



Coldstream Community Trust

KEITH HOUSE PROJECT NEWSLETTER

APRIL 2018

INTRODUCTION

The board of trustees at Coldstream Community Trust are conscious that the trust membership must be kept informed of ongoing matters of importance to the community centre and community.

The board has agreed that it is essential for us to provide a monthly report on the Keith House project to our membership – our aspirations, where we are, what is planned and when would the membership final approval of the project be required.

Over the coming months, please welcome our monthly progress reports; this being the first.

PROJECT PLAN

The plan is to conserve a listed B property, help improve the appearance of the High Street, help avoid the property entering the 'at risk' register, create 2 units of affordable, social housing for up to 9 persons and an income source for the Trust. In improving our community, the Land Reform Act 2003 etc allows a body like our Trust to purchase and develop derelict buildings. We have taken expert advice on this.

The property has been empty for over 10 years and suffered deterioration in that period.

Official statistics show that Coldstream has a shortage of affordable, social housing and the authorities have no immediate plans for more, despite the negative statistics.

The Community Action Plan, based on resident questionnaires, shows that 75% of residents want more affordable houses built.

TRUST PROJECT TEAM

These are trustees Rannoch Daly, Gordon Thompson, Alun Peate and Gerald Tait and they report progress to the Trust board each month. They have received extensive advice from several sources: SBC Housing Strategy team, SBC Empty Homes team, SBC Conservation Architect, the lead consultant during the feasibility study, Shelter, Scottish Empty Homes Partnership, BHA Homes, Scottish Land Fund, Rural Housing Fund, Social Investment Scotland, Architectural Heritage Fund, Historic Environment Scotland and accountants Campbell Dallas on VAT matters. The support for the project has been significant.

Images of the current state of the property

These can be found on the next few pages.

PROGRESS TO DATE

The following are the highlights:-

- Grant-funded specialists have carried out a thorough feasibility and viability study – stages 1 and 1A.
- The current property owner is willing to sell the property, meaning we need not activate lengthy community right to buy processes.
- We have obtained expert VAT advice on the cost of works and professional fees.
- Outline plans for the property, a development cost plan and condition surveys are to hand.
- Should the project proceed, BHA Homes of Duns appear willing to manage our tenancies and property maintenance.
- We have secured grant funding for the purchase of the property from the Scottish Land Fund/Big Lottery Fund, which is stage 2A.
- To date, we have secured 10% of the grant funding for the development phase (stage 2B), with grant funder decisions over the 90% balance due in the coming months.
- Grants accepted to date are conditional on the Trust securing all the funding and achieving final approval for the project from the trust membership.

POSSIBLE WAY FORWARD

Should 100% grant funding become available, our next steps would be:-

- Schedule an EGM and invite trust membership to attend and approve the project.
- Formally accept grant funding.
- Appoint a lead consultant to develop site plans further, liaise with SBC officials, submit applications to SBC for listed building consent, planning permission and building warrant and prepare tender documents for a main contractor.
- Secure the above permissions and purchase the property.
- Issue tender documents to potential main contractors and award a contract.
- Under supervision by the lead consultant, the main contractor to carry out, and complete, the work.
- Agree arrangements for tenancies and property maintenance.
- Allocate tenancies.

TRUST MEMBERSHIP COMMENTS

Any trust member wishing to comment on the possible Keith House project, or requiring further information, should contact Rannoch Daly or Gerald Tait on:-

E-mail: rannochdaly@yahoo.co.uk

Tel: 01890-882662

E-mail: tenwickettait@gmail.com

Tel: 01890-882685

Any comments or queries would be reported to the project team and Trust board and responded to accordingly. If the Trust eventually has everything in place to host an EGM, we would want our Trust membership to be fully informed of the project implications. Please look forward to the May newsletter to be issued in the last week of May.

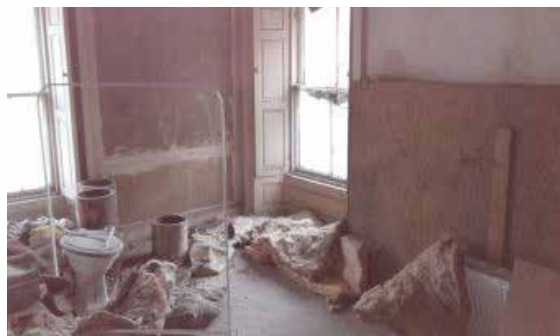
Best Wishes,
Board of Trustees,
Coldstream Community Trust,
Community Centre,
High Street,
Coldstream, TD12 4AP



Above is an image of Keith House today and the annexe to the rear (skylight). The property appears to be in reasonable condition but the condition survey shows that it is not, especially the interior

Top right shows the current state of the previously ornate staircase which is accessed from the large entrance hall of the property.

Below is one of the living rooms which has an unusual round wall. The internal debris has been cleared



To the left is an image of the kitchen area showing the access to the annexe at the rear of the property. The debris has also been cleared from this area. Below is an image of the entrance hall with several years' mail, now cleared.

Should the project progress, other images will become available.