leses from Ettrick & Yarrow CDC

See No. 1 September 2018

Well IME Once again we bring you nave of the on-going work on a number of property street of property street of what has been the of the Barden. Bead on to find out the Day work and visit this beautiful corner of the Barden.

## Kirkhope Steading - a Community Development Opportunity?

Kirkhope Stoading, which is about half a mile up the valley from Entrickbridge (at the fion of the Swine mod), has been smpty and unusued for a matther of years and Buccleuch Estates is soot thinking of selling it.

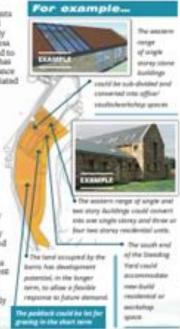
A key remit of the Community Development Company is to identify and encourage opportunities for simplayment and affiedable housing in the valleys and Kirkhope Steading presents a possible means of doing both.

There is very little affurdable housing available for anyone wishing to move to the valleys. The majority of houses for sale are bought by extirces, private rental properties have as average of 9 people viewing each one - and valley rentals tend to be higher, compared to eachly towns. There are presently only 15 plots designated for housing in the valleys - 10 in the Errick Valley and 3 in the Yarrow Valley.

As for new employment opportunities, there is an almost complete lack of premines suitable for office based activities in the valleys, although recest improvements to telephone and broadband connectivity have potentially opened up the area to business ventures previously confused to varban centures. Also, a need has been identified for maintenance businesses, with their associated workshop and storage requirements.

Kirkhope Steading offers the possibility of a mixed development that could provide both restrad residential accommodation and employment opportunities, and the chance to bring as otherwise redundant building back ireo use.

The Development Company can apply for grant funding to prepare a frashibity study which, if the project appeared to be viable, could form the basis for further applications for purchase and development funding that is accessible to a Community Development Company, but not necessarily to Buccleuch Estates or to a private developer.



