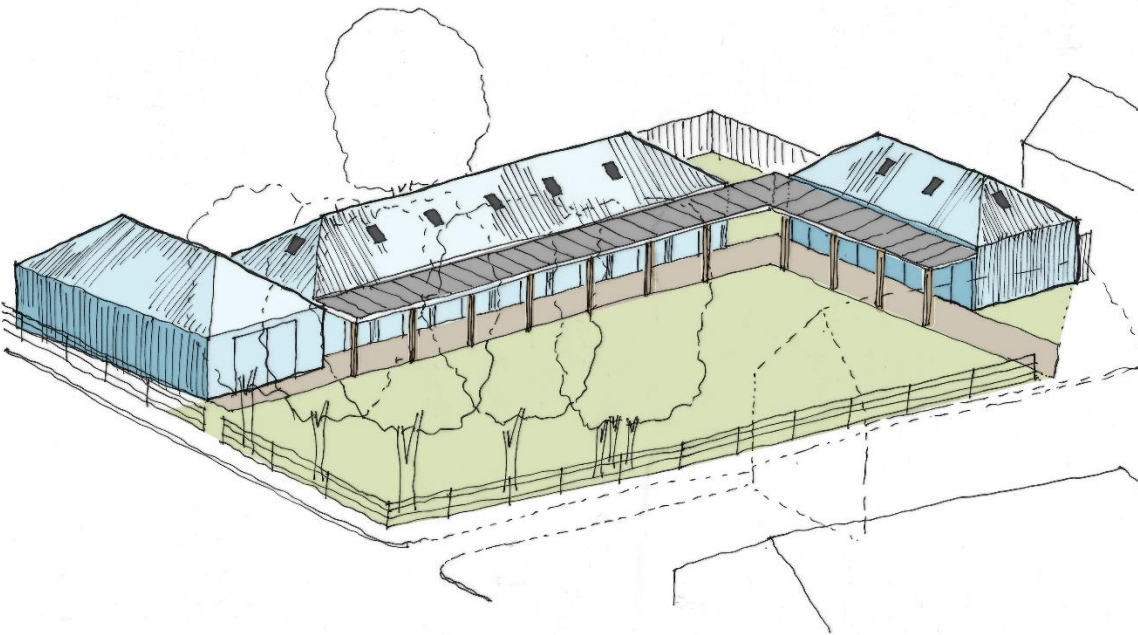




The Findhorn Village Conservation Company

Options Appraisal & Business Plan for the purchase of Linkview Site, Findhorn



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1 Executive Summary

The Findhorn Village Conservation Company, a development trust, (TFVCC) seeks to purchase the Garages (Linksvie) site in the centre of the village of Findhorn. This site is in private ownership, and has been managed since the post-war period to provide garages, storage, and an amenity site for the community.

TFVCC was formed in 2011 to register a Community Right to Buy on the site when the owner indicated a wish to sell. The site was subsequently withdrawn from the market. TFVCC then pursued and were successful in a significant land transfer from Novar Estates, allowing them to purchase open space around the village and importantly, the “stryplies” or lanes in the village itself. This purchase allows the community to pursue desired social, environmental and community benefits, and to secure access in the village, but the land excluded from development by the Local Plan.

The Garages site is again being readied for sale, with all the tenants’ leases ended. The owner has planning permission for three houses on the site. TFVCC have objected to the planning as the site plans include part of their ground.

The Garages site provides an opportunity for the community to address its aims of:

- social diversity: a health mixed resilient demographic. Findhorn Village has a significantly aging population, with an age range that is older than the Scottish and Highland average and a significant population gap in 25 – 44 year olds. 14% of the housing stock is used as second or holiday homes, pushing up purchase and rental prices in the village and preventing people with young families moving in to the area;
- economic development; Findhorn Village has very little economic activity, with most people who work commuting elsewhere according to the 2014 survey. The lack of economic activity in the village means that it is fast becoming a dormitory and retirement village, with no economic purpose.

These community aims were identified through a long process of community consultation at the time of the Novar purchase process in 2014; and reinforced through community surveys carried out for this proposal. Community consultation identified that the site be used for:

- Garages and storage, as before;
- Workshop spaces for small businesses in the community. At the time of the 2014 survey, 8 business requiring workshop space were identified; the site would provide space for at least 4;
- Office / studio space for small businesses; the site would provide space for at least 4.
- Retaining the open space in front of the buildings for community amenity use such as car boot sales, markets, etc. as has been the case in the past.

The community also tested the possibility that the site be used for social or supported housing, for younger families or to help older residents stay in the village. The feasibility study noted that this was a long-term aim with significant financial commitments, and the community consultation proposed that the workshop spaces be pursued, with housing to be considered

further in the future. The Planning for Real process being assisted by Moray Council, together with the findings from the housing needs survey carried out by the community as part of this project, will help the community consider housing options further.

The value of the site is under discussion, with the current landowner proving unresponsive to approaches. TFCVCC understand that the landowners' valuation is £240,000 based on 3 serviced plots with planning permission at £80,000 each. The site is not yet serviced; unserviced plots are around £70,000 each. TFCVCC received a valuation of £170,000 in 2011 and that has been used in this proposal.

In addition, there are costs associated with purchase and immediate remediation works. Total purchase and remediation costs are stated below:

	SLF eligible	Garage repairs	Working capital	Total
Purchase	170,000			170,000
Professional fees and surveys	15,000			4,000
Repairs & renovations		18,000		18,000
Working capital			5,000	5,000
Total	185,000	18,000	5,000	208,000

The condition of the Garages site was assessed by the consultations as part of this process. The buildings are generally in reasonable condition, with a need for immediate maintenance work to counter a period of neglect. They can continue to be used for their previous purpose while TFCVCC raises funds for the site development and to ensure that tenants are found for the developed buildings.

