



Reuse and empty homes Building for Communities

Ann Leslie, Chief Executive
Lar Housing Trust



Lar Housing Trust – who we are



- Lar is a Charity – SCIO (no 044825), specialising in mid-market rental homes
- Innovative and Different - solely loan financed, with £120M capital – all loan – no grant
- Governed by a board of voluntary Trustees
- Managed by an Executive Team – c.35 staff
- Operational since October 2015
- Two subsidiaries: Lar Operations CIC and Lar Projects Ltd
- Currently own and manage c.700 homes plus 12 construction sites across 10 local authority areas

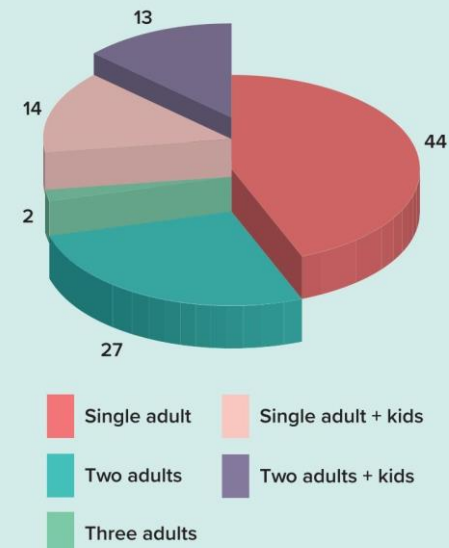
Who are Lar's Tenants?

Reasons for applying

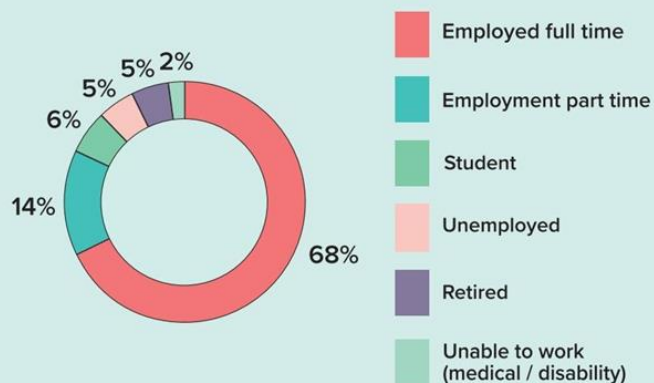


- Closer to family
- Closer to work
- Lar tenant (current/previous)
- Affordability
- Location
- Threat of/or homeless
- Type of accomodation/medical
- Closer to place of study
- Close to friends
- Referred by Lar tenant

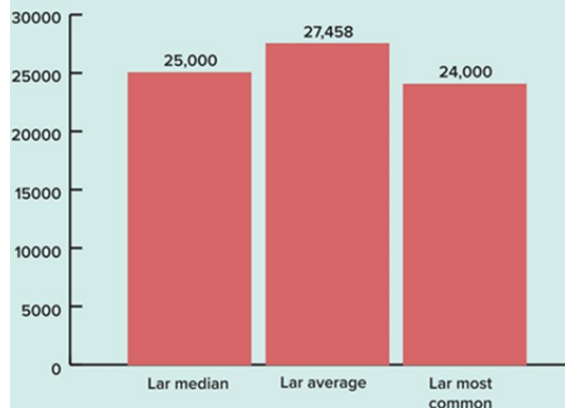
Household Make Up



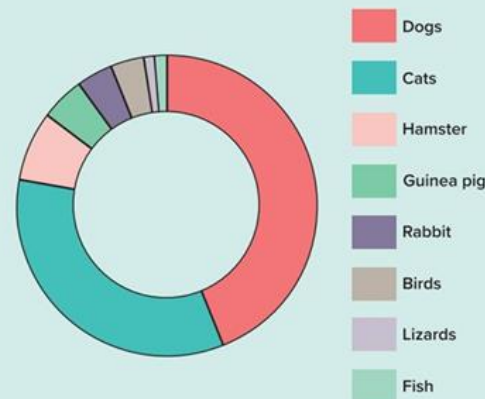
Employment Status



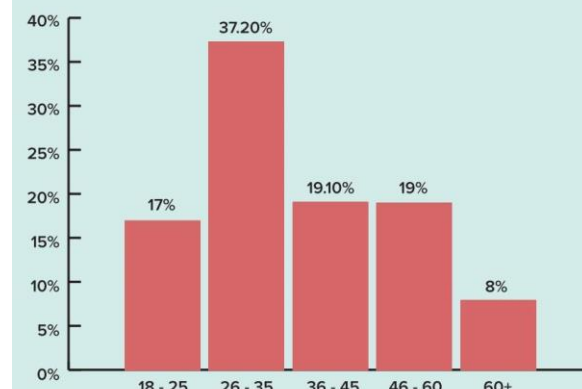
Total Household Income



Pets by Type



Lead Tenant Age Profile



Developments Bought From



- Cala
- Stewart Milne
- Barratt
- Miller
- Cruden
- Buccleugh
- Springfield
- Taylor Wimpey
- Keir
- Swan Group
- MCR
- Plus small private builders and portfolio owners....
- ...and Lar Projects Ltd



