

# LRHA Business Model



Objectives

Governance, Residents & Employees

Development & Maintenance

Finance

Costs

Surplus

Borrowing

Additional Units

Risks

- Appropriate skills and governance structure
- High house prices
- Low wages
- Seasonal rentals
- High levels of second home ownership
- Aging rural population
- Access to labour and skills
- Delivering against expectations
- Data integrity and security

- Material shortages and cost increases
- Inflation
- Decarbonisation costs
- Needs of current residents balanced with future demand
- Cost and inflation
- Delivering services to residents
- Health and safety
- Value for money - efficiency economy and effectiveness

- Existing debt
- New debt
- Pensions
- Fraud
- Rent setting
- Rental income and arrears

- Constuction process risks
- Access to labour and skills
- Costs and inflation
- Counterparty risk