

*Welcome* —to our fifth newsletter. Once again we bring you news of the on-going work on a number of projects aimed at enhancing the 'valley experience' for all who live, work and visit this beautiful corner of the Borders. Read on to find out more...

## Kirkhope Steading – a Community Development Opportunity?

Kirkhope Steading, which is about half a mile up the valley from Ettrickbridge (at the foot of the Swire road), has been empty and unused for a number of years and Buccleuch Estates is now thinking of selling it.

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

There is very little affordable housing available for anyone wishing to move to the valleys. The majority of houses for sale are bought by retirees, private rental properties have an average of 9 people viewing each one – and valley rentals tend to be higher, compared to nearby towns. There are presently only 15 plots designated for housing in the valleys – 10 in the Ettrick Valley and 5 in the Yarrow Valley.

As for new employment opportunities, there is an almost complete lack of premises suitable for office based

activities in the valleys, although recent improvements to telephone and broadband connectivity have potentially opened up the area to business ventures previously confined to urban centres. 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 rented residential accommodation and employment opportunities, and the chance to bring an otherwise redundant building back into use.

The Development Company can apply for grant funding to prepare a feasibility 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.

### For example...



The eastern range of single storey stone buildings

could be sub-divided and converted into office/studio/workshop spaces



The western range of single and two storey buildings could convert into one single storey and three or four two storey residential units.

The land occupied by the barns has development potential, in the longer term, to allow a flexible response to future demand.

The paddock could be let for growing in the short term

The south end of the Steading Ford could accommodate new-build residential or workshop space



# Affordable Housing

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

























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Construction • Remediation • Restoration  
www.james-swanson.co.uk  
TEL: 01440 372470





































































**Ettrick & Yarrow**  
COMMUNITY DEVELOPMENT COMPANY

Creating opportunities  
for people of all ages  
in the Ettrick and Yarrow Valleys









# 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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[www.ettrickandyarow.org.uk](http://www.ettrickandyarow.org.uk)  
[info@ettrickandyarow.org.uk](mailto:info@ettrickandyarow.org.uk)

Project Manager  
Vicky Davidson  
[Vicky@ettrickandyarow.org.uk](mailto:Vicky@ettrickandyarow.org.uk)