



Habost

Feasibility Study May 2021

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1 Executive Summary

The Habost site has the capacity to support the development of a modest number of housing units alongside the existing industrial units

Site investigations have found that the ground conditions and topography are not ideal but are within workable limits for development. There is however a requirement for significant importation of infill material for house and road foundations. As The Pairc Trust are in control of a number of local quarries, it may be possible to make these available to contractors during construction to reduce the costs associated with this.



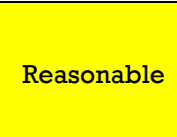








Utility service connections are readily available due to the close proximity of the existing industrial units on the site. As a result of this, connection to the electric network will be relatively straightforward however it will be necessary to install a new transformer to increase the capacity of the network for the proposed housing.

Due to there being no public sewer network in the local area, the industrial units are currently served by a private septic tank, however this does not have any additional capacity. Proposals have allowed for the removal and replacement of the existing tank with a new larger capacity unit to serve the complete development.

CNES technical services have advised that the public footpath will need to be extended to connect with the new housing site. This will add a significant financial burden to the development.

CNES Planning feedback has highlighted the conflict of use between the housing and existing industrial units. In order to mitigate this, designs include for the formation of an earthen bund with tree/shrub planting.

Cost estimates are reasonably high for the development, however given the remote location, design aspirations and ground conditions coupled with recent significant increases in construction costs industry wide these costs are not deemed to be excessive.

Key		Item Rating		Overall Rating
	Excellent	Planning Feedback		 Reasonable
	Good	Utility Connections		
	Reasonable	Land Constraints		
	Poor	Ground Conditions		
	Very Poor	Cost Estimates		

2 Client

The Pairc Trust
Kershader Resource Centre
South Lochs
Isle of Lewis
HS2 9QA
Tel: 01859 503 900
<https://www.pairctrust.co.uk>

The Pairc Trust is a Company limited by guarantee and is registered as a Charity in Scotland.

The Trust is a community owned estate set up in 2003 and completing purchase of the land in 2015. The estate extends to an area of approximately 10,840ha. The majority of this land being under crofting tenure. In total, there are 213 crofts, spread between 11 townships. The estate is mainly hilly moorland with a large number of fresh water lochs.

The community consists of around 400 residents plus a number of others who manage crofts in the area. The majority of local people are Gaelic speakers although the social composition of South Lochs is changing rapidly as new families move in.

3 Consultant

Tighean Innse Gall (TIG)
13-15 Francis Street
Stornoway
HS1 2NA
tel: 01851 706121
www.tighean.co.uk

Tighean Innse Gall (TIG) operates principally across the housing, community group and small business sectors to deliver on its vision;

"Focussing on the fuel poor and vulnerable we will provide a high quality service to all clients. We want to see locally developed energy, housing and business solutions relevant and responsive to the needs of our communities."

We work in close partnership with the Local Authority, Integrated Joint Board and Community Planning Partnership to help shape services throughout the Outer Hebrides. We also work with and help inform national government and their agencies to find solutions to issues affecting our sphere of operation and impacting the remote rural communities which we serve.

Tighean Innse Gall (TIG) has been delivering housing development services to the communities of the Outer Hebrides for over 25 years. TIG was established to provide administrative, financial and development services to the five small community Housing Associations that were established around the same time. This partnership produced over 500 affordable homes in the Outer Hebrides until the community Housing Associations transferred their stock to the Hebridean Housing Partnership (HHP) in 2007. Since then TIG and HHP have worked together to develop over 300 affordable homes in the Outer Hebrides.

TIG's aim is to provide a high quality development service using any appropriate partnership, grant regime or development opportunity to develop affordable homes and any associated facilities, in response to the identified needs of the Outer Hebrides and rural West Coast.

TIG employed the services of The Rennie Partnership Quantity Surveyors and Maciver Consultancy Engineers to provide the relevant input into the Study.

4 Purpose of Study

TIG has been commissioned by the Pairc Trust to undertake a feasibility study on a plot of land on the outskirts of the village of Habost, South Lochs, Isle of Lewis. The purpose of this study is to undertake investigations to determine the suitability of the site for housing development.

Investigations will be undertaken to determine;

- Ground conditions
- Utility connection availability
- Surface water drainage
- Planning constraints
- Site and housing design

The Pairc Trust is committed to ensuring the sustainability of the Pairc community through the provision of high quality, affordable housing, particularly aimed at families.

This study, and other work being undertaken by the trust continue to identify further avenues for meeting their aims and aspirations of revitalising the community.

5 Site Overview

The site is located on the Northern side of the B8060 at the West end of the village of Habost and is currently owned by HIE (Highlands and Islands Enterprise). The Eastern end of the site has been developed with 4 industrial units and a road access from the B8060.

The site area available for development extends to a total of 0.8 Ha, the total site area including the industrial units is 1.17 Ha.

Based on CNES planning density requirements, the site could potentially house a maximum of 12 units. This takes into account a 25% area being kept for amenity space as well as a septic tank and SUD system. As a result of the sites location, ground conditions and the desired design outline it is likely that 6 units would be a more practical density.

The site is not within crofting tenure and will therefore not require any lengthy de-crofting process.

Location Plan can be found in Appendix 1

5.1 Site Investigations

Site investigations were carried out by digging a number of trial pits to assess ground conditions. Reasonable assumptions can be made by assessing the results of these investigations. Trial pits were favoured by the Engineer as trenches would disturb the ground and may create an issue with poor drainage at a later stage. A topographical survey was carried out to determine the levels on site, boundaries, fence lines and locations of any relevant features such as utility infrastructure.

The site is uneven but, in general, slopes downwards from East to West with a number of banks and steeper slopes present. The boundary with the B8060 consists of a small embankment with an approximate drop of 1.5m to the road.

