



**AUTUMN 2016**  
**REVIEW**

PROVIDING GOOD QUALITY AFFORDABLE LIVING



# WELCOME

🕒 **I WAS** recently asked by a journalist to sum up what LAR was all about. I told him that we were on a mission to improve people's lives. That might sound like a rather grand statement, but that is exactly what we aim to do, by providing good-quality affordable homes at mid-market rents.

Scotland's housing problems are well documented and the Scottish Government plans to build 50,000 affordable homes by the end of this Parliament. At LAR we have set a target of providing at least 1000 homes over the next five years – a small but important dent in the overall housing target and strategy for this country.

We have exceeded expectations in our first year with developments in several areas around Scotland, strong partnerships forged with local authorities, developers and housing associations and we have a robust strategy and plan going forward. We have a strong board and staff team and we are well placed to match the aspirations of our current and future tenants.

LAR Housing Trust is innovative and ambitious, and I sincerely hope our first review will be of interest to you.

**Andrew Robertson**  
Chairman

🕒 **LAR's** key aim is to provide high-quality, well-maintained homes at affordable rent levels in locations that are well connected. In short, we want to help our tenants find a home of integrity. And we have made an encouraging start.

In our first year we have taken ownership of more than 100 homes in the East Lothian and Aberdeen areas.

Our first development, purchased shortly after our launch, is at Pinkie Mains in Musselburgh, East Lothian, and it is lovely to see our tenants settled in and clearly enjoying living in their new homes. In the Aberdeen area, LAR has homes in Cove, Kingswells and Mugiemoos, as well as at Crathes near Banchory. But we are starting to spread our wings and are delighted to have completed our first purchase of 40 homes in Glasgow.

At the time of our launch a year ago there was widespread interest from the building community, many of whom were keen to offer potential sites to us. We have made an excellent start, but Scotland's housing needs are pressing and we are proud to be part of the solution in helping to provide more affordable housing in areas of most need. If you are currently building homes that you think we would be interested in purchasing, I would be delighted to hear from you.

**Ann Leslie**  
Chief Executive

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# TRUST IN HOUSING

⊕ **OUR** portfolio of properties is increasing rapidly and we are now looking to appoint a further one or two independent trustees to our board, to complement the skills and experience of the current board. The appointments will be for a four-year term.

With a number of different purchasing streams being pursued, we are looking at a number of different ways to build up our portfolio of homes, while providing a high-quality service to our tenants and seeking additional funding from a variety of sources.

The board is responsible for issues such as organisational and operational strategy, regulatory compliance, development, financial and risk management, customer experience, and pay and pensions for LAR's staff.

The board meets regularly to provide strategic direction to, and oversight of, the company and currently comprises five Trustees, with the Chief Executive and staff of the trust implementing the decisions of the board.

Trustees are volunteers and devote on average the equivalent of one to two days per month to the post. There are ordinarily five to six meetings per year – some of which can be attended by conference call – and a number of other committees, which trustees may be appointed to serve on.

## BOARD MEMBERS WANTED

LAR already has an experienced and cohesive board and is looking to expand that to include additional trustees who have and can demonstrate skills, knowledge and recent experience in at least one of the following four areas:

- housing development and construction,
- residential letting market,
- affordable housing operations (including life-cycle management), and/or
- housing finance.

It would also be desirable if applicants:

- have knowledge of the institutional investment markets and how they relate to the finance of housing and/or;
- have an understanding or experience of working for/with charities and/or;
- can demonstrate knowledge of the key issues affecting the affordable housing market.

This is a real opportunity to join a dynamic organisation with ambitions to do as much as it can to assist in providing high quality housing across Scotland for long-term affordable rents.

For more information about this role including a copy of the full brief, please contact Allison McFarlane at LAR at [info@larhousingtrust.co.uk](mailto:info@larhousingtrust.co.uk) or telephone 01383 745650.