The development proposal shows this phased approach, with estimated costs based on outline architectural drawings as below:

Action	Output	Timeline	Total Cost Incl VAT
Connect utilities to site, secure site perimeter, level front area		Months 2-5	£31,972
Convert Building 1	1 large workshop area	Months 2-5	£15,695
Convert Building 3	2 workshops, 1 office / studio space	Months 2-5	£25,639
Part convert Building 2	1 office / studio space	Months 7 - 11	£21,003
Part convert Building 2	1 office / studio space	Months 13-17	£21,003
Complete building 2, finish site	1 office / studio space, 1 workshop Timber canopy, decking	Months 19 - 23	£53,993

Total development costs		1 6 9 , 3 0 5
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The financial projections based on this phased development show that, with a 15% vacancy rate, the site will return a cash surplus after interest repayments in each quarter. The summary for the first three years, with development in the first two and maturity in the third, is as below:

	2018	2019	2020
Revenue at full occupancy	16,200	26,100	27,000
Allowance for vacant properties	3,483	5,600	4,200
Expenses	9,308	14,838	13,225
Depreciation and interest	2,645	4,019	4,927
Net profit	4,247	7,243	8,849

To purchase the site and for ongoing development TFVCC are seeking the following funding:

	Site purchase	Initial repairs and working capital	Development costs	Total
Scottish Land fund	129,500			129,500
Other grant funds			126,979	126,979
Triodos Loan	30,500	18,000	18,326	66,826
Donations	25,000	5,000		30,000
Self-funded from surpluses			24,000	24,000
Total funding required	185,000	18,500	169,305	377,305

TFVCC have applied to the Scottish Land Fund, and had initial discussions with Triodos.

TFVCC are confident of achieving the donations target; they raised more funds than this, very quickly, for the Novar site purchase.

The other grant funds from HIE Moray and from Leader will be applied for once the outcome of the SLF grant process is known.

TFVCC have identified the following key risks, mitigations, and contingencies for the project:

Risk	Mitigation	Contingency
Cannot achieve sufficient funds for purchase	Ongoing discussions with SLF. Clear strategy for raising match funding.	Additional loan funding

Income generating projects do not deliver sufficient income to provide maintenance of assets and loans	“Build to let” approach to development – short timescale for development means TFVCC can commence development when tenants identified.	Delay development or reduce development – garages will always be in demand and generate revenue and cash.
Cannot achieve sufficient funds for development	Proposed mix of loans and grants provides some flexibility on timing of development.	Delay development or reduce development – garages will always be in demand and

The Findhorn Village community, and TFVCC, are committed to this project and this development as meeting a defined community need for amenity space and for economic development space. They have a track record in land purchase and management, and an existing organisation with land assets able to manage the site for wider community benefit. The project will be financially sustainable from its first year, bringing a community asset back into community use and allowing for its appropriate development to improve the village heritage.

2 Background to Community Ownership in Findhorn

The Findhorn Village Conservation Company (TFVCC) was set up in August 2011 in response to an increasing community awareness of the private ownership and management of what was regarded as the public realm in Findhorn. The site which is the subject of this options appraisal, “the Garages site”, was put up for sale by its owner in that year. The site is a small piece of land very close to Findhorn Village centre and entirely within the village, measuring 28.5m by 33.53m (just under 0.1ha) and containing 12 garages and workshops around a central grassed area. The garages are of a post-war cast iron construction. Members of the community and craftsmen have rented these garages since the post-war years. The site has been used by all ages; vehicles and boats are parked on the land; children have played on it and a village market has been held there. There is no alternative similar site in Findhorn. Residents’ concerns over the possible loss of community use of this site led to the formation of TFVCC. TFVCC registered a Community Right to Buy over the site in 2011; the owner subsequently withdrew the site from the market.

In 2014 TFVCC applied to the Scottish Land Fund (SLF) to purchase the remaining Novar Estates land in and around Findhorn. This was eventually successful and the transaction was completed in March 2016. The Novar Estate purchase was substantial (£575,000, with funding of £520,000 from SLF). The Garages site was not part of the Novar purchase as it was sold by the Estate in 1920s.

A map of the Novar land transfer is provided at Appendix 1. Essentially this land purchase gave TFVCC ownership of:



- The land to the north between the village and the Moray Firth;
- Dune land to the East between the village and Dunes Road;
- The Playing Fields;
- The foreshore on the west side of the foreshore road, to Findhorn Bay;
- The stryplies (lanes) running through the historic centre of the village, providing access to and connecting the cottages.

Very little of this land provides scope for development. Much of the larger areas are designated by Moray Council’s Local Development Plan for Findhorn (see Appendix 2) as open spaces which contribute to the environmental amenity of Findhorn; development is not permitted unless, among other conditions, for a public use which would clearly outweigh the value of the open

space. Within the current area designated as residential, the land is restricted to “stryplies” or lanes, which are very narrow spaces used for rights of way.

The Novar land purchase process demanded extensive public consultation, a thorough feasibility and business plan, providing extensive background into the cultural, economic, and social pressures on Findhorn and why the land purchase would assist in overcoming these challenges. This 2014 Plan identified the following challenges:

- An economy dependent on tourism with little space for diversification and improvement;
- Declining environmental and cultural management of local amenity land
- Deteriorating village setting, traffic management, arrival and visitor experience; and
- An older demographic and a housing stock that provides limited opportunities for young people and families to settle in the village.

TFVCC identified 4 themes for development projects for the future, and these are provided in full at Appendix 3.

The themes and priorities for development which relate to the current proposal for land purchase are:

2.1.1 Table: TFFVCC Aims and Objectives relating to the Garages site

Theme	Short term (1-3 years)	Medium term (3-5 years)	Longer term (5yrs plus)
1. Economic and Social Capacity		Garages Business workspaces	Joint commercial projects
4. A Healthy Mixed Resilient Demographic	Community events		Housing

TFVCC are keen to pursue the purchase of the garages site. They have carried out a topographical survey of the land, a contamination survey, and an asbestos survey. In terms of community use, and based on previous community consultation, they have identified the site as having potential for workshops or for social housing. Findhorn village has a significant percentage of second and holiday homes, which creates barriers for local people to purchase homes. TFFVCC have carried out a housing needs analysis and a community needs survey to determine community wishes in relation to this site, for example enabling more affordable / family housing and / or economic activity and local employment.

TFVCC have commissioned an Options Appraisal to bring together all the existing information, identify possibilities, and enable the Board to choose the option that best fits community need, community benefits, and financial viability; and a Business Plan to take the best option forwards.

3 Vision and Aims—what are we trying to achieve?

TFVCC developed its Vision, Aims and Outcomes as part of the Novar land buyout process.

TFVCC's Vision is "the sustainable stewardship of the natural and built environment of Findhorn".

In relation to the Garages Site, TFVCC have identified a potential opportunity to tackle two of its key strategic challenges:

- an economy dependent on seasonal tourism / recreational activity with limited provision of suitable space for diversification and improvement; and
- an older demographic and a housing stock that provides limited opportunities for young people and families to settle in the village.

The aims for this project are to help deliver the Outcomes identified to meet these challenges:

Theme 1 – Build Economic and Social Capacity

Outcome 1 – TFVCC will have a secure income to cover core operating costs

Outcome 2 – Findhorn businesses will report increased economic confidence.

TFVCC's stated aim is to support local business wherever possible, focusing on the key industries connected with the area, supported local entrepreneurs and exploring existing and new business ideas.