Trial pit data has shown the ground to have a wide range of different make-ups across the site. Consistently there is a layer of peat ranging from 0.4-1m in depth followed by a glacial till or rock layer. In a number of areas (TP3 & TP11) spoil materials were encountered presumably left over from either road works or construction work from the existing industrial units.

Topographical survey with trial pit information can be found in Appendix 2

6 Layouts, Access & Parking

The Pairc Trust have highlighted that they are keen to provide a high quality design for any sites they develop and have taken the decision that having detached houses should take preference over semi-detached in order to move away from a typical social housing 'look'.

As a result of this design direction, a notional layout has been developed with four detached properties and a block of two semi-detached properties.

Notional layout can be found at Appendix 3

6.1 Planning Feedback

CNES Planning department were contacted regarding the development proposals. The main concern raised in their feedback was the conflicts of use between the proposed domestic housing and the existing industrial units.

Clarification was sought on what exactly would be required to allow the development to go ahead however no definitive answer was given.

As such the design proposals have allowed for the formation of an earthen bund with planting to act as a barrier/buffer between the two developments. While it is felt that this should be an adequate solution, there is no guarantee that further requirements will not be imposed at planning stage.

6.2 Site Access & Parking

Access proposals involve a loop road being formed with a new access from the B8060 connecting into the existing industrial unit road. This will allow for gritting and refuse vehicles to easily move through the scheme without the need to turn.

Access to the individual properties has focussed on private driveways with parking bays that will allow tenants access to rear gardens for construction of sheds in the future with smaller front gardens.

6.2.1 CNES Technical Services

CNES technical services were contacted as part of this study and asked to provide some feedback on the proposals. Their comments are shown below;

The site lies outwith the village of Habost on a section of road where the National Speed Limit applies. A footpath with streetlamps should be provided on the main road eastwards, from the site, to the existing Habost village footpath.

Locate the access to achieve a visibility splay of a minimum 5m x 90m and allow a gradient of not more than 1 in 10 for the first 10m of the access. The existing embankment adjacent to the main road should not restrict visibility.

Junction to have minimum 9m radii. Within the site, there is a suitable turning head which will allow an 11m refuse vehicle to turn safely.

Double width road with kerbed footpaths and streetlamps to be provided within the site.

Drainage to be provided within the site to prevent surface water flowing on to the road.

The requirement for construction of a footpath from the site to the existing village footpath (a length of approximately 210m) will add a significant financial burden to the project.

Public pathway markup can be found at Appendix 4

7 Utilities & Services

Investigations were undertaken to determine capacity for connection to the various utility services and the requirements for doing so.

7.1 SSEN Electrical Connection

SSEN was contacted to provide a budget estimate for the connection of four units on the site. It should be noted that, while this figure gives a good indication of cost, this is not a quotation and no load check has been carried out, as such, a full quotation should be sought prior to any construction works being undertaken in order to provide a robust figure for the works.

The budget estimate has returned an indicative cost of £10,714.97.

This estimate has been based on eight new connections being provided and includes for the installation of a new transformer and cables to the individual house plots.

The estimate does not include VAT or the cost of any excavation works associated with the laying of new cables.

Full budget estimate document can be found at Appendix 5

7.2 Scottish Water

A pre development enquiry (PDE) was submitted to Scottish water based on the development proposals to determine the capacity within the local water and waste water networks.

Full Scottish Water Feedback can be found in Appendix 6

7.2.1.1 Water

Scottish Water has indicated that there is currently sufficient capacity in the North Lochs Water Treatment works to serve the development.

As there is an existing connection to the site for the 4 industrial units, extending this network to provide supplies to the new domestic units should not prove expensive or difficult to achieve.

7.2.1.2 Sewer

There is currently no existing public sewer network in the area to serve any development on this site. As a result of this, a private waste water treatment system will be required.

There is however an existing septic tank and soakaway serving the four industrial units. Investigations have concluded that this tank does not have any additional capacity and will therefore need to be replaced with a larger capacity tank to serve both the industrial and domestic units combined.

Cost estimates have allowed for the installation of a suitably sized septic tank. Detailed design of a waste water system is out with the scope of this study but should be considered

It should be noted that there will be maintenance requirements for any septic tank system with a yearly de-sludging being recommended.

7.3 Surface Water & Drainage

The existing surface water soakaway does not have capacity for the proposed development and will require upgrading to cope with the additional demand. Any surface water drainage system will be required to be SUDS compliant.

The cost estimates take account of the requirement for upgrading the existing system however no detailed design has been undertaken as part of this study.

8 Housing Specification

Discussions were had with members of The Pairc Trust committee to establish an outline specification for housing design. The costs have been estimated based upon three different house type designs. The outline specifications are as follows;

	Floor Area	Bedrooms	Persons	Storeys
House Type 1	86 m ²	2	4	1
House Type 2	104 m ²	3	5	1
House Type 3	160 m ²	4	7	2

Sub Structure

- Insulated concrete floor slab
- 600mm Steel reinforced strip founds

Super Structure

- Timber Frame Construction – 140mm x 38mm, 600mm centres, Insulation between framework
- Pre-Fabricated roof trusses 100mm x 38mm, 3 layers 140mm wool insulation cross laid over ceiling

External

- 100mm concrete blockwork finished with wet-dash roughcast
- Modern Interlocking concrete tiles to roof, porch to match
- uPVC guttering and downpipes

Facilities

- Sanitary – Bath with overhead shower
- Fully fitted kitchen units, cooker space and connection point provided.
- External drying space provided

Heating

- Heating and hot water provided by way of an air source heat pump

Waste Water

- Septic tank to soakaway

9 Development Costs

Based on the information gathered throughout this study and the notional designs produced, a cost estimate has been calculated for the development. As a full detailed design of all aspects of the work has not been undertaken and no actual quotes/tenders have been received, these costs should be regarded as indicative estimates only.