# MEET THE LAR BOARD

## ANDREW ROBERTSON, Chair, LAR Housing Trust



A solicitor by profession, Andrew was a partner in one of Scotland's leading social housing and charity law practices. Since retiring he has held a number of non-executive roles including Chairman of both NHS Greater Glasgow and Clyde, and Erskine Hospital, Vice President of the Princess Royal Trust for Carers and was appointed Carers Champion for Glasgow in 2015.

## UILLEAM CAMERON



A chartered accountant by profession, Uilleam gained international experience in Hong Kong, Australia and UAE, where he led the KPMG corporate finance team. He has held senior roles in industry with Scottish Hydro-Electric and is currently a partner in Jenson Solutions, specialising in assessing start-up ventures for investment. He also acts as the Independent Director of two schools project companies, Argyll and Bute and Falkirk Gateway, and advises the credit committee of Social Investment Scotland on new investments.

## PAMELA WOODBURN



Pamela has worked in strategic and operational roles, in executive and non-executive positions in housing, education, economic and international development. A Fellow of the Institute of Housing she currently holds a senior role with Voluntary Services Overseas, responsible for its activities in Scotland. She formerly chaired a housing association in Scotland and is currently Vice Chair of the Court of Edinburgh Napier University.

## BARRY WHITE



Barry has held a number of senior roles in national and multi-national infrastructure companies. He currently leads the executive team at the Scottish Futures Trust, heading up programmes which are investing more than £4 billion into infrastructure across housing, road, health, education, low carbon and digital projects. He is a non-executive director at Scottish Roads Partnership and IPP Moray Schools, and is also on the board of an Irish housing association.

## ANN LESLIE, Chief Executive, LAR Housing Trust



A solicitor by profession, Ann was appointed LAR Chief Executive in March. She has extensive experience of infrastructure and construction projects, acting in a number of high-profile, high-value transactions. She joined Scottish Futures Trust in 2011 delivering several innovative projects and was the Board representative on a number of National Housing Trust companies, providing mid-market rental housing across Scotland.



# SOLID FOUNDATIONS KEY TO THE FUTURE

📍 **LAR'S** first year has been one of success. Our stated aim of targeting our initial activity in the Lothians and Aberdeen areas has been achieved with three developments in the former, and four in the latter, already off the ground. Allied to that we have made our first forays into both Glasgow and Fife, tackling areas most in need of good quality, affordable homes.

## **OUR HOMES:**

### 📍 **COVE, ABERDEEN**

Built by Stewart Milne Homes on the outskirts of Aberdeen our development sits within an area of lots of new-build properties and a new community spirit surrounded by local shops and businesses. Our 27 flats and 16 houses are well positioned for the city with excellent transport links.

### 📍 **THE GARDENS AT CRATHES, BANCHORY**

Situated just three miles outside Banchory, these three-bedroom houses built by Stewart Milne Homes are in the heart of Royal Deeside, but still within easy commuting distance of Aberdeen. There are excellent transport links to the city and the new bypass. Our five terraced houses, all let, have their own back gardens and are tailor made for families.

### 📍 **KINGSWELLS, ABERDEEN**

Sitting within an established community, our 16 one and two-bedroom houses are in a peaceful setting on the outskirts of Aberdeen and just five miles from the city centre. They are ideally positioned for those working in the oil and gas sector, and related industries headquartered in the nearby business parks.

### 📍 **MUGIEMOSS, ABERDEEN**

In the heart of the Riverside Quarter our 26 one and two-bedroom houses offer the best of both city and country living in a new and developing community near the River Don. It sits within easy reach of the city, but has the countryside on its doorstep.

## 📍 **TURN TO PAGES 6 AND 7 FOR MORE ABOUT OUR DEVELOPMENTS IN EAST LOTHIAN, FIFE AND GLASGOW**

CLOCKWISE FROM TOP LEFT: The first tenants receive their keys at Crathes; map showing LAR's developments in Scotland; finished housing at Crathes, Mugiemoss and Cove.