Edinburgh – Westwood House, Gorgie Road



Lar secured its first building in Edinburgh in December 2017. Westwood House was previously used as commercial office space and has been re-designed and converted by Lar into 47 flats.

These homes are very conveniently located, with views to the castle, shops and recreational facilities on the doorstep with a large park and the Water of Leith to the rear.

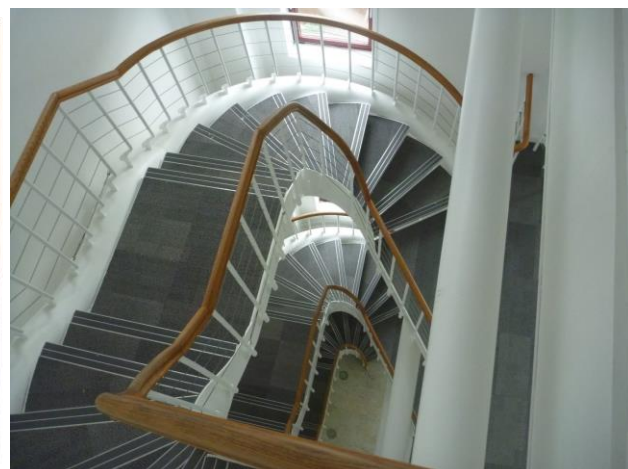
Completed in November 2019, the demand for these homes has been extremely high and a real community has built up within the building.





Westwood House

- consistently fully let
- many internal transfers
- £400-£500 rent saving for MMR -v- private rent, per month



Reuse and refurbishment – Lar’s Projects

- Westwood House, Gorgie, Edinburgh (complete Dec 2019)
- Niddrie Mains, Edinburgh (complete Aug 2021)
- St Kentigern’s Church, Edinburgh (in construction)
- Ruchill Quadrangle, Glasgow (in construction)
- Port Edgar Naval Barracks, South Queensferry (in planning)
- Inn on the Green Glasgow (in planning/design)
- Madelvic Car Factory, Granton, Edinburgh (in design)



