

NHT and Beyond Presentation

Neil Rutherford

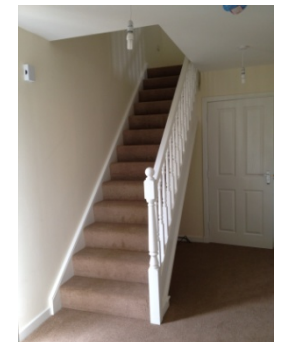
June 2013

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1009
contracted
units

22
sites

19
LLPs

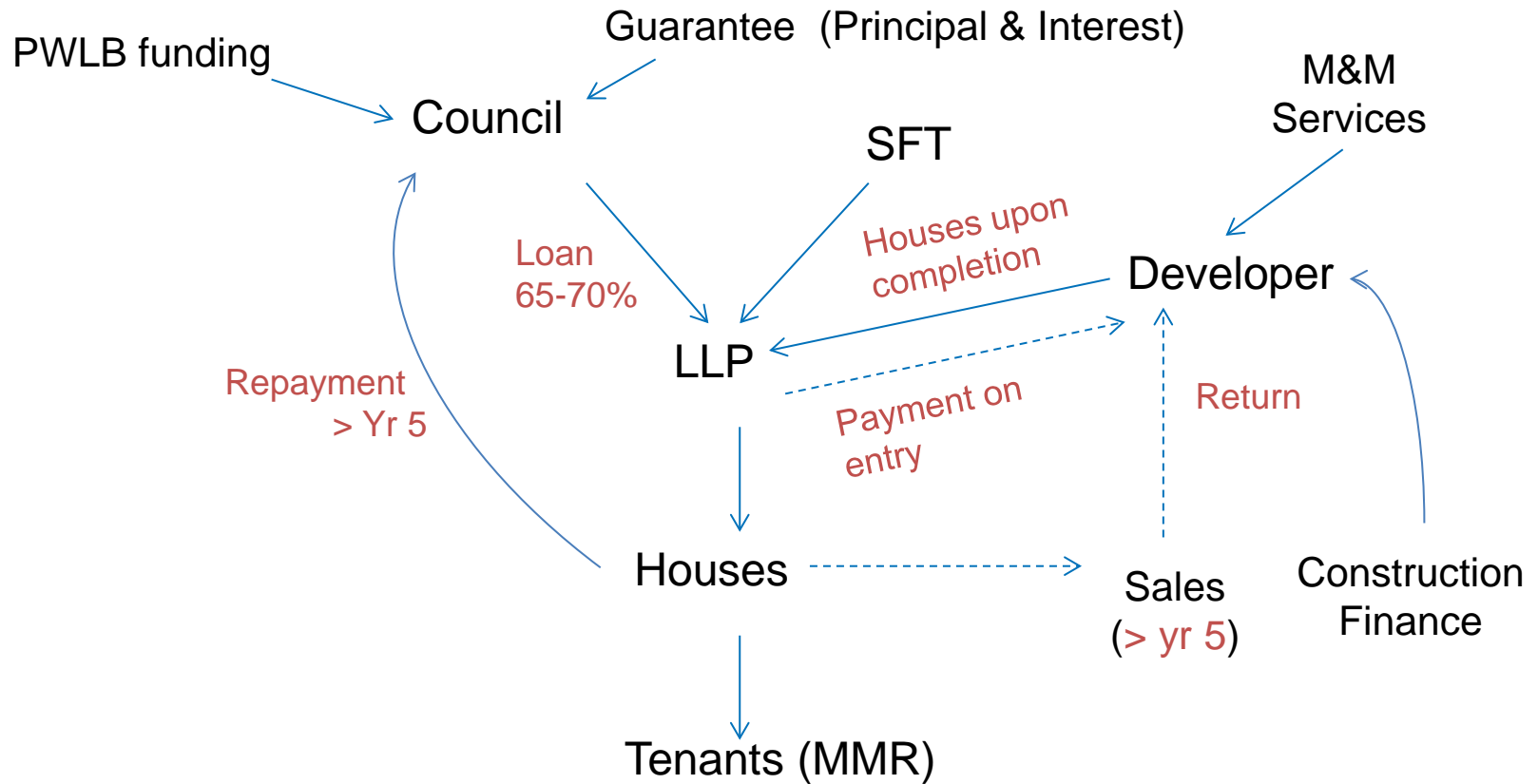
311
homes
available
for rent

1500
jobs
secured

10
Councils

13
Developers

Structure: NHT



- **Delivery**
- **Shifting thinking**
- **Understanding demand for different types of housing**
- **Wide range of developers**
- **The importance of SFT: the bridge between the public and private**
- **Tenant demand: over-subscription**

Aberdeen, Kingswells

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Affordable rent: A Practical Example

The Private Sector vs. NHT

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2 BED HOUSE BRAND NEW KINGSWELLS

Brand new luxurious end terrace house in Bellfield View, Kingswells, Abdn. Fully furnished to a high standard.

Has a dedicated parking space and maintenance free garden. Within easy reach of Aberdeen city centre.

Available from 3 June. A must see!

£950 pcm

Tel: 07795 112252

ABERDEEN

VS.

NEW HOMES FOR RENT

16 brand new 1 and 2 bed homes will soon be available to let within a new development at Kingswells.

Developed by Stewart Milne Homes and supported by Aberdeen City Council, this development is part of the National Housing Trust (NHT) Initiative set up to provide new affordable housing at Mid-Market Rent level.