The total Design & Build Construction Cost for 4 units is £000000 which equates to a cost of £000000 per unit or £0000 per m² (based on a total development floor area of 626m²).

An allowance has been made for legal, employers agents or development fees within these costs.

There are a number of ad-hoc's associated with the development, these are primarily associated with the requirement for imported infill materials to site, the inclusion of an earth bund buffer and the requirement for the construction of the public footpath.

It may be possible to reduce the costs associated with the infill material by utilising local quarries within the Pairc Trust area.

In addition to the infill, having further discussions with CNES to reduce or remove the requirement for the footpath from the site to the existing village footpath.

The average cost of ~~£100,000.00~~ per unit, while expensive, is not considered to be excessive given the enhanced design specification and the large number of detached units. In addition, there have been large increases in both material and labour costs within the construction industry over the past 6 months, typically 30% overall increases are being seen.

10 Duties under the Construction (Design and Management) Regulations 2015 (CDM 2015)

The Pairc Trust will fall within the definition of a Commercial Client under the regulations. A Commercial Client is defined as “organisations or individuals from whom a construction project is carried out that is done as part of a business”¹.

The duties of a Commercial Client are:

- 1 Make suitable arrangements for managing a project, including making sure:
 - other dutyholders are appointed as appropriate
 - sufficient time and resources are allocated
- 2 Make sure:
 - relevant information is prepared and provided to other dutyholders
 - the principal designer and principal contractor carry out their duties
 - welfare facilities are provided
- 3 maintain and review the management arrangements for the duration of the project
- 4 provide pre-construction information to every designer and contractor either bidding for the work or already appointed to the project
- 5 ensure that the principal contractor or contractor (for single contractor projects) prepares a construction phase plan before that phase begins
- 6 ensure that the principal designer prepares a health and safety file for the project and that it is revised as necessary and made available to anyone who needs it for subsequent work at the site
- 7 For notifiable projects (where planned construction work will last longer than 30 working days and involves more than 20 workers at any one time; or where the work exceeds 500 individual worker days), commercial clients must:
 - notify HSE in writing with details of the project
 - ensure a copy of the notification is displayed in the construction site office

Commercial Clients are best placed to put in place appropriate measures to manage health and safety risks because they have contractual control of the project. They appoint consultants and contractors they manage and control the budget, the time and the resources of a project.

¹ <http://www.hse.gov.uk/construction/cdm/2015/summary.htm>

Other Duty holders include Principal Designers or Principal Contractors. The Commercial Client must ensure that they carry out their duties and the definitions and duties of these roles are noted below.

Principal Designers are defined as “designers appointed by the client in projects involving more than one contractor. They can be an organisation or an individual with sufficient knowledge, experience and ability to carry out the role.”²

The main duties of a Principal Designer are:

- 1 To plan, manage, monitor and coordinate health and safety in the pre-construction phase of a project. This includes:
 - identifying, eliminating or controlling foreseeable risks
 - ensuring designers carry out their duties
- 2 Prepare and provide relevant information to other dutyholders.
- 3 Liaise with the principal contractor to help in the planning, management, monitoring and coordination of the construction phase.

A Principal Designer is an organisation or individual (on smaller projects) appointed by the client to take control of the pre-construction phase of any project involving more than one contractor. The Principal Designer can be the Architect or a Specialist Consultant previously referred to as the CDM Co-ordinator that has the appropriate qualifications and experience.

Principal designers have an important role in influencing how risks to health and safety are managed throughout a project. Design decisions made during the pre-construction phase have a significant influence in ensuring the project is delivered in a way that secures the health and safety of everyone affected by the work.

For the purposes of the feasibility study Stewart Wilson carried out the Principal Designer role.

Principal Contractors are defined as “Contractors appointed by the client to co-ordinate the construction phase of project where it involves more than one contractor.”³

The main duties of a Principal Contractor are:

- 1 To plan, manage, monitor and coordinate health and safety in the construction phase of a project. This includes:
 - liaising with the client and principal designer
 - preparing the construction phase plan
 - organising cooperation between contractors and coordinating their work
- 2 Make sure:
 - suitable site inductions are provided
 - reasonable steps are taken to prevent unauthorised access
 - workers are consulted and engaged in securing their health and safety
 - welfare facilities are provided

² <http://www.hse.gov.uk/construction/cdm/2015/summary.htm>

³ <http://www.hse.gov.uk/construction/cdm/2015/summary.htm>

11 Duties as a Landlord

The Pairc Trust must register with Comhairle Nan Eilean Siar as a private landlord.

There is a legal duty on The Pairc Trust to sign up with a recognised rental deposit scheme. They must also provide the tenant with key information about the tenancy and the deposit.

11.1 Rental Deposit Scheme

A rental deposit scheme is a scheme provided by an independent third party to protect deposits until they are due to be repaid.

There are a three deposit schemes available to choose from.

- Letting Protection Service Scotland
- Safedeposits Scotland
- Mydeposits Scotland

11.2 Key Information about the Tenancy

The information that a Landlord must give a tenant is contained in Regulation 42 of the 2011 Act.

Under Regulation 42 of the 2011 Act you must provide your tenant with information about the following:

- landlord registration status
- confirmation of receipt of the deposit
- confirmation of the date it was paid to an approved scheme
- the name and contact details for the scheme holding the deposit
- the address to which the deposit relates
- the reasons why part or all of the deposit might be withheld at the end of the tenancy, with reference to the tenancy agreement

12 Rural Housing Fund Conditions and Duties

The points noted below are a summary of the conditions of the Rural Housing Fund only, and not other possible sources of funding.