# Affordable Housing

2018 The start of community consultation to purchase this redundant steading from Buccleuch Estates....

































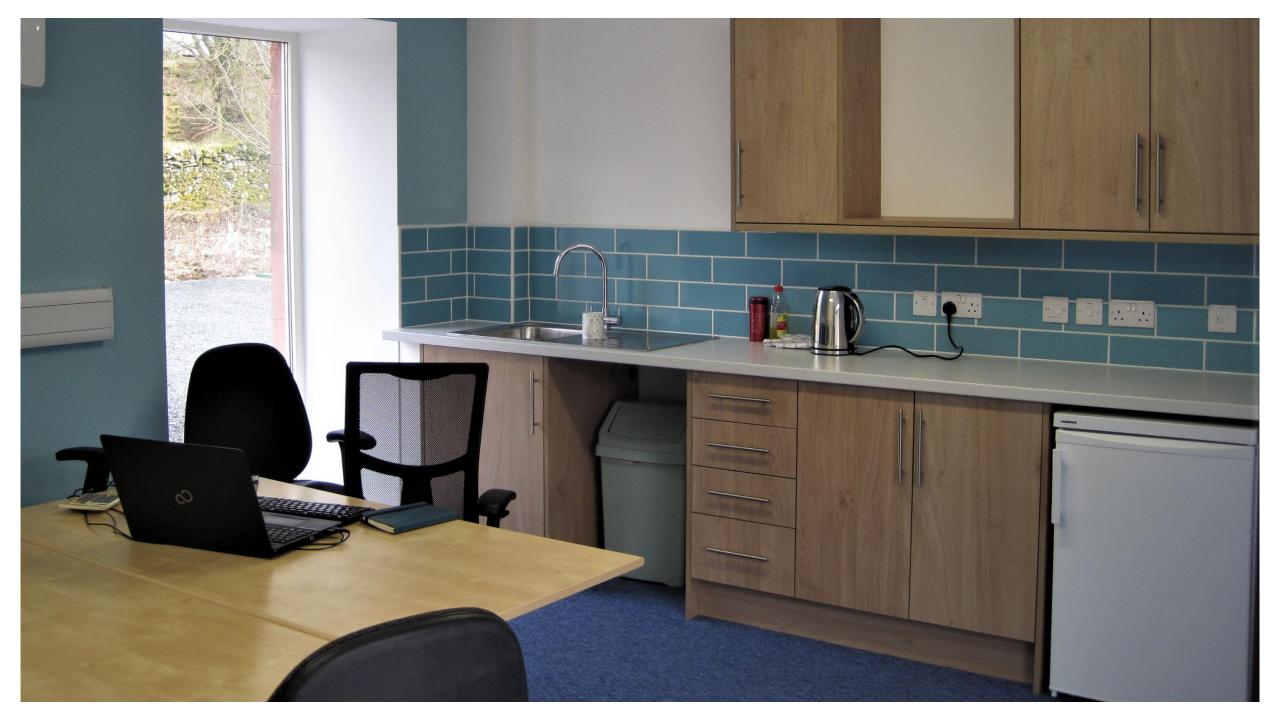


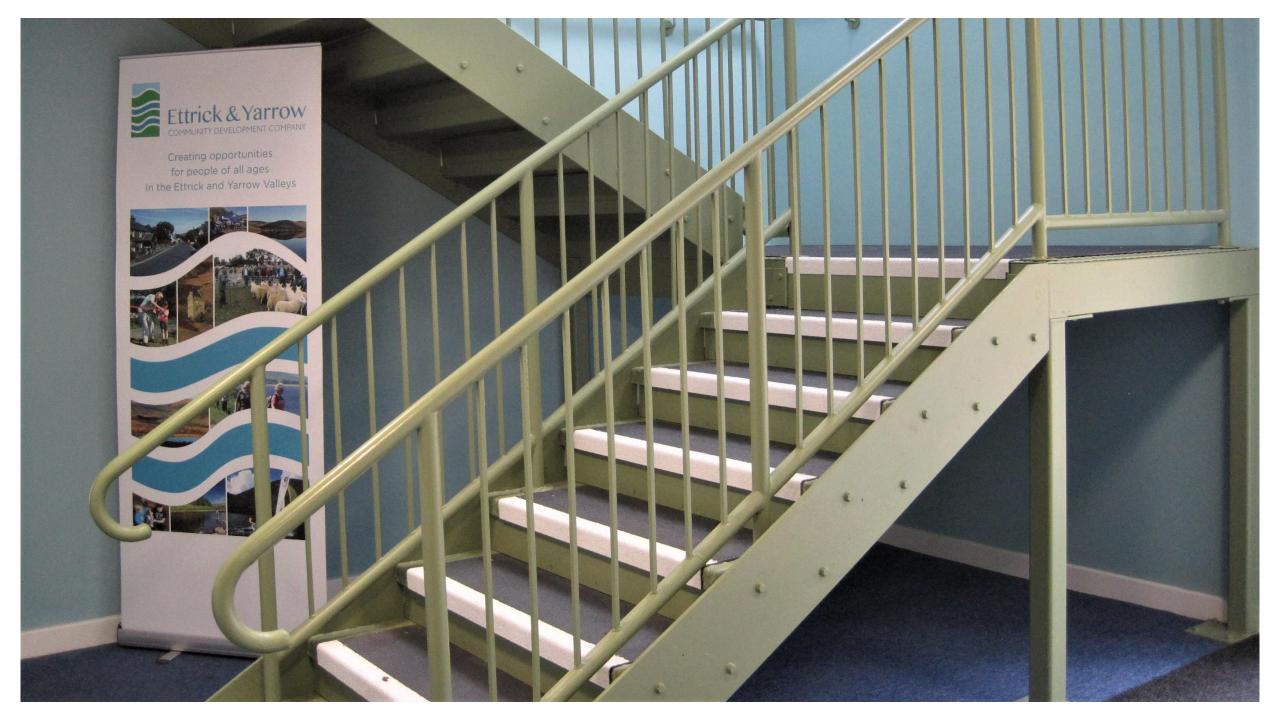


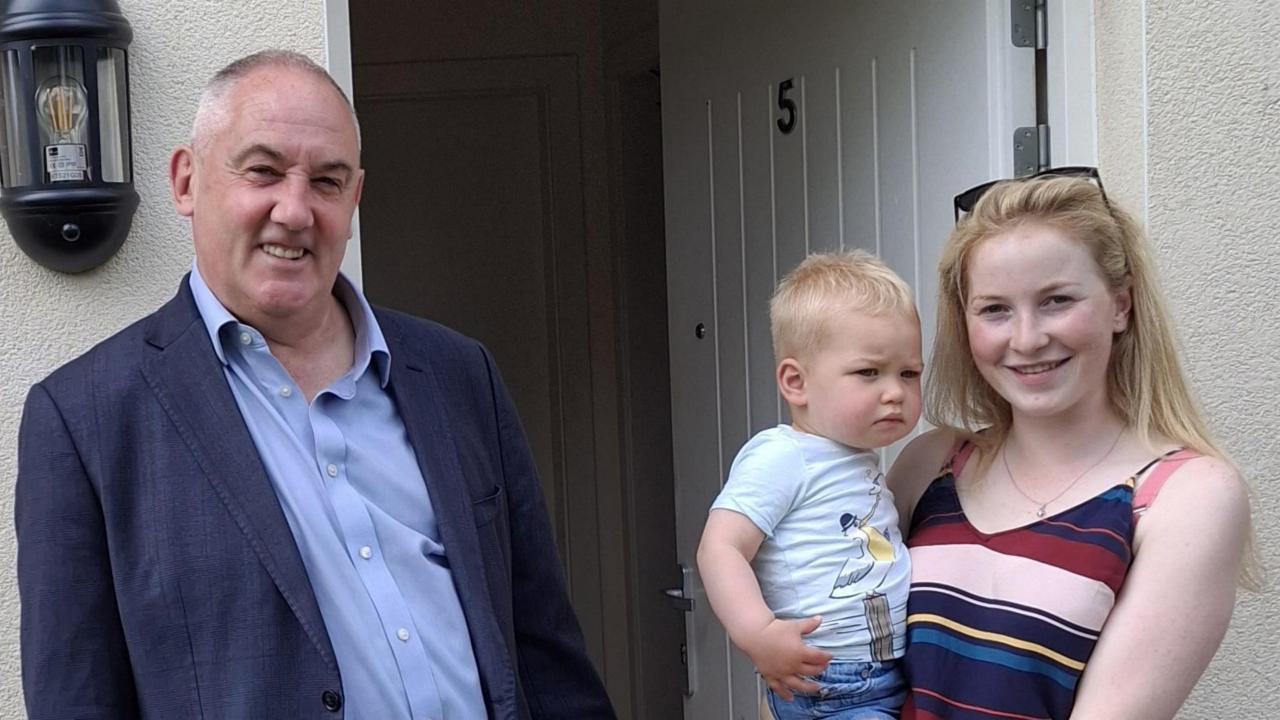












## So how did we fund it?

- Scottish Land Fund: £250,000
- Rural Housing Fund £661,000
- South of Scotland Enterprise Capital £640,000 plus £35,000
- South of Scotland Renewables Fund: £222,000
- SBC 2<sup>nd</sup> Homes Council Tax Fund: £157,000
- SSE Sustainable Development Fund: £80,000
- Ecology Bank Loan over 40 years £310,000
- Langhope Rig Windfarm: £20,000

## And how much did it cost...

Land Purchase: £240,000

Main Contractor: £1,987,746

Professional Fees: £95,000

EYCDC Project Management/Overheads: £55,000 (2 years)

Total: £2,377,000

#### **Pre-acquisition**

**Housing needs survey & report** 

Business survey & report

Complete site investigation & survey work including services

Complete Architect Feasibility Study including preferred option & cost

Liaise with Council to secure their support for housing

Produce Business Plan including:-

Financial projections for purchase costs, planning stage costs, total development costs split by business/housing/land, 30 year cashflow, funding required

Project plan i.e. tasks, phases & timescales

Advise on procurement i.e. best method of tender

Put in place housing lettings & rent policies

Secure funding support in principle from RHF & others

#### **Purchase stage**

Make applications and secure all funding for purchase

Liaise with seller, instruct solicitor & deal with queries

Obtain date of entry & celebration!

Arrange insurance cover

#### **Planning stage**

Secure funding for planning stage i.e. design fees, local authority fees

Instruct design team for next stage

Liaise with design team re detailed design, specification & cost update

Liaise with architect & council to secure planning permission, building warrant and other consents

Liaise with utilities re electricity/telecoms/water/drainage connections

(unless part of building contract)

Co-ordinate advertising contract & selection of contractor

Secure all funding - grants & loans

#### **Build stage**

**Accept tender** 

Monitor progress of work on site – quality control

**Monitor progress of work on site – timescales & budgets** 

**Deal with contractor queries/disputes** 

Completion

**Oversee handover** 

Allocate houses/business units

Full range of policies in place

**Tenancy management including rent payments & arrears** 

24 hour maintenance service

### **Throughout**

Regularly report to Board on progress/budgets/decisions needed

Communication with stakeholders & community

Report to funders/lender as required

Ensure compliance with legal/health & safety requirements



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