1 bed homes £468 p/m

2 bed homes £574 p/m

Minimum 6 month lease

One month's rent and one month's deposit required in advance
White goods, floor coverings and curtains or blinds included
Energy efficient

Qualifying applicants will have a maximum household income of £26,150 per annum (joint income), will currently be a Council tenant or tenant of a Registered Social Landlord in Aberdeen City and/or hold a position on Aberdeen City Council's or Registered Social Landlord's general waiting list. The properties will be let and managed by AHPD Ltd., a subsidiary of Aberdeenshire Housing Partnership, a Registered Social Landlord providing affordable housing across Aberdeen City and Shire.

If you are interested in applying and you meet the above criteria, contact AHP on 01224 548000 for an application form. Alternatively you can email enquiries@a-h-p.org.uk or download an application form from AHP's website at www.a-h-p.org.uk


AHP
Developments Ltd


ABERDEEN
CITY COUNCIL

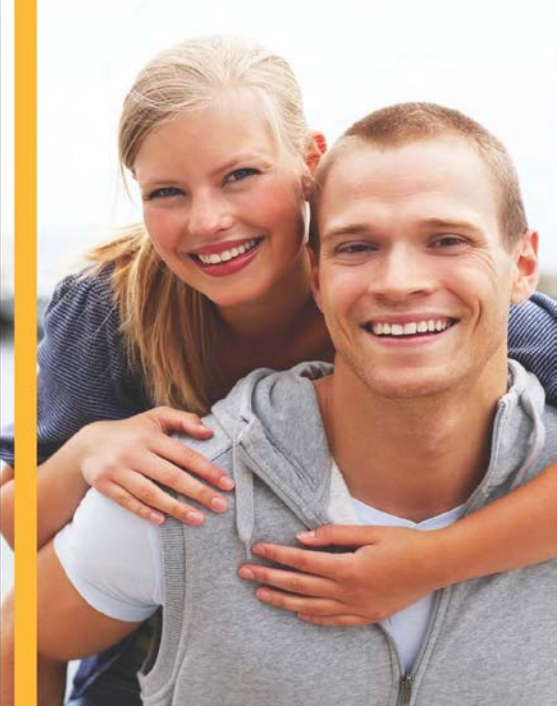

STEWART
Milne
HOMES


NATIONAL HOUSING TRUST

- **Streamlining processes**
- **The value of tried and tested documents**
- **Growing relationship with public and private sectors**
- **Delivery success – credibility, innovation & opportunity**
- **Importance of SFT day-to-day: continuing to deliver**
- **Ongoing LLP support and education**
- **The power of marketing**

