

SFT OUTCOMES 2023

More homes at the heart of great places delivering affordable living

PRIMARY OUTCOME

SECONDARY

OUR CORPORATE PRIORITIES

03

INFRASTRUCTURE INVESTMENT IS AFFORDABLE WITH INCREASED FINANCING INNOVATION



NET ZERO



SUSTAINABLE PLACES



INCLUSIVE GROWTH

In 2011 we launched the National Housing Trust (NHT) programme. Its aim was to support Scotland's local authorities increase the supply of mid-market rent homes to meet rapidly growing demand.

The premise behind the NHT programme was that housing developers would be appointed to build a specified number of homes for affordable rent on land they already owned.

Once complete, a local company in the form of a limited liability partnership (LLP) would be established comprising the developer, the participating local authority and SFT. The partnership would then buy the homes and let them to tenants at affordable rent for at least five and up to ten years, after which the properties would be sold.

In total, 1,731 NHT homes were built in 12 local authority areas spread across Scotland.

Before the five-year rent milestone comes up, our Housing team works with Scottish Government and all the partners in the LLPs, with the goal of providing the best possible outcomes to tenants during the sale process. This work involves devising innovative commercial solutions that ensures the homes remain for tenants to live in, paying affordable rent.

In making that happen, our Housing team provides commercial, legal and public sector expertise to prepare exit strategies that work for the developer, the local authority, other public sector stakeholders (including Scottish Government) and, most importantly, the tenants.

By the end of 2021/22, we had helped ensure 992 NHT homes were retained for affordable rent. And over the past 12 months our work has guaranteed 80 more homes to be kept, taking the total number of homes retained for long-

term affordable rent after exiting the NHT programme to 1,072.

In helping reach this point, we recognise the work of our partners in the LLPs (developers and local authorities) in helping reach arrangements which worked for them and their tenants. We also recognise the work of Scottish Government and Scottish Ministers in their vital role in providing financial support to purchasers (both grant and finance) and providing policy support in securing positive outcomes for all the tenants.

Going forward, the Housing team will continue to work with the remaining LLPs to secure the best outcomes possible for tenants living in NHT homes.