All tenancies are expected to comply with the Private Housing (Tenancies) (Scotland) Act 2016 which has been in effect since 1st December 2017. The key aims of the Act, include enhanced security for tenants, a more simplistic tenancy system and greater predictability regarding rent increases.

Projects funded by grant must remain affordable in perpetuity. If circumstances change and the houses can no longer be provided as affordable housing, grant recipients must repay the full grant to the Scottish Government. The property must not be disposed of without the prior written consent of the Scottish Ministers and will result in repaying the grant in full to the Scottish Ministers.

The Trust will also have to carry out a risk assessment and an example risk assessment is contained in the Rural Housing Fund Guidance.⁴

Applicants must also put in place Housing Management policies or work with the RSL or Local Authority to manage this on behalf of the Trust.

State Aid regulations must be taken into consideration. The Pairc Trust would be considered as a non-public sector body in terms of the rules and as such would need to ensure that the funding was permissible

⁴ <http://www.gov.scot/Topics/Built-Environment/Housing/investment/grants/rural-housing-fund/guidance>

state aid which is in line with the requirements of EU law. According to the Rural Housing Fund guidance the projects supported through the Rural Housing Fund are expected to be considered as permissible state aid because they are a Service of General Economic Interest (SGEI) as they are providing 'social housing'. The European Commission's definition of social housing⁵ is broader than the definition of social housing in the UK and can encompass other types of affordable housing, such as houses for intermediate (mid market) rent.

Other terms and conditions of the grant can be found in the example grant offer letter which is contained in the Rural Housing Fund Guidance note.⁶

13 Funding Options

The level of public subsidy per property must not exceed the benchmarks in the table below taken from the Scottish Government Guidance Note HSIDGN 2020/02.

Fig 1

	West Highland, Island Authorities and remote and/or Rural Argyll	Other Rural	City and Urban
RSL Social rent - greener ⁷	£84,000 (3 person equivalent benchmark)	£74,000 (3 person equivalent benchmark)	£72,000 (3 person equivalent benchmark)
RSL Social rent – other	£82,000 (3 person equivalent benchmark)	£72,000 (3 person equivalent benchmark)	£70,000 (3 person equivalent benchmark)
RSL Mid – market rent - greener ⁸	£46,000 (3 person equivalent benchmark)		
RSL Mid-market rent - other	£44,000 (3 person equivalent benchmark)		
Council social rent - greener ⁹	£59,000 (flat rate benchmark for council properties)		
Council social rent - other	£57,000 (flat rate benchmark for council properties)		

We expect the grant benchmarks will be revised shortly by the Scottish Government. At the time of writing the revisions had not been made available on the Scottish Government website.

The level of grant awarded by the Rural Housing Fund will be directly linked to the rent that is charged as can be seen on the table. The lower the rent charged the higher amount of public subsidy can be put into the development project.

⁵ Social housing is defined by the Commission as housing 'for disadvantaged citizens or socially less advantaged groups, who due to solvency constraints are unable to obtain housing at market conditions'

⁶ The Scottish Government must ensure that any funding provided to non-public sector bodies is permissible state aid in compliance with the requirements of EU law. Projects supported through this Fund are expected to be considered as permissible state aid because they are a Service of General Economic Interest (SGEI) as they are providing 'social housing'. The European Commission's definition of social housing⁶ is broader than the definition of social housing in the UK and can encompass other types of affordable housing, such as houses for intermediate (mid market) rent.

⁷ To qualify for the higher 'greener' subsidy, the building standards for the new homes must meet Section 7, Sliver Level of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating.

⁸ To qualify for the higher 'greener' subsidy, the building standards for the new homes must meet Section 7, Sliver Level of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating.

⁹ To qualify for the higher 'greener' subsidy, the building standards for the new homes must meet Section 7, Sliver Level of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating.

These benchmarks will be used by the Scottish Government to consider whether the level of work required provides value for money.

Public subsidy includes the Scottish Land Fund, Climate Challenge Fund and funding from Comhairle Nan Eilean Siar.

It is expected that applicants to the fund will invest their own funds or take out private borrowing to bridge the gap between the cost of the development project and the level of public subsidy awarded. This will be key to project being approved going forward.

13.1 Rent Levels

The rent level will dictate the level of grant awarded the table below gives a summary of three different types of rent for the 2021/22 financial year. The rent levels noted are for the size of the property and the grant levels have been rated according the rent charged.

Fig 2

Tenure	2 Bedroom	3 Bedroom	4 Bedroom	Level of Public Subsidy per Unit Greener	Level of Public Subsidy -Other
RSL Mid-Market Rent	£548.51 ¹⁰	£633.27 ¹¹	797.81 ¹²	£46,000	£44,000
RSL Social Rent	£404.58 ¹³	£428.66 ¹⁴	482.50 ¹⁵	£84,000 ¹⁶	£82,000
Market Rent	£607 ¹⁷	£727 ¹⁸	£929 ¹⁹		

The Rural Housing Fund guidance expressly states that rent levels should be set no higher than the Local Housing Allowance level, which is the mid –market rent level in Fig 2.

13.1.1 RSL Mid-Market Rent

The weekly rent for a two-bedroom property would therefore be £126.58 which will be £548.51 monthly and £6582.16 annually.

The weekly rent for a three-bedroom property would therefore be £146.14 per week which will be £633.27 and £7599.28 annually.

The weekly rent for a four-bedroom property would therefore be £184.11 per week which will be £797.81 monthly and £9573.72 annually

These rent levels are based on the 2021/22 rates.