Theme 4 – Support a Healthy Mixed Demographic in Findhorn

Outcome 6 – the age structure will begin to move closer to the Scottish average (i.e. become younger).

TFVCC's aims were both in terms of housing, and also in terms of services for the elderly, for the young, and for increase in community events.

4 The potential – the Garages Site



The Garages or Linksvie Site is in the centre of the village, very close to the existing Village Centre.

This land, measured at 28.5m by 33.53m (just under 0.1ha) contains unmaintained garages around a central grassed area. The garages are of a post-war cast iron construction and were previously let out for parking.

TFVCC have maintained a registration on this site since 2011, when the land was first offered for sale.. The previous valuation by Graham and Sibbald in 2011 put the market value at £170,000.



Outline planning permission for 3 houses on this site was granted by Moray Council (15/01176/PPP) in August 2015 (see map, left). The land has been valued by the landowner's agent at £240,000, based on a market price of £80,000 for a serviced plot of land with planning permission. TFVCC have objected to this planning permission as they contend that the site shown on the planning application includes part of their land. This does not of itself make the planning permission void but it does mean that the valuation based on planning is unlikely to stand. The plots are not serviced, again casting doubt on the owner's valuation.

TFVCC are keen to pursue the purchase of this piece of land. They have carried out a topographical survey of the land, a contamination survey and an asbestos survey. The asbestos survey demonstrated that there were no Asbestos Contaminated Materials. The contaminated land survey demonstrated that there were no visual or olfactory signs of oil or other contaminants noted within the trial pits, which were dug both inside and outside the garages. The garages themselves, although poorly maintained, are structurally sound. They are floored with either cobbles or with railway sleepers, both of which have stood the test of time. Our initial inspection showed no significant condition issues which would require rectification prior to continued use as garages. The buildings are a simple timber frame and iron cladding construction.

5 Who are our Stakeholders and what are their needs?

The project's key institutional stakeholders are the Scottish Land Fund, and Moray Council. The Scottish Land Fund sets out its aims, intended to help deliver the Scottish Government's National Outcomes. Their key aims for projects are that they:

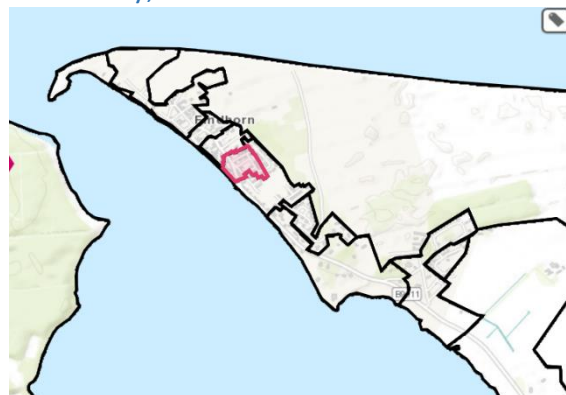
- put communities in control of local land and land assets which are important to their economic, social and environmental development
- enable communities to manage local land and land assets well and deliver benefit for the whole community
- empower communities to realise the opportunities they see in local land and land assets to meet local needs
- deliver real community involvement and participation in land ownership and management
- help communities realise the opportunities created by the Land Reform (Scotland) Act 2003 and Community Empowerment (Scotland) Act 2015
- help create resilient and supportive communities where people take responsibility for their own actions and how they affect others.

Moray Council are a key stakeholder, and it is anticipated that they will be able to assist the community with a village masterplan process. They are holding a Planning for Real process with the community later in the year (date to be confirmed).

Moray Council recognize the benefits of community asset transfer in relation to its own assets:

- Deliver social and economic benefits - providing a base for local activities and service delivery.
- Encourage local people to develop and improve the place where they live and/or work.
- Help organisations to become more self-sustaining, providing opportunities for income generation and giving leverage for further investment.

6 Who are our Community, and what are their needs?



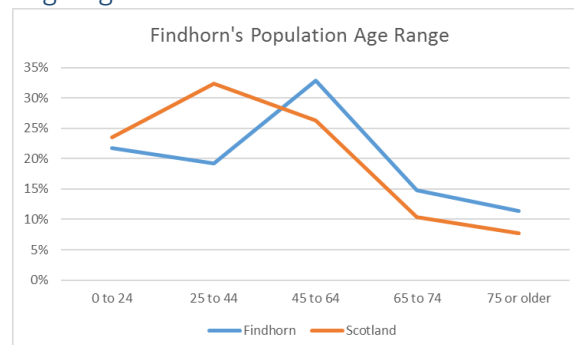
The community that TFVCC represents is defined by postcodes IV36 3YQ, 3OJ, 3WF, 3YH, 3YP, 3YW, 3YR, 3YS, 3GU, 3WN, 3YX, 3YD, 3YT, 3YE, 3YF, 3YG, 3YJ, 3YL, 3YN, 3YY and are shown in the map below in relation to "output areas":

As noted in the 2014 Plan this community is concerned by the unmanaged impact of development. Findhorn is increasingly a tourism destination and a retirement destination, and demand and prices for housing have increased. Concerns have been expressed over the loss of

community space/non-residential space and how declining amenity maintenance, environment quality and beach access infrastructure are impacting on village character.

The demographic issue is stark. Findhorn has an aging population even by Scottish standards, with a population “gap” of around 90 25-44 year olds – these are people of working age, often with families.

6.1.1 Graph: Findhorn Village Age Profile



There is a known issue with affordable housing for families. The 2014 Plan reviewed in detail the current provision of affordable housing in and around Findhorn. It noted that “there are smaller numbers of affordable properties. Moray Council have rented social housing alongside Housing Association affordable houses and the seven unit Station House run as an affordable co-operative venture”. The 2014 Plan also reviewed the potential for additional housing in an around Findhorn, and the only sites available for new housing at that time were the sites designated R1 at the south end of the village, as discussed above. Almost all “gap” sites in the village itself owned by Novar Estates were sold previously for housing plots.

The other issue in Findhorn is the number of homes that are available for holiday lets or which are vacant. The Census 2011 data for the overall Forres area is that 9% of properties were vacant or second homes. In Findhorn, the situation in 2011 was that 53 of 391 dwellings were vacant or second homes – 14% of all dwellings, with a significant impact on the housing market. The economy very much reflects this emphasis on tourism. The 2014 Plan noted that there were “close to a thousand beds” in Findhorn, many in privately owned static caravans. Findhorn is a destination for an estimated 250,000 visitors a year, and local people are employed in public services, self-employed, or employed by local business. Most working people living in Findhorn commute from the village for employment in Moray and further afield. In the village, employment opportunities include bar and catering staff; while three restaurants employ bakery, bar, kitchen and restaurant staff. The village post office and general store and a small hairdresser’s salon employ mainly part time staff. The Findhorn Village centre employs six part-time staff. Environmental charity, Wild Things! supports several part time staff and self-

employed instructors. The Boatyard and its Café employ catering and specialist sailing staff. North 58 Sea Adventures operates out of the Boatyard. There are also several other professional and craft people, often working from home based premises.