Community Interests



Challenges with redevelopment

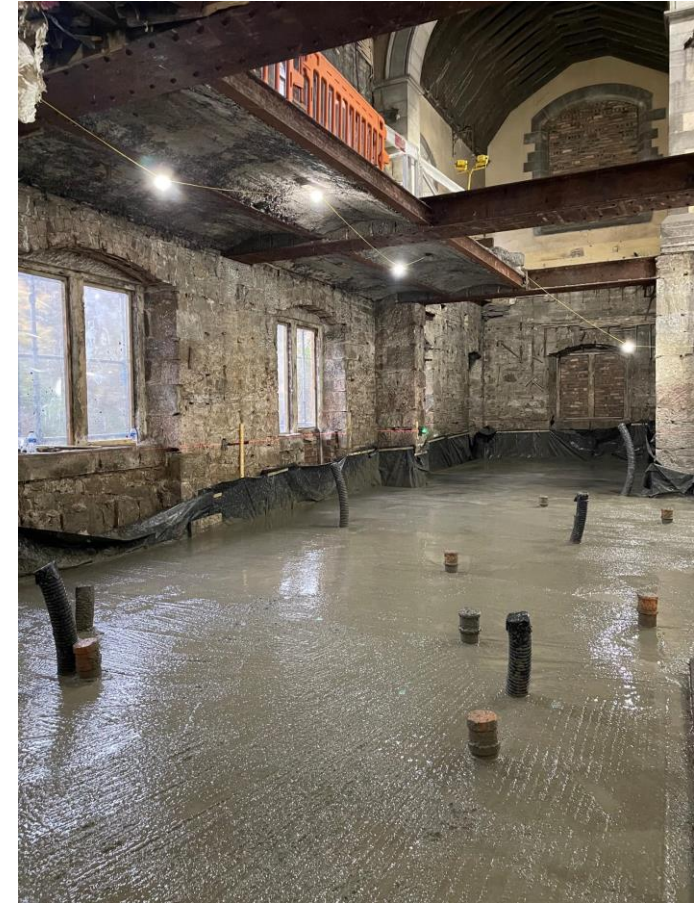
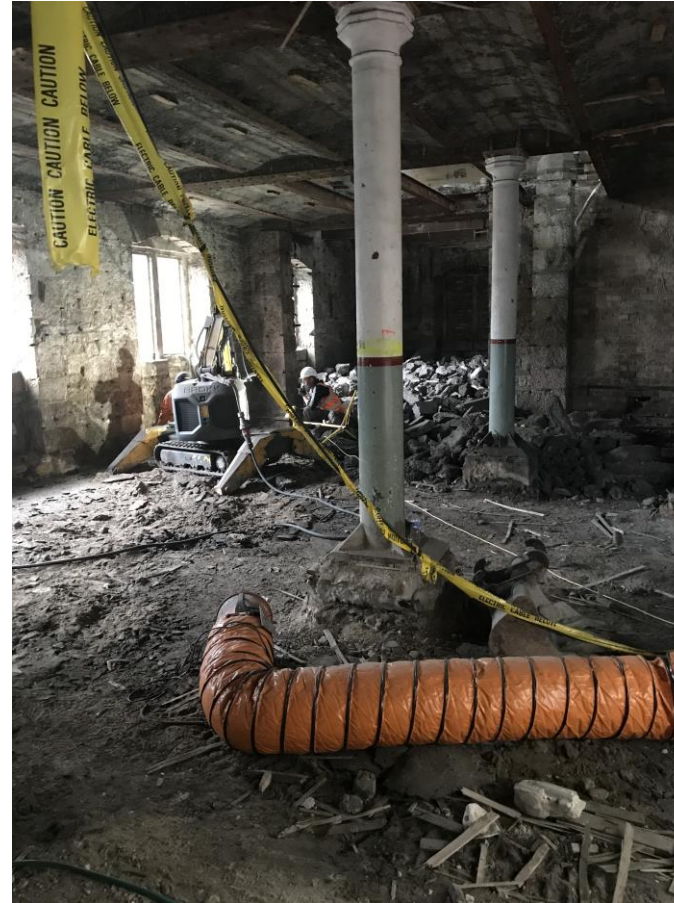


- H&S – dangerous buildings, vandalism, insurance
- Cost uncertainty
- Establishing ownership/multiple owners
- Title/access restrictions
- Planning – uncertainty, time, requirements, consents, cost
- Design guide – not suitable for refurbishments
- Net zero – difficult to gain high EPC, but carbon capture is huge
- Viability – end values can be low
- Lay-down space – tight sites
- Time/attention - lack of replication
- Resource – more nimble if internal
- Consultants who are able/willing to assess risk



Benefits of Redevelopment

- Community is already there
- Generally public support for re-development
- Upgrades whole area – reduces anti-social behaviour and increases public safety
- Amenities tend to be good, close and multiple
- Close to employment opportunities
- Significant carbon capture in existing buildings
- Can often re-use parts of internal spec
- Quirky homes can be more attractive and meet varying needs
- Saves a building which would otherwise sit empty or be demolished, thus retains heritage
- Significant interest from local community—opportunities for education



Policy considerations

- Large scale, lump sum, subordinated, patient loan finance
- Portfolio approach for finance
- Freedom to deliver – policies that are strategic, rather than process driven
- Government as an enabler
- Affordable housing grant/loans that recognise re-use and refurbishment of empty properties
- Presumption in favour of conversion/development (permitted development rights)
- Timescale for planning – fast-track if it is reuse of a derelict building





Lar as Landlord



4.62 Average Rating

Living in a Lar Home



4.68 Average Rating

Lar's Repairs Service



4.61 Average Rating

Tenant Satisfaction

- *I have to say that LAR Housing Trust have been the best landlord we have had and really appreciate everything you are doing to improve where we live;*
- *I hope you know how much XXXX is enjoying her home she just loves it and it's changed her life completely. Thanks again;*
- *I would like to thank you for having me as a tenant, I have found LAR housing and it's staff to be most helpful;*
- *if it wasn't for you I don't think we'd have found a place so beautiful and affordable so truly from the bottom of my heart thank you;*
- *Thank you again to LAR for our beautiful home and the security that comes with it;*
- *Wow I'm still in shock re Fridays email, first the rent decrease and now new Bathrooms and Kitchens, there has to be a catch!*



Any questions?