¹⁰ Highlands and Islands Local Housing Allowance for a 2 Bedroom Property [Local Housing Allowance Rates: 2021-2022 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/local-housing-allowance-rates-2021-2022/pages/2-bedroom-property/)

¹¹ Highlands and Islands Local Housing Allowance for a 3 Bedroom Property [Local Housing Allowance Rates: 2021-2022 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/local-housing-allowance-rates-2021-2022/pages/3-bedroom-property/)

¹² Highlands and Islands Local Housing Allowance for a 4 Bedroom Property [Local Housing Allowance Rates: 2021-2022 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/local-housing-allowance-rates-2021-2022/pages/4-bedroom-property/)

¹³ Scottish Government Guidance Note MHDGN 2020/02 [Latest draft guidance \(www.gov.scot\)](https://www.gov.scot/publications/mhdgn-2020-02/pages/latest-draft-guidance/)

¹⁴ Scottish Government Guidance Note MHDGN 2020/02 [Latest draft guidance \(www.gov.scot\)](https://www.gov.scot/publications/mhdgn-2020-02/pages/latest-draft-guidance/)

¹⁵ Scottish Government Guidance Note MHDGN 2020/02 [Latest draft guidance \(www.gov.scot\)](https://www.gov.scot/publications/mhdgn-2020-02/pages/latest-draft-guidance/)

¹⁶ Rated to a 3p Equivalent

¹⁷ BRMA Monthly Rent <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2020/>

¹⁸ BRMA Monthly Rent <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2020/>

¹⁹ BRMA Monthly Rent <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2020/>

13.1.2 RSL Social Rent

The weekly rent for a two-bedroom property would therefore be £93.36 which will be £404.58 monthly and £4855 annually.

The weekly rent for a three-bedroom property would therefore be £98.92 which is £428.66 monthly and £5,144 annually.

The weekly rent for a four-bedroom property would therefore be £111.34 which is £482.50 monthly and £5,790 annually.

13.1.3 Market Rent

The market rent or BRMA Median Rent Level is noted for comparison only in the table. As the BRMA rent level is for the wider highlands and Islands area this private rental figure is skewed slightly by the higher rents experienced in areas such as Inverness, it is not recommended that The Pairc Trust consider charging this level of rent as it above the local housing allowance and it would breach the criteria for the Rural Housing Fund.

The Broad Rental Market Area (BRMA) rent can be found on the Scottish Government website <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2020/>

The table above demonstrates that the Mid Market Rent level based on the Local Housing Allowance.

13.1.4 Rent Increases

Rent increases will be permitted at CPI +1% and the rent level at any point must not be more than the median point of the relevant BRMA.

In accordance with legislation the rent level cannot be revised more than once in any year.

14 Conclusion

The site offers the opportunity for The Pairc Trust to add a modest number of units to its real estate portfolio with the potential for further development by converting the industrial units into domestic homes in the future.

The site does not have ideal ground conditions, however it is anticipated that through the use of locally sourced aggregates from trust own land the costs associated with ground remediation can be reduced.

The costs are considered to be expensive but given the current climate in the construction industry, seeing costs increases in excess of 30%, these prices are not excessive.

In summary the site is deemed to be a reasonable option for development but will require a significant amount of funding.

Key		Item Rating		Overall Rating
	Excellent	Planning Feedback		Reasonable
	Good	Utility Connections		
	Reasonable	Land Constraints		
	Poor	Ground Conditions		
	Very Poor	Cost Estimates		

15 Recommendations

Based on information available at the time of writing this report and subject to The Pairc Trust's financial appraisal, the site is worth considering for development.

The following recommendations have been made;

- Discuss with CNES technical services to reduce/remove the requirement for construction of a large section of public footpath.
- Consider funding options and finances to determine whether the development is financially viable.