6.2 Community consultation – the Site Surveys

The 2014 Plan consultation found that “there is a real need in the area for small workshops, studios and garages. Previously, the garages on the site have been fully let. In assessing community demand for rented premises the 2014 consultation received eight expressions of interest from small local businesses, including;

- Stone mason;
- Garment embroidery and printing;
- Workshop and storage – display space;
- General handy man and tool storage;
- Woodworker;
- Furniture design and maker;
- Carpenter;
- Joiner and builder”.

Further community consultation was carried out in September 2016 as part of this social enterprise planning process. TFCVCC undertook both a general housing survey, and a survey specific to the use of the Garages site. The full Garages survey findings are reproduced in detail at Appendix 4.

Key findings were:

- i. 71% of people of working age responding to the survey agreed that there was a need for local workshop space, office space, or other forms of commercial space in Findhorn; this fell to 34% of people over pensionable age;
- ii. A wide range of possible businesses were suggested. There was a clear link to Findhorn’s marine heritage, with maritime-based businesses being suggested; also crafts, artistic workshops; bike workshops; retail units; then a range of beauty and therapy uses.
- iii. When asked “What development options would you prefer to see happening at Linksvie?” the answers were split evenly with the 4 alternatives given:

Suggested use	% responses
• Mixed use commercial, workshop and offices	28%
• Sheltered housing	25%
• Mixed use commercial and residential	26%
• None	21%

Although overall the responses were split almost evenly between the categories, they varied substantially by age group. Those over 75 were most likely to suggest either “none” or “sheltered housing”, and rarely agreed with any commercial uses. Those under 65 were most likely to suggest a mix of commercial and workshop space, or mixed housing and commercial, and rarely to suggest no development or sheltered housing.

- iv. When asked “do you have any specific thoughts or ideas relating to the proposed community company purchase of the garage site at Linksvie?”, The open-ended responses to this question varied considerable, as can be seen from the Wordcloud over.

6.2.1 Wordle: Community Thoughts on Community Purchase of the Garages Site

6.3 Community consultation – the Housing Needs Survey

The Housing Needs survey was done to continue to pursue TFVCC's aim of addressing housing need in the area, and in particular affordable housing for younger people and appropriate housing for those who needed to "right-size".

67 eligible people responded, with 8 additional respondents living in second homes and therefore not eligible.

The full results are at Appendix 5.

Key findings were:

- 85% of respondents were homeowners, compared to 67% for the Findhorn Census.
- Most people were long – term residents of the village; 65% had lived in Findhorn for more than 10 years.
- Most people were from 1 and 2 person households, with only 8 from households with children
- 94% of respondents were not planning to move within Findhorn in the next 5 years. The 4 people who identified a need to move were both a younger person looking to live independently, and 3 older people looking for appropriate housing – most for 1-bedroom.

People were asked if they would support a "small development of affordable housing". 66% of respondents answered "yes", 22% answered "maybe" and 12% answered "no". 29 people provided comments. People's responses reflected:

- the need for affordable housing for young people;
- the need for range of people living in the community and therefore more affordable homes;
- the number of holiday homes and lets pushing up rental prices.

People were asked what special housing needs the Village should provide. 13 people mentioned affordable housing, 11 people mentioned sheltered housing. 21 people commented and supported three broad themes:

- Housing for elderly people (9 responses)
- Affordable housing particularly for young people (8)
- Housing for people with disabilities (6)

People were also asked what sites might be available for housing. 20 people responded. The five main suggestions were:

- Dunes area / Land east of Findhorn (6)
- Garage site (4)
- The Caravan site (2)
- Buy properties coming on to the market and redevelop (2).

The consultation and comments demonstrate a strong concern with the disproportionate age structure of the village's population, and an awareness of the increasing likelihood that older people may find it difficult to live in their own homes, particularly where these are very difficult to adapt. It is also very clear from comments that people are aware of and concerned about the high levels of second and holiday homes in Findhorn, and that holiday lets mean that long-term rental market is very limited and not affordable.

7 What activities meet Stakeholder & Community needs?

The extensive community consultation and planning undertaken in the 2014 plan provided no prioritisation for its Themes; both the Theme for Economic and Social Capacity; and the Theme for a Health Mixed Demography have equal weighting.

As noted under above, there was no clear view from the survey responses which use, or mixture of uses, of the current site found most favour with consultees.

The two main uses, affordable / supported housing, or mixed use garage, workshops and open space, are therefore considered against the PESTLE criteria: Political, Economic, Social, Technological, Legal, and Ethical.

7.1 Pestle Appraisal

Category	What it assesses	Housing	Garages, Workshops, Open Space
Social	Delivery of community benefits – meeting identified needs (e.g. community cohesion, sense of place, creation of jobs, maximum accessibility, improving health and wellbeing)	Meets community need for affordable / supported housing.	Meets community need for economic diversification, local jobs, amenity (car-parking) and central open space for village events
Technological	Variables which relate to the existence, availability, and development of technology	Opportunity to demonstrate and build Homes for Life and zero-carbon	Opportunity to re-use existing buildings
Economic	Financial viability, taking into account the local economic environment and medium term trends <ul style="list-style-type: none"> - development costs - Running costs, incomes, and cash flow for 5 years 	Significant demand for housing TFVCC would have to partner with RSA or similar – thus potentially losing control of who is allocated these houses. Successful examples of this working are e.g. in Helmsdale . Partners are more readily available for affordable than for supported housing as this is where most communities have previously focussed their efforts. High capital costs, significant fundraising required. Long term	Existing demand for garages and identified demand for workshops Initial outlay to ensure site meets any necessary insurance requirements before letting existing property. Site can then be developed on an as-and-when basis. Financial return of £200 pcm per unit but with significant risk of voids / bad debts as enterprises may be small. Difficult to raise capital funds

