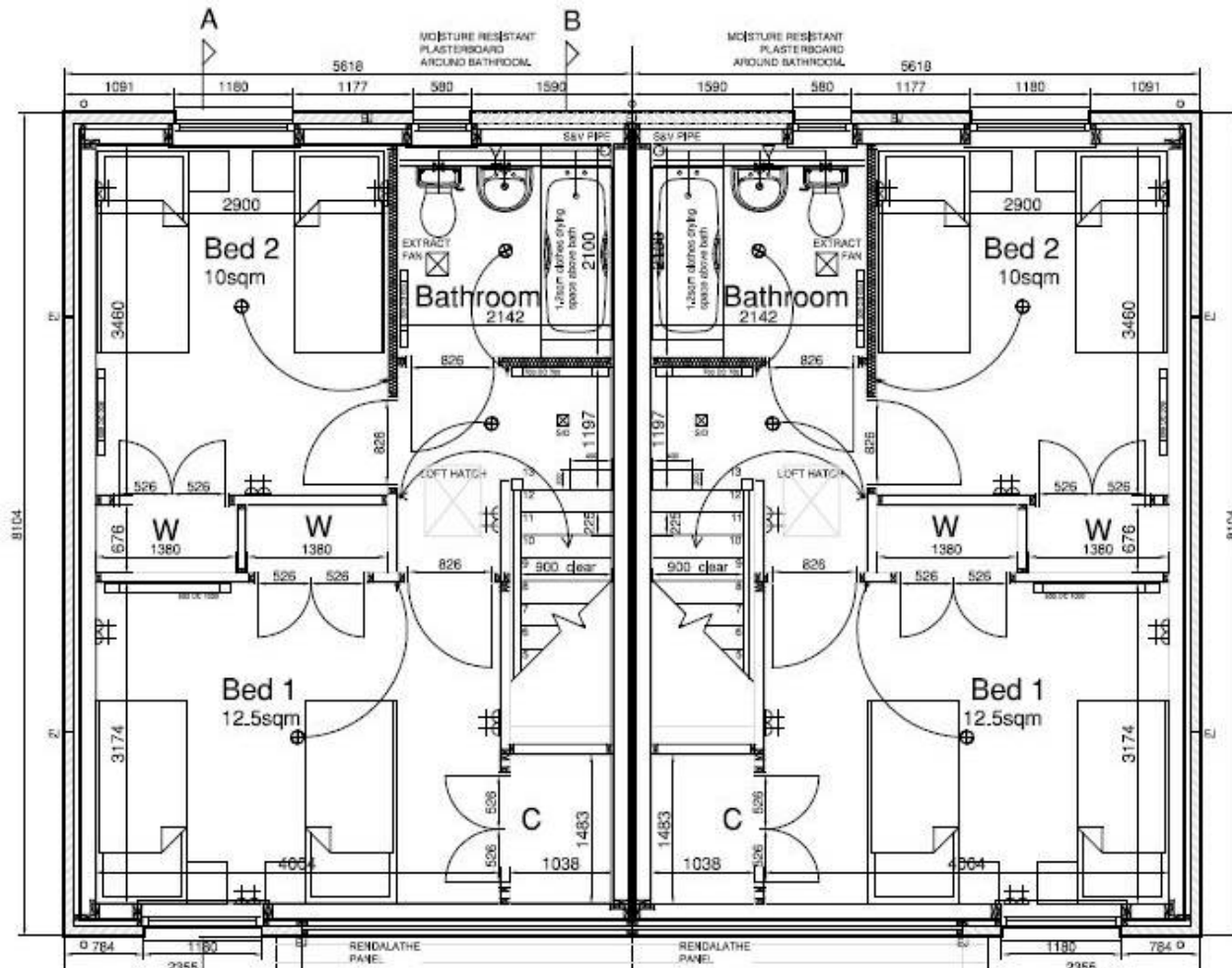
Vest

800mm LEVEL LANDSCAPING STRIP GRADUALLY FALLING AWAY TO GROUND LEVEL

GROUND FLOOR PLAN

1:100

Westbank Road Macmerry



The Boatyard, Cockenzie



The Boatyard, Cockenzie (before)



The Boatyard (now)



Westwood House



Westwood House – First floor floorplan

