

1. BACKGROUND INFORMATION

1.1 Land:	Tosh's Park, Carradale		
1.2 Area (ha):	Upper site 0.16Ha / Lower site 0.14 Ha		
1.3 FCS Forest District:	North Scotland Estates, Lochgilphead		
1.4 FCS area land agent:	Tony Garman		
1.5 Change of land use to affordable housing recommended by FCS yes/no?	Yes		
1.5 Name of housing body:	Fyne Initiatives Ltd		
1.7 Registered Social Landlord yes/no?:	Yes		
1.8 Is this project supported by Communities Scotland yes/no?	Yes Their Homestake scheme		
1.9 Additional information:			
<p>Homestake is a scheme to help people on low incomes who wish to own their home but who cannot afford to pay the full price for a house. The 'homestake' properties are for sale on a 'shared equity' basis. Shared equity means that the RSL will keep a financial stake in the property so the purchaser doesn't need to fund it all. However the buyer will own the property outright and will not pay any form of rent to the RSL. The owner is free to sell their share of the property on, at the district valuers rate, however the RSL will continue to hold their 'golden share' of the property (normally a minimum of 20% share) to ensure that the property remains in the affordable sector of the market.</p>			
1.10 Provide information on the area where the housing is to be built e.g. population of village			
<p>The population of Carradale is 332 (within a 7km radius) Carradale is located 13 miles to the north of Campbeltown</p>			
1.11 Map of site attached yes/no?	Refer Forest Enterprise dwg No 92-169A		
1.12 Map of site within context of the surrounding area attached yes/no?			
Yes – Drawing CP : 97 L - 01			
1.13 Number of houses/units:	4 units		
1.14 Rental:	No	1.15 Low cost home ownership:	Yes
1.16 Additional information:			
These units will be sold under the Communities Scotland ' Homestake scheme '			

1.17 Housing mix:

2 no. 3 bed semi detached single storey
2 no. 3 bed semi detached one and a half storey

1.18 Tell us where your project is in the planning/development process:

We have developed the scheme, however yet to submit an application to the planning department.

2. ASSESSMENT OF LOCAL NEED *You must provide evidence of local need:*

2.1 Has a local needs survey been carried out?	No
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2.2 Relevant information:

2.3 Has a local housing market survey been undertaken?	Yes
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2.3 Relevant information:

The council has highlighted in the local housing strategy that one of the priorities for this area is the need to address affordable housing shortfalls – up to 100 affordable, low cost homes, particularly for first – time buyers..’

2.4 Is there a housing strategy relevant to the local area?	Yes
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2.5 Relevant information:

Argyll and Bute’s Local Housing Strategy states that ‘ shortages of appropriate housing for single persons and the elderly are evident. Analysis also identifies growing need for provision for the elderly in outlying settlements such as Southend, and a general lack of choice for families’ p88 Demand for social rented housing, Local housing strategy 04 - 09

2.6 Can you provide confirmation of local waiting list numbers?

Fyne Homes currently have no properties on demand, however as these properties are Homestake therefore they will be advertised on the open market and will be dealt with as such.

2.7 What types and mix of housing is needed?

We understand that there is a requirement for low cost homes across all areas of Argyll and Bute including Carradale.

2.8 Additional information on local need:

3. USE OF TIMBER AND TIMBER PRODUCTS, AND WOODFUEL FOR HEATING

The RSL must ensure the maximum appropriate use of timber and timber products in any affordable housing built, including certified products, timber cladding, locally sourced timber, and woodfuel for heating. Please provide examples of previous work completed which illustrates your commitment: refer to photographs, web pages and relevant publications.

3.1 Sustainability:

The principal design aim of this development is to provide energy efficient houses with appropriate heating systems with low running costs, low maintenance and minimal energy usage over the life of the building.
Orientation and layout of the houses will compliment existing Forestry timber clad houses and maximise views, passive solar gain and daylight.
The layout allows for future flexibility with ground floor bedroom downstairs, wc/shower all designed in accordance with Housing for Varying Needs Standard to provide life time family homes.

3.2 Tell us how the units are likely to be built: e.g. what instructions will you give your architect re timber and timber product use and woodfuel heating systems?
Utilise maximum use of Scottish timber in timber kit / finishes
3.3 Will the timber and timber products be certified yes/no? e.g. Forestry Stewardship Council, PEFC.
Yes, and where possible Scottish sourced.
3.4 Use of local timber and timber products:
3.5 The structure:
Timber kit superstructure – external wall, internal partitions, floor joists Roof timbers where suitable to meet structural requirements.
3.6 Cladding
Larch, sourced from Scotland
3.7 Woodfuel:
Consider woodfuel in conjunction with appropriate renewable energies
3.8 Do you envisage any particular problems with your vision for the development?

**Private road upgrade may result in substantial infrastructure costs.
Consultation with A & B Council Roads Dept awaited.**

Consultation with Planning also undertaken and await feedback.

4. EVIDENCE OF COMMUNITY CONSULTATION

Provide evidence of community consultation for your proposals:

4.1 What contact has there been with the community council, local councillor, or other community body?

Shelagh Cameron (chair EKCC) and Councillor Rory Colville attended the community consultation.

4.2 What consultation with the wider community has taken place or is planned?

We carried out a public meeting on 9th November last year to gather initial feedback from the local community.

4.3 Has there been any local media coverage of your proposals?

No.

4.4 How have your proposals been received by the community?

The community viewed the development with some suspicion initially however seemed generally happy in varying degrees once they saw the proposals, admitting that additional housing and incomers to the community is long overdue.

4.5 Are there any material concerns from the community?

The main concerns voiced was the positioning of the houses, which has now been addressed, parking and the condition and upkeep of the existing road.

5. RETENTION OF HOUSING IN THE AFFORDABLE SECTOR

For social rental housing:

5.1	Do your tenants have a right to buy yes/no?	No – not 100%
5.2	Tell us how you would retain the units in the affordable sector:	
	<p>The ‘ Homestake’ scheme operates to ensure the houses are retained within the affordable sector by means of a ‘ golden share ‘ (approx 20 %) which is held by the RSL. If the owner wishes to sell their share of the property on, the house will be advertised locally through the RSL and will be marketed at the value dictated by the district valuer.</p>	
5.3	<i>For low cost home ownership units:</i> Tell us how you would retain the units in the affordable sector:	
	<p>As the units are for the homestake scheme, they would be retained within the affordability sector as the buyer will not be able to take a 100 % stake in the property, which allows Fyne Initiatives the opportunity to apply a rural burden on the property or oversee the sale to ensure that it is sold on at the District Valuers rate.</p>	