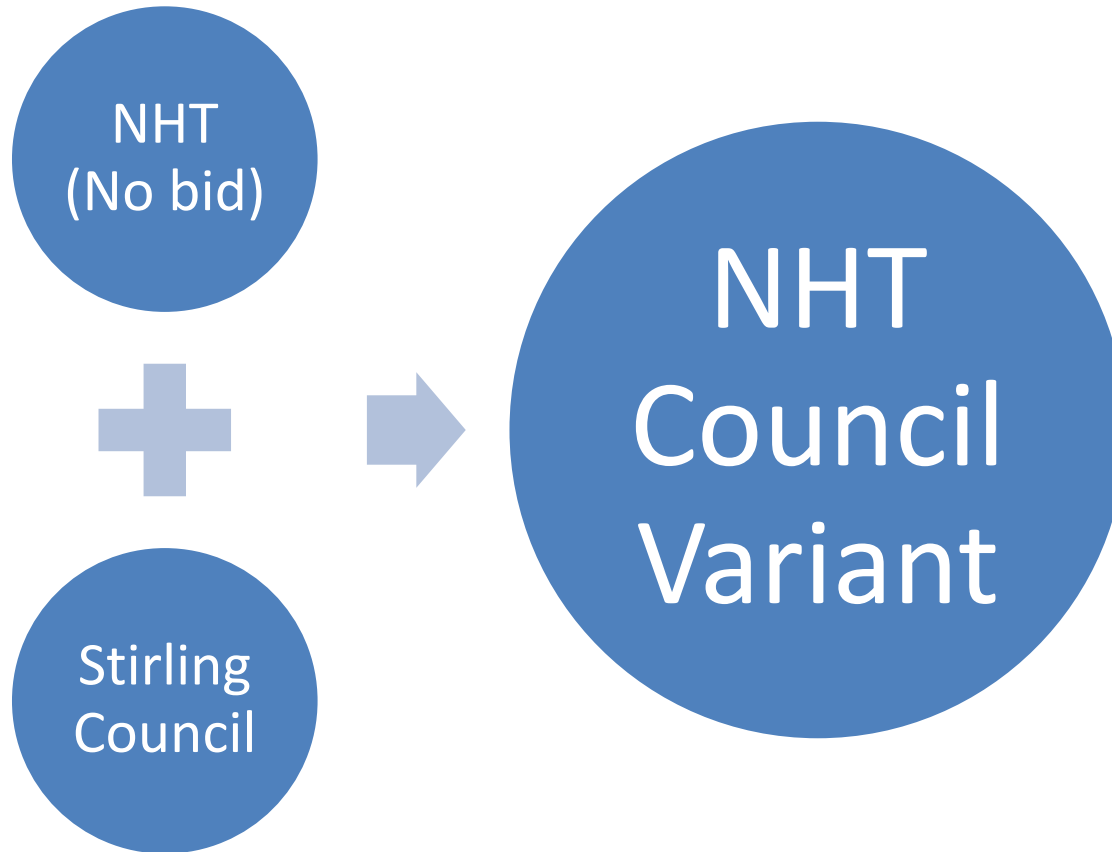
Effective Marketing

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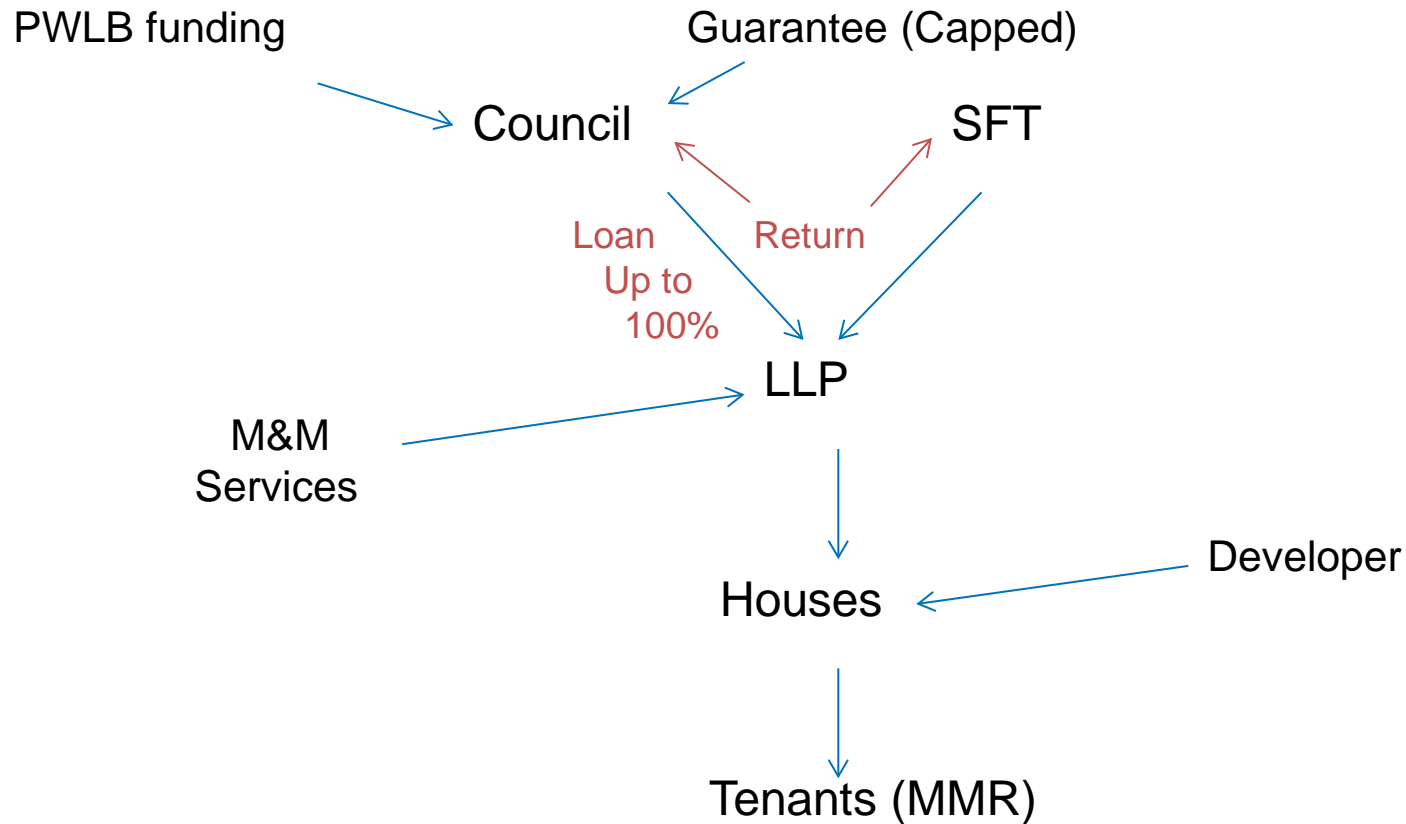


1, 2 & 3 BEDROOM
APARTMENTS
AND 3 BEDROOM
TOWNHOUSES
FOR RENT





Structure: Council Variant



Key Differences: NHT – Council Variant

Similar outputs – different structures

	NHT	Council Variant
Members	Developer, Council, SFT	Council, SFT
Primary Control	Developer	Council
SG Guarantee Basis	Principal & Interest	Capped Revenue
Risk	Developer	Council
Procurement Basis	OJEU: Restricted basis	Variable
Delivery	Developer build out and delivery	Variable
Return (if achieved)	Developer	Council & SFT
Max Loan Amount	70%	Up to 100%
Equity	Developer	Council (if required)

Next 12 Months

**NHT
Phase 2B**

**Housing
for Older
People**

**NHT
Phase 3**

**Roll out of
Council
Variant**

**Institutional
Investment**