16 General Remarks

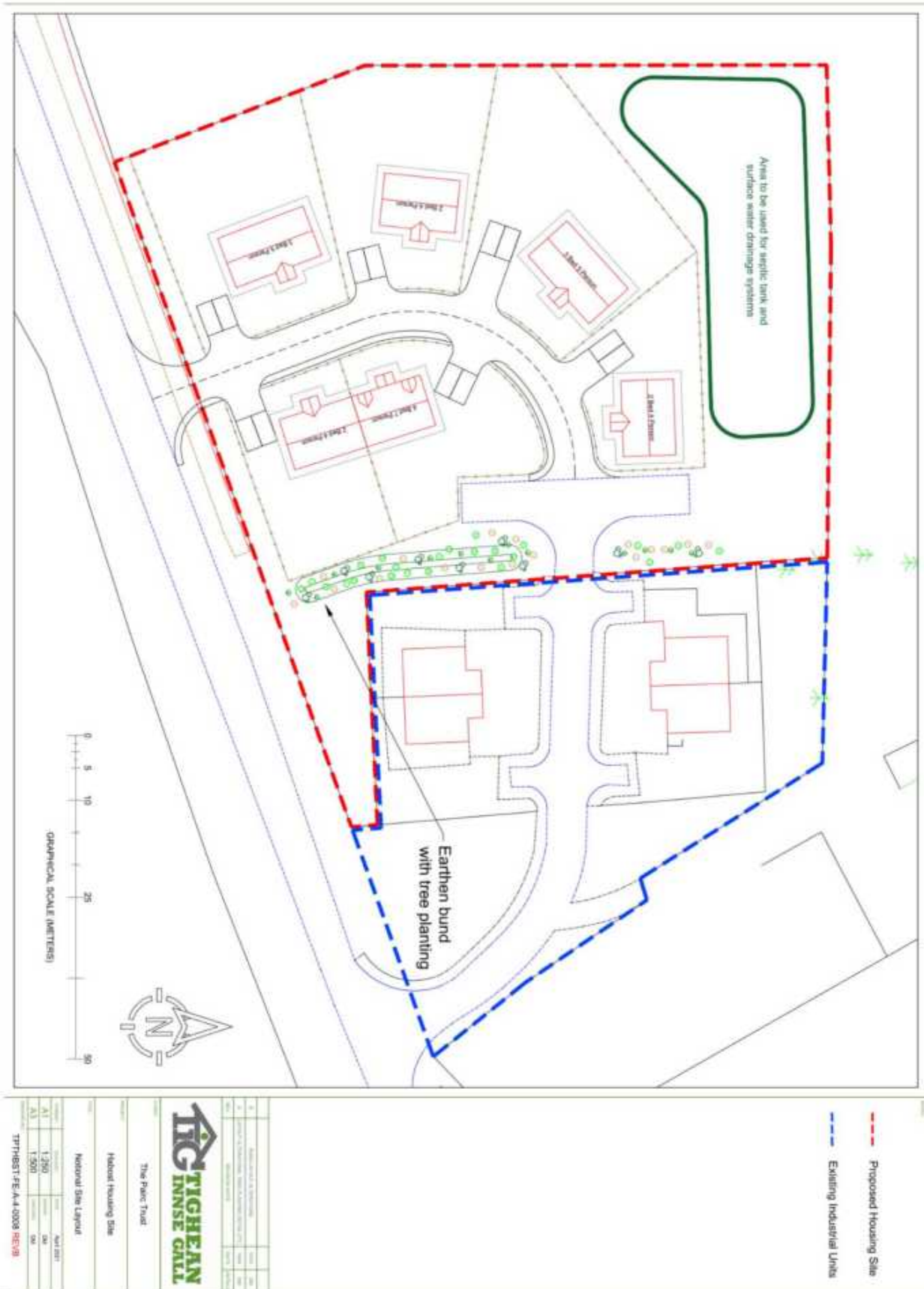
We (TIG) have undertaken such reasonable investigations as we consider necessary to enable us to express our conclusions on the feasibility of the site for housing development. We do not accept any liability whatsoever for loss, injury or damage sustained by you (the customer) or by any third party as a result of reliance on these conclusions where information not disclosed to us at the time of our investigations could have led us to provide you with different conclusions.

Our feasibility report/advice is confidential and neither the report/advice nor any copy of it nor its contents may be reproduced or otherwise disclosed to any third party except with our express permission.

17.2 Appendix 2 – Topographical Survey



17.3 Appendix 3 – Notional Layout



17.4 Appendix 4 – Public Pathway



17.5 Appendix 5 – SSEN Budget Estimate


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November 2020



North of Scotland
0800 048 3515
Central Southern England
0800 048 3516

Tighean Innse Gall
FAO David MacPhail

Scottish & Southern Energy Networks
10 Henderson Road
Inverness
IV1 1SN

 07918 305361

 lynsey.smit@sse.com

 www.ssen.co.uk

Our reference: ETJ766/1 - Budget

Date 22.03.2021

Your reference:


PROPOSED ELECTRICITY CONNECTION TO:

Proposed houses at Habost Housing, South lochs.

Dear David,

Thank you for your recent enquiry. We have carried out a preliminary assessment of the works required to make connection to the distribution network in the area and we are pleased to provide you with our findings along with an estimate of the costs for the option identified. Please note that we have not carried out any detailed design work or network impact analysis. This budget estimate is provided as a result of a preliminary assessment only and possibly without any site specific considerations being taken into account. A budget estimate is not a formal offer for connection and cannot be accepted by you. The initial proposals will be subject to obtaining all necessary legal consents to carry out the work, including any consent required from third parties.

The estimate we provide at this stage may vary considerably from any further budget estimate or the price in any formal connection offer.

Budget estimate in the region of:  **10,714.97**

This budget estimate has been calculated exclusive of VAT and does not constitute an offer of terms.

The budget estimate has been calculated based on a high level assessment, the information you have provided and the assumptions listed within this letter. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary purposes only. This estimate cannot be guaranteed. This estimate includes for any reinforcements assumed to be required on the wider network that may be triggered by this connection.

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Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having their Registered Office at No. 1, Forbury Place 43 Forbury Road Reading RG1 3JH which are members of the SSE Group www.ssen.co.uk

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This estimate does not include any assessment for temporary diversion or traffic management requirements. Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge.

Any documents, drawings or figures provided as part of this budget estimate are indicative only.

There are Independent Connection Providers (ICPs) and Independent Distribution Network Operators (IDNOs) who may be able to provide you with an alternative quotation to carry out some of this work. Please refer to www.lloydsregister.co.uk for further details.

Description of proposed works and assumptions

Budget proposals

Extend the Low Voltage cable through the site to support the further 8 proposed houses.
Each house requires a single phase service connection.

SHEPD to undertake all off site civil and track works and the applicant to undertake all on site civil and track works including joint holes and required ducting.

The initial proposal includes installing cable on third party land. Should you request a formal offer, consent from third parties may be required prior to commencement of works. This may affect the charge for the proposed connection.

We have not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. There is therefore no guarantee that this level of capacity will be available without completing further studies. As we have only carried out preliminary off-site investigations, physical, technical and wayleave assessments may mean that the proposals are not practical.

Please also be aware that any formal connection offer will be made under our current Connection Charging Methodology Statement. If you do progress with a connection then there may also be charges applied for the use of the distribution network, as set out in our Use of System Charging Statements. Copies of our charging statements can be found on our website at:

<https://www.ssen.co.uk/Library/ChargingStatements>

If you would like to discuss any aspect of this budget estimate please feel free to contact me at the details provided at the top of this letter. Otherwise if you'd like to progress towards a formal connection offer, please contact connections@sse.com quoting your reference number which can be found at the top of this letter. You can find further information regarding our process for new connections by visiting:

www.ssen.co.uk/Connections/UsefulDocuments.