Category	What it assesses	Housing	Garages, Workshops, Open Space
		financial commitment.	for any major builds.
Environmental	<p>Impact on the landscape and visual environment</p> <p>Impact on the natural heritage</p> <p>Environmental sustainability</p>	Community have concerns over buildup of another community open space.	Site would remain broadly as it is now; but would better maintained and buildings would be visually improved
Political	<p>Existing plans and documents</p> <p>Stakeholder consultation</p>	<p>Meets national and local policy for affordable homes in the community</p> <p>Meets Moray Council's need for appropriate homes for an increasingly aging demographic</p>	Meets national and local policy for economic development
Legal	<p>Regulatory requirements to be met for any development</p> <p>Regulatory compliance enhanced by proposals</p> <p>Consents</p>	Moray Council has given permission for 3 houses on-site.	Moray Council previously indicated that future changes of use applications for storage, distribution and light business would be acceptable.
Ethical	<p>This is the "wider context":</p> <ul style="list-style-type: none"> - How the proposal will address "gaps" in, or provide enhancement to, Findhorn? - What alternatives are available? 	There are two alternative sites for housing. One is the R1 site at the south of the village. The other potential would be to find an alternative sports field site and "swop" this for the current playing field. This has not been tested in the community.	The only potential site for any form of economic activity would be at the Boatyard to the North of the village. This is privately and successfully run and is not available for community / workshop use.

7.2 Community Consultation Event on Site Development

Overall, the main criteria differentiating the decision were:

- Financial. Housing will require extensive fundraising for a community-owned build. The use of the site for garages and workshops can start on purchase, with workshops being developed over time. A steady income stream from garages and workshops will help to find lenders, such as Social Investment Scotland, to fund the build.
- Timing. It took Helmsdale 2 years with a very experienced Development Officer to find the funding and to work up the development partner. There is significant delivery risk that housing does not go ahead; Culbokie Community Trust, having bought an equivalent piece of land, are now having to wait for a third party developer to share the planning burdens in order that they can go ahead with their proposals.
- The availability of alternative sites; these are difficult for both uses, but potentially there is more available for housing than for economic activity. There is no designation in the Local Plan for commercial activity other than the Boatyard.

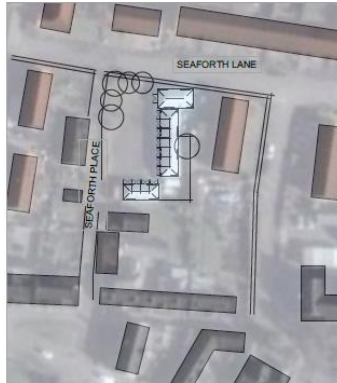
A Community Consultation event was held in November 2016 to consider the findings to date, and the choice of housing or mixed commercial use.

42 people attended the event, and there was a robust discussion around the need for housing and the difficulties; and around identifying and confirming the demand for workshop and office space.

Overall, 39 people voted to support a mixed-use premises in the first instance, while recognising the continuing need for affordable housing and supported / appropriate housing to encourage diversity in the community.

8 What resources do we need to deliver those activities – Assets, funding, organisation, skills?

8.1 Assets – the Garages

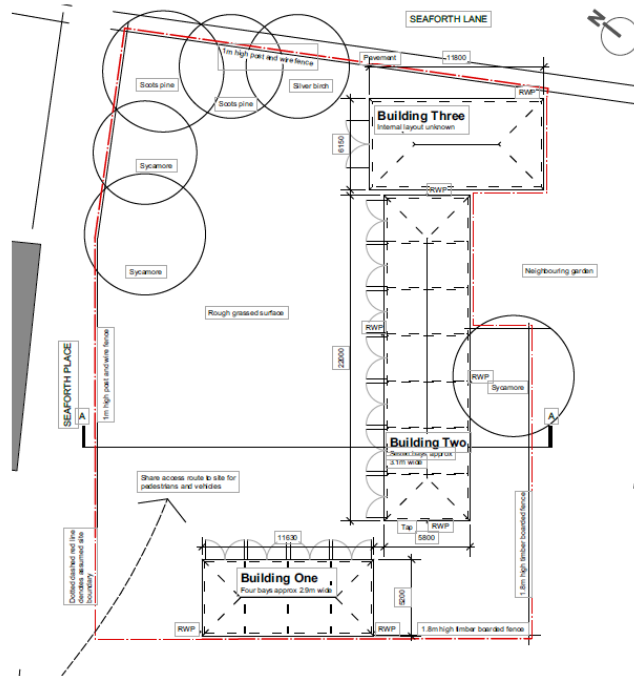


It is believed that the buildings were constructed by Captain Armstrong as workshops over eighty years ago and have been used for storage of boats cars and private belongings. One is believed to contain a pit.

Infrastructure:

There is no power to the buildings. There is a water supply (refer 'tap' on Building Two). Surface water drainage exists and is presumed to drain to the mains sewerage system. There is no mains foul connection but it is assumed that this is available in the adjacent road.

Condition:



8.1.1 Diagram of the current Site layout

Only the inside of Buildings One and Two were visually inspected. Primary structure is untreated timber framing to external walls, roofs and internal partitions. Timber framing to walls bears onto a concrete plinth approx 150mm high. These appear to be structurally sound and in good condition generally, probably due to timber being kept off the ground, very good ventilation of the buildings and external cladding keeping most timber dry. There is localised deterioration of timbers where external cladding has started to degrade. External cladding to walls and roofs is painted corrugated iron.

Floors are sand on original ground, some with paving slabs laid over. The Contamination Survey states that other buildings have cobbles or railway sleepers as flooring.

8.2 Future Development

The character and appearance of the existing garages should be preserved. Replacement cladding should match existing in style, though it would be entirely possible to choose a different colour when re-cladding the buildings. Re-cladding work may require planning consent.

Immediate use:

As the existing structures appear to be sound it is entirely possible to re-use the buildings as garages/workshops immediately. Areas of damaged/worn cladding and missing rainwater goods should be repaired/replaced to maintain the integrity of the buildings.

Possible future use:

Convert some of the units into self-contained spaces suitable for use as small business units (B1 - B4) or workshops (W1 - W4) with additional facilities. Insulate (using materials appropriate to the existing buildings) some sections to create comfortable office/workshop space. Install rooflights. Both measures can be installed cost-effectively and will reduce running costs for potential tenants.

Infrastructure:

Install electricity supply, mains drainage and running water to each of the bays for future connection when required.

Future flexibility:

The modular layout of buildings means actual arrangement of units/workshops is entirely flexible. Conversions could take place sequentially as funding permits.

External works:

Grounds to be levelled and tidied up as noted on the drawing; this to be done as soon as the purchase is complete.

Looking further ahead, a new external canopy will provide additional useable space for those using the units. It may also add to the character and visual attractiveness of the buildings.