# LAR'S GOAL IS TO OFFER TENANTS LONG-TERM, GOOD QUALITY, AFFORDABLE HOMES



## **BELVIDERE, GLASGOW**

LAR has just completed the purchase of its first development in the west of Scotland, at the site of the old Belvidere Hospital on London Road, just two miles from Glasgow's city centre. These spacious two-bedroom homes (with master en-suite) should be ready for tenants from February 2017.

## **COCKENZIE, EAST LoTHIAN**

In another first, a planning application has just been lodged for our first design and build development at Cockenzie in East Lothian. This is a fantastic site with harbour views and is for 26 one and two-bedroom flats. There is also the possibility of a commercial unit in a prime corner position and any parties interested in hearing more about the availability of this unit should contact LAR at [info@larhousingtrust.co.uk](mailto:info@larhousingtrust.co.uk) for more details.

## **CROSSGATES, FIFE**

Our newest development and first venture into Fife, we have recently concluded missives for seven homes. Built by Miller Construction, our four two-bedroom cottage flats, with their own main door, and three three-bedroom terraced houses are part of a major development of private homes offering excellent transport links to Edinburgh and Perth.

## **MACMERRY, EAST LoTHIAN**

We have also concluded a deal for 19 houses in Macmerry, built by Springfield Properties, which are already proving to be popular for current tenants who are keen to have their own private garden. LAR has several other sites around the country under consideration and will be making further announcements in due course about new developments through our website and Facebook page.

## **PINKIE MAINS, MUSSELBURGH, EAST LoTHIAN**

This was LAR's groundbreaking first development launched at a special ceremony with East Lothian Council and Alex Neil MSP in the highly sought after area of Musselburgh in East Lothian. Built by Taylor Wimpey, the four one-bedroom and eight two-bedroom flats are fully occupied and offer easy access to the city of Edinburgh.

CLOCKWISE FROM TOP: Andrew Robertson, Chair of LAR, with Councillor Norman Hampshire from East Lothian Council on site at Macmerry; Alex Neil MSP with apprentices; Pinkie Mains; an interior shot at Kingswell; and an artist impression of the Belvidere development.



# LOOKING FORWARD

🕒 LAR continues to attract a high level of interest from the construction and development sector, and we are currently considering a number of sites and homes across Scotland.

It is important that we work in partnership with local authorities, builders and housing associations going forward as we help to tackle the severe shortage of mid-market rental properties in Scotland. If you are interested in working with LAR and have homes that are already built, or in the process of being built, please see our autumn 2016 Market Engagement Document, which will be on LAR's website soon, for further details of what types of properties LAR is looking for. If you are interested in building for LAR, please keep an eye on the Public Contracts Scotland portal for our works procurements, coming later this month.

LAR's goal is to offer tenants long-term, good quality, affordable homes and our relationship with local authorities, government, funders and builders in the future will be key to our success.

[www.larhousingtrust.co.uk](http://www.larhousingtrust.co.uk)

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

# STAFF SPOTLIGHT

➔ LAR has made two senior appointments to deal with several new development opportunities around Scotland



Philip Walker, a graduate of the Mackintosh School of Architecture, has been appointed as Project Manager to identify and appraise potential sites, carry out feasibility studies and work with consultants to take projects from initial stages through to design and construction. He has wide-ranging experience, having previously worked on small-scale housing developments through to major office and retail projects.



Stuart McLaren has been appointed as Development Manager and joins from Perth & Kinross Council where he co-ordinated the delivery of the organisation's affordable housing policy. He has a breadth of experience in housing development from both a public and private sector perspective.

To contact them please email [philip.walker@larhousingtrust.co.uk](mailto:philip.walker@larhousingtrust.co.uk) and [stuart.mclaren@larhousingtrust.co.uk](mailto:stuart.mclaren@larhousingtrust.co.uk)



## WHAT NEXT FOR LAR? WE WANT TO HEAR FROM YOU

Do you have properties you would interested in selling to LAR? If so:



What is their location?



What size of properties would be available?



How many would be available?



When might they be ready for tenants?

### WOULD YOU BE INTERESTED IN RENTING FROM LAR?

If so, please contact us [info@larhousingtrust.co.uk](mailto:info@larhousingtrust.co.uk)