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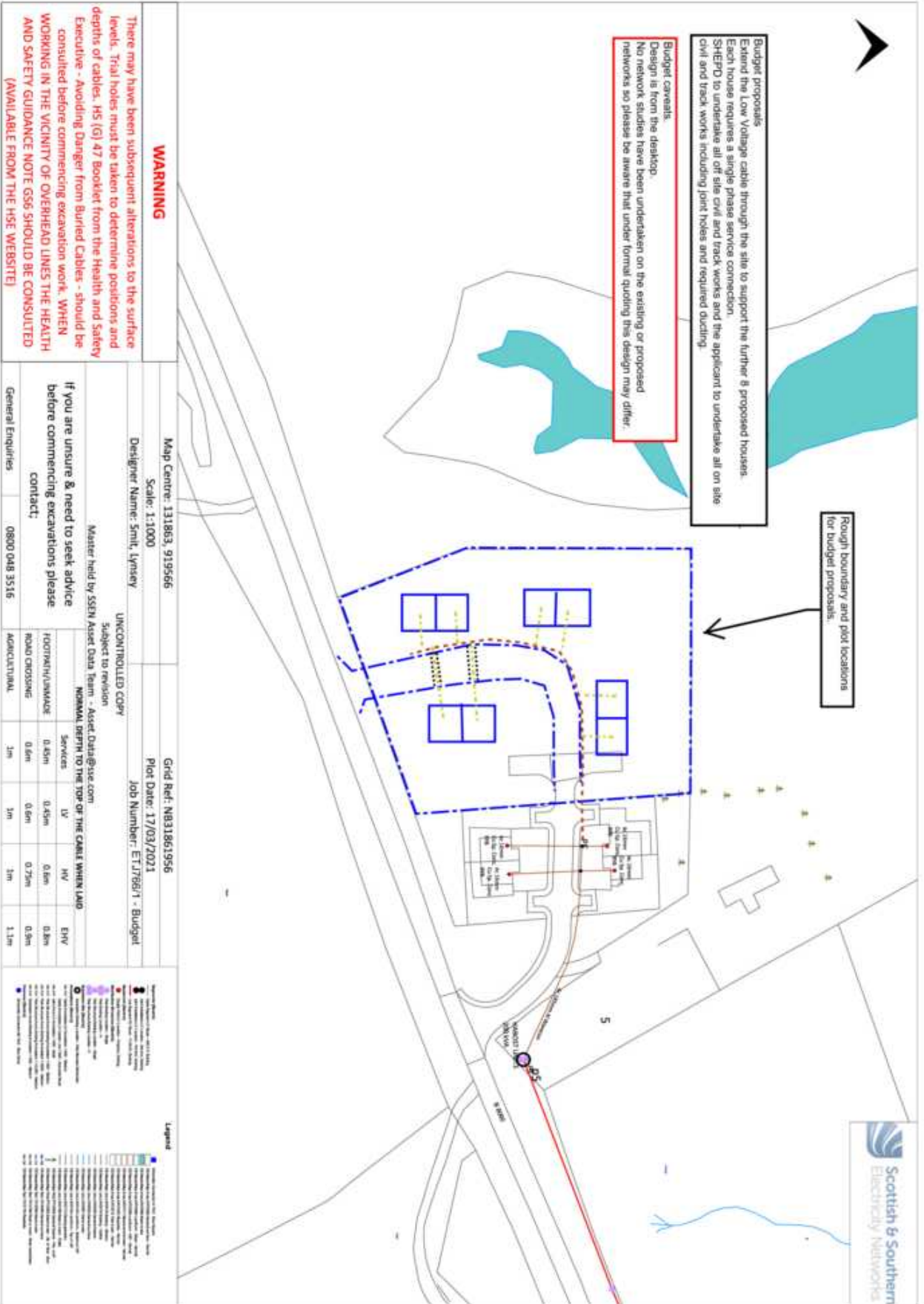
We look forward to hearing how you wish to progress with your project. Alternatively, you can find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,

Lynsey Smit

Connections Designer





17.6 Appendix 6 – Scottish Water

Thursday, 25 March 2021

David MacPhail
13-15 Francis Street
Stornoway
HS1 2NB



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Free phone Number - 0800 389 0379
E-Mail - developmentoperations@scottishwater.co.uk
www.scottishwater.co.uk

Follow Us     

Dear David,

Habost Site, South Lochs, Isle of Lewis, HS2 9QB Pre-Development Enquiry Application – Capacity Review

Our Reference: DSCAS-0034898-MXY

Thank you for your recent application regarding the above proposed development. Please note our reference number above, which should be quoted on all future correspondence.

Number of Housing Units reviewed: (8)

Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the North Lochs Water Treatment Works to service your development.

Network Assessment

- ▶ There are no issues currently identified within our **water** network that would adversely affect the demands of your development.

Please Note

- ▶ This response is valid for **12 months** from the date above and may be subject to further review
- ▶ Due to the distance of your development from the closest Scottish Water main, the route of your pipework may cross third party land. If this is the case, you are required


To find out more about connecting your
General to the water and waste water supply visit:



So, how are we doing?
We'd love to know what we're doing well or could do better. We promise we're listening. [click here](#) to tell us... 

to provide Scottish Water with the appropriate Wayleave agreements and/or Deeds of Servitude to allow your connection to be permitted

General Note

- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws.
- ▶ Scottish Water is unable to reserve capacity therefore connections to the water and wastewater networks can only be granted on a first come first served basis. For this reason, we will review our ability to serve the development on receipt of an application to connect.