[illegible]

8.3 Purchase Costs and Funding requirements

The assumption for valuation is £170,000 for purchase. The landowner has assumed a higher value. As part of the purchase process, the District Valuer would provide the final valuation and the parties would negotiate around this.

8.3.1 Table: Purchase costs estimate

	SLF eligible	Garage repairs	Working capital	Total
Purchase	170,000			170,000
Legal fees	4,000			4,000
Detailed Condition survey	2,000			2,000
Planning permission	1,000			1,000
Community engagement	1,000			1,000
Loan arrangement fee	1,000			1,000
Design team fees for Phase 1	6,000			6,000
Repairs & renovations		18,000		18,000
Working capital			5,000	5,000
Total	185,000	18,000	5,000	208,000

Legal fees are higher than usual due to the contentious relationship thus far with the current landowner's agent.

A detailed conditions survey will be required to establish the conditions of the buildings, and in particular Building 3 which the community has not had access to.

Further community engagement will be required to identify potential local businesses and work with them on likely needs and timings for workshop and office space.

Planning permission will be required for change of use, and a detailed design will require to be drawn up and costed both for planning permission and to establish exact costs once the results of the conditions survey are known.

The costs to make the buildings wind and water tight and to ensure essential repairs are estimated at £18,000 plus VAT.

TFVCC will require some working capital to take matters forward and to kick-start the buildings etc. work.

In total, purchase, associated costs, and initial renovation costs would total £208,000.

Funding for these costs would come from a mix of sources.
This Plan assumes the following mix of funding:

8.3.2 Table: Funding for Purchase and Remediation Costs

	SLF grant	Garage repairs	Working capital	Total
Costs (above)	185,000	18,000	5,000	208,000
SLF funding	129,500			129,500
Triodos loan	30,500	18,000		48,500
Donations	25,000		5,000	30,000
Total	185,000	18,000	5,000	208,000

SLF funding is assumed at 70% of eligible purchase costs and revenue costs associated with the purchase.

TFVCC have contacted Triodos for a potential loan. As TFVCC have assets elsewhere, Triodos has indicated in principle that it could make a loan towards the purchase and repair costs of the site. TFVCC are keen to ensure that they retain lending capacity for the ongoing development of the site, and will be looking for community donations or shares to make up the balance of the price and to provide working capital. The 2014 Novar land purchase was part-funded by donations and the sum required – around £20,000 – was raised in a matter of weeks.

8.4 Development costs and funding requirements

For the full potential development as pictured our assessment is as below:

Infrastructure:

- Allow sum £5k for electricity connection to site £5,000
- Allow sum £7.5k for installing and connecting mains drainage £7,500
- Allow sum £2.5k for levelling, scraping, and hardcore surfacing of front area £2,500

Conversion to workshops:

- Allow £400/sq.m for units where insulating and lining floors, walls and roofs, including fitting rooflights, replacing external doors, fitting electrics, simple heating, basic plumbing.
- Area of these spaces totals 137sq.m (3 @ 36sq.m + 1 @ 29sq.m) = £55,000
- Allow £150/sq.m where not insulating units, eg where only being tidied up for use as unheated workshop spaces, including electrics and basic plumbing.
- Area of these spaces totals 130sq.m (2 @ 20sq.m + 1 @ 18sq.m + 1 @ 72sq.m) = £19,500

External works:

- Allow sum £4k for levelling and re-planting grassed area £4,000
- Allow sum £15k for timber canopy in front of buildings £15,000
- Allow sum £5k for decking in front of buildings £5,000
- Allow sum £3k for repairs/replacing fencing around boundaries £3,000

Net cost

£131,500

Extras:

- VAT (20%) £26,300
- Contingencies (15% - may be this high due to nature of work existing buildings) £19,725
- Design team fees (maximum 10%, incl VAT) £9,780

Total cost

£169,305

Development phasing

The phasing of the development will depend on available funding for renovation and building works, and on demand for the workshops and office spaces. As the site has an alternative use as income-earning garages until it is converted, it makes most financial sense to retain the current use until demand is evident for workshops and office /studio spaces.

This Social Enterprise plan shows a phased development of the site over 2 years which can be altered once actual demand is known – please see over.

8.4.1 Table: development phasing assumptions

Action	Output	Timeline	Total Cost Incl VAT
Connect utilities to site, secure site perimeter, level front area		Months 2-5	£31,972
Convert Building 1	1 large workshop area	Months 2-5	£15,695
Convert Building 3	2 workshops, 1 office / studio space	Months 2-5	£25,639
Part convert Building 2	1 office / studio space	Months 7 - 11	£21,003
Part convert Building 2	1 office / studio space	Months 13-17	£21,003
Complete building 2, finish site	1 office / studio space, 1 workshop Timber canopy, decking	Months 19 - 23	£53,993
Total development costs			£169,305

The impact of these assumptions on revenue generation is included in section below.

TFVCC have commenced discussions with HIE Moray to fund these development costs. This Plan reflects the following funding aspirations:

8.4.2 Table: Funding for the Site Development

Funder	Amount	
LEADER	84,653	50%
HIE	42,326	25%
Triodos (loan)	18,326	11%
Self-fund from site trading surpluses	24,000	14%
Total	£169,305	

LEADER Moray funding 2014-2020 is not yet open for application. Its funding priorities are Revitalising Communities and a Progressive Rural Economy, particularly relating to Sustainable Communities and innovative Micro Enterprise. The more that TFVCC can link with existing and

potential entrepreneurs in the area who require to move into office / studio / workshop space, the more this initiative will be fundable by LEADER.

8.5 Skills to deliver the project

TFVCC have a highly skilled board, drawn from a pool of villagers whose skills, knowledge, expertise and involvement encapsulate the large and diverse range of interests within this complex community. They have carried out a skills analysis for project delivery, and this is at Appendix 6.

Peter Hall, Chairman, an accountant, committee member of Angling Club, a volunteer at the Findhorn Village Centre, a keen golfer.

Frank Allan, vice chair and treasurer, retired teacher and auditor, vice-chair of Community Council, Director of Findhorn Dunes Trust and keen golfer.

Marjory Barber, Company Secretary. A retired teacher with experience of volunteering with local and national groups. President of Findhorn SWI; Elder of Kinloss and Findhorn Parish Church; volunteer at Findhorn Village Centre; volunteer at the Findhorn Heritage Centre and member of Royal Findhorn Yacht Club. Has a small self-catering business.

Mo Hyde: membership secretary. Previous experience in managing projects up to 300k , Director of Findhorn Village Centre, Findhorn Heritage Company, member of local Community Council, committee member of Angling committee, vice chair of Findhorn Local Nature Reserve. Nicole Edmonds, an architect with hands on experience of community ecological building projects, been involved in the local allotments and with a LETS scheme.