Next Steps

If you would like to progress with connection(s) to the water network please submit the relevant application via [our portal](#) or contact Development Operations.

This response is in relation to the information you have provided in your application. If there are any changes to your proposed development you may be required to submit a new Pre-Development Enquiry application via [our portal](#) or contact Development Operations.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below.

Yours sincerely

Eve Tanner

Development Operations Analyst

developmentoperations@scottishwater.co.uk


To find out more about connecting your
SW Public
General property to the water and waste water supply visit:

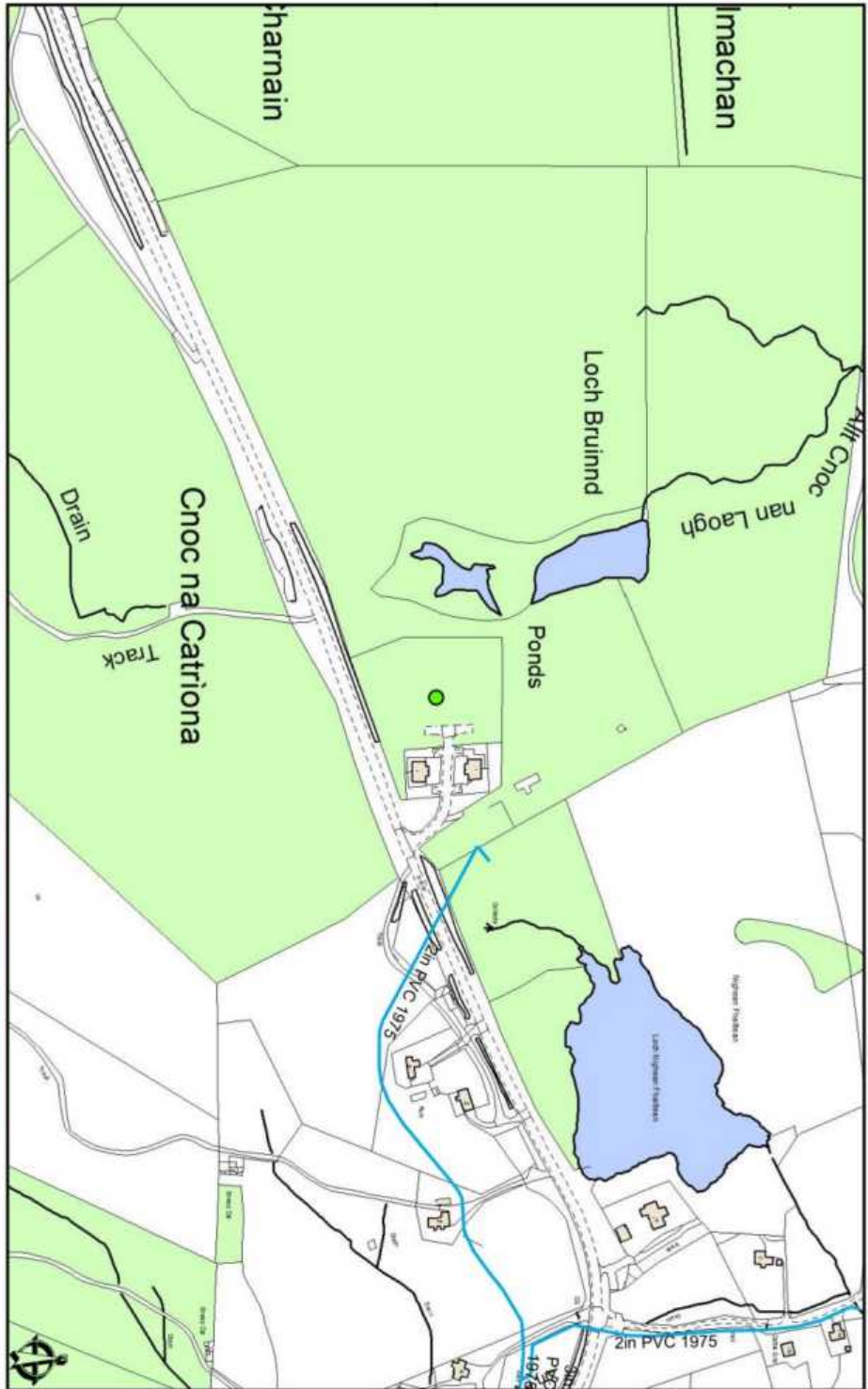


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So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...





Working Drawing's large diameter. Turn over (Conditions and detail can read in base of the and copy flow supply and water quality provisions. If you're planning any extension work to the locality of any of the above, please contact your local water utility for more information. Water to address a water meter on 08000778778. VISIT US AT WWW.TIGHEANINNSEGALL.COM OR CALL US ON 08000778778.

<p>Legend</p> <p>Main - Water Distribution Subtype Diameter Main - Raw Water Subtype Diameter (mm) Subtype Diameter (mm) Subtype Diameter (mm)</p>		<p>Habitat Site</p> <p>1318175 919562</p> <p>SCALE: 1:4,204</p>		<p>© Crown copyright and database right 2021 Ordnance Survey 100023460. You are permitted to use this data solely to enable you to respond to or interact with the organisations that provided you with the data. This data is not to be re-used, distributed or sold in any form, or used to third parties in any form.</p> <p>Produced by: wulvika</p>		<p>Castle House, 6 Castle Drive, Dunfermline, KY11 8GG Tel No: 08000778778</p>	
<p>The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply any liability on the part of Scottish Water or the appropriate District office.</p> <p>Date Printed: 11/03/2021</p>							