Jo Harris, manages properties and holiday homes in the village, volunteers at Findhorn Heritage Centre.

Christine Hunt, director and fundraiser of Findhorn Village Centre. Has many years of experience in admin, housing management and fundraising.

Greig Munro an architect, interest in environmental design and building conservation, member of Findhorn Royal Yacht Club and a keen sailor.

Neil Robertson, an engineer with project management experience.

Samuel Russell, retired architect, board member of Moray College UHI, chairman of Findhorn Residents Association, independent member of Elgin Conservation Area Regeneration Scheme.

Donald Watson director and crew member of MIRO -the local sea rescue boat, member of Fairways Committee who administer the mooring rights in Findhorn Bay, member of Findhorn Royal Yacht Club, committee member of Angling Club.

The interests of Board Members ensure that they are all able to network among the various community organisations thus maximising opportunities for support, information gathering and publicising.

9 What revenue can we generate, and what are the costs?

9.1 Garaging / storage; revenue and costs

A review of self – storage facilities in nearby towns suggests that commercial rates are around £83 per month for a floor area of 15 square metres and a capacity of 36 square meters – almost precisely the capacity of 11 of the current bays. Building three is significantly and an alternative workshop use should be sought as soon as possible - assume £150 per month pending internal improvements.

At £75 per month, for 11 bays, this would generate £9,900 of income per year; plus any rental for Building Three – possibly £200 per month.

There are very few ongoing costs once the garages have been brought up to standard. There will continue to be maintenance of the buildings and of the site itself which are estimated at £2,100 per year.

9.2 Workshops / offices / studios – revenue and costs

The community survey suggested £100 - £200 per month for a workshop.

Looking at available commercial sites in and around Moray, there are very few small sites available. Moray Council are offering a 25m² office Coularbank Business Centre at £300 plus VAT; the completed offices / workshops here would be of a similar standard. £200 per month should be the minimum rental for a 20m² workshop and £350 per month for the larger office / studio space units.

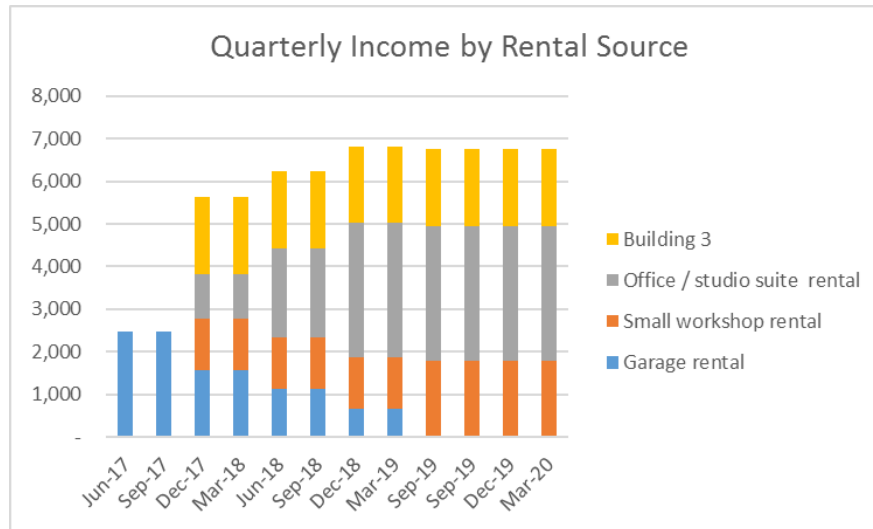
Excluding the uses for the larger Building Three, this would generate £19,800 per year in income – before voids and bad debts. Building Three is to be let as a large workshop, with a rental commensurate with its square footage at £600 per month.

Utilities and water would all be charged in addition to rental.

There are very few ongoing costs once the workshops and studios have been brought up to standard. There will continue to be maintenance of the buildings and of the site itself which are estimated at £2,700 per year plus £1,500 for site administration.

9.3 Development Phasing

The Income Plan shows a gradual increase in income as garage units are converted to workshops or to office / studio space. There is no assumption for Building Three income before the renovation works.



9.3.1 Table: Income by quarter over development period

Garage income decreases as small workshop rental and office / studio suite income increase.

The redevelopment means that the space rental income doubles from £13,300 per year to £27,000 per year.

9.4 Costs

Costs associated with rental income are insurance, legal fees, site maintenance, building repairs, administration, and marketing of empty properties. There is also the cost of void or empty properties.

Voids are estimated at around 16% of rental income, which assumes that there is one empty space at all times, and a month's gap between tenants. Voids are higher for the first quarter as the initial tenants are signed up.

Site maintenance is estimated at £1,200 per year for the undeveloped site, rising to £2,700 per year for the fully developed site. This will pay for e.g. repairs and renewals of the hard standing area, gardening, etc.

Site administration is estimated at £1,500 per year to deal with tenant administration. It is envisaged that this service will be provided locally e.g. by the Village Centre.

Building repairs; although the buildings will be newly renovated, there will be snagging issues and ongoing repairs. These are estimated to be around £400 per property per year, totalling £3,000 for 8 properties by year 3.

Insurance costs are estimated at £600 per year for the undeveloped site rising to £1,800 per year for the fully developed site.

Marketing and promotion costs are estimated at £500 each time a development phase is completed. Legal and professional fees are estimated at £100 per new lease for the developed sites.

Interest has been calculated based on a £48,500 loan for purchase and initial restructuring work, plus £18,326 for the development work. This additional fund will be borrowed at the commencement of the development project to ease the cash flow of retrospective grant payments as the development proceeds. Interest is calculated at 3.5% (the Triodos current rate) over a 15-year repayment period.

Overall, net profit rises from £4,247 in the first trading year to March 2018 (when there is only one quarter of letting income from the developed site) to £8,849 in the year to March 2020, when the site is fully developed. Please see table, below.

9.4.1 Table: Annual income and expenditure forecast

Annual Income Statement					
Garages Site Development					
Year Ending March				2018 (F)	2019 (F)
				2020 (F)	
Total Revenue				16,200	26,100
					27,000
Net Operating Expenses					
Voids (empty properties)				(3,483)	(5,600)
					(4,200)
Site maintenance				(1,650)	(2,550)
					(2,700)
Site administration				(1,050)	(1,350)
					(1,500)
Total Operating Expenditure				(2,700)	(3,900)
					(4,200)
Building Repairs				(750)	(1,975)
					(2,650)
Insurance				(975)	(1,563)
					(1,775)
Marketing and promotion				(1,000)	(1,000)
					-
Legal and professional fees				(400)	(800)
					(400)
Total Other Expenses				(3,125)	(5,338)
					(4,825)
Net Operating Expenses				(9,308)	(14,838)
					(13,225)
EBITDA				6,892	11,263
					13,775
Total Depreciation				(579)	(1,713)
					(2,747)
EBIT				6,313	9,549
					11,028
Net Interest Expense				(2,066)	(2,306)
					(2,180)
Net Profit Before Tax				4,247	7,243
					8,849

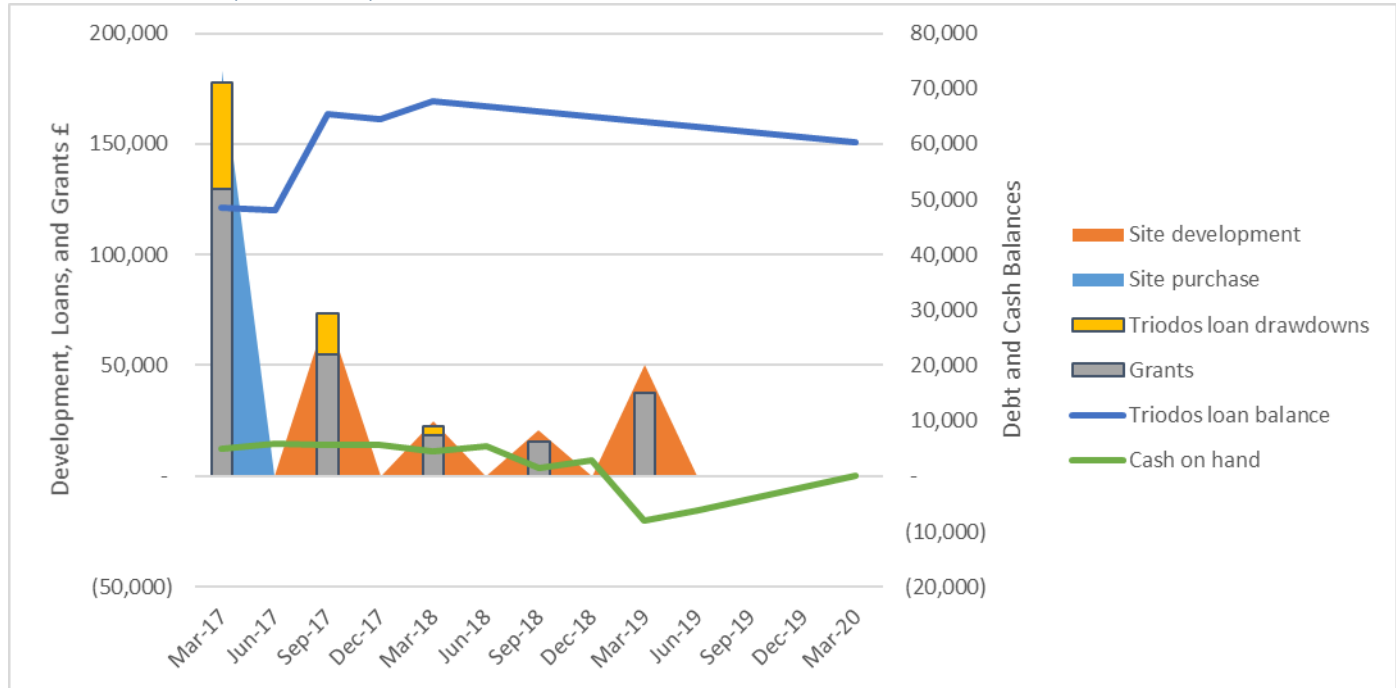
Profitability can be increased by maintaining occupancy rates, the usual challenge in property income businesses.

The year to March 2020 is the site at full development and the finances at maturity.

9.5 Cash flow

Cash flow in the proposal has two influencers: operating cash flow, and development cash flow. Development cash flow is driven by payment for the development improvements in Section Development costs and funding requirements, and the funding for those.

9.5.1 Graph: development and loan cash flows



Site purchase and site development cash outlays are shown as the blue and orange triangles, in accordance with the phasing plan given in Section Table: development phasing assumptions.

The funding for these, grants and loans, is shown in grey and yellow rectangles in accordance with the funding plan given in Section Table: development phasing assumptions.

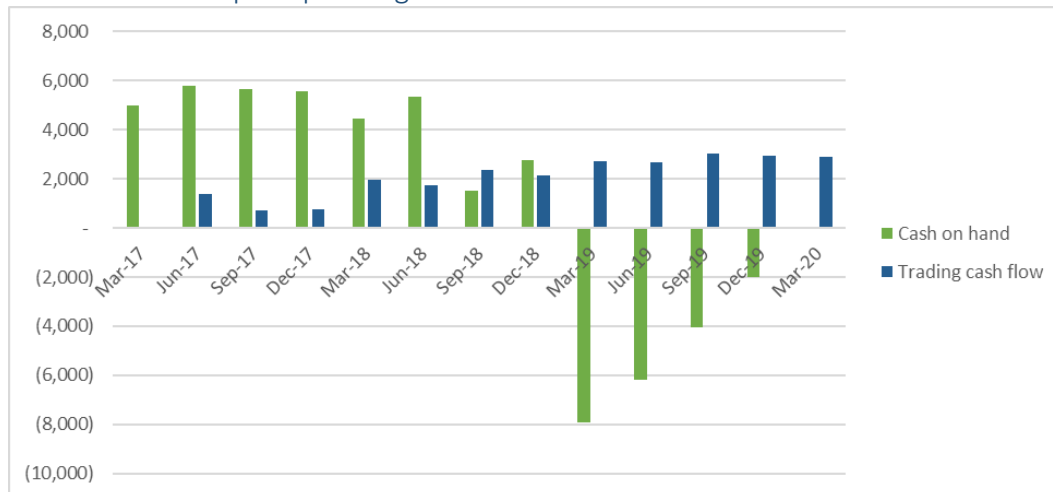
The resulting loan balances are shown in the blue line; the initial loan to purchase at £48,500 plus the additional loan of £18,236 to fund the first development phase. An additional amount of £4,000 may be necessary to fund the second development phase, depending on costs.

The cash on hand (bank) balance is shown in the green line. This is positive, but becomes overdrawn over the period of one year to self-fund the fourth development phase. This may be catered for by a short-term loan or, depending on final costs, may not be required.

Operating cash flow from trading income and expenditure remains positive throughout the forecast period.

Bank balances become overdrawn for a period of one year to allow self-funding of the final development phase (see previous page)

9.5.2 Graph: Operating cash flow and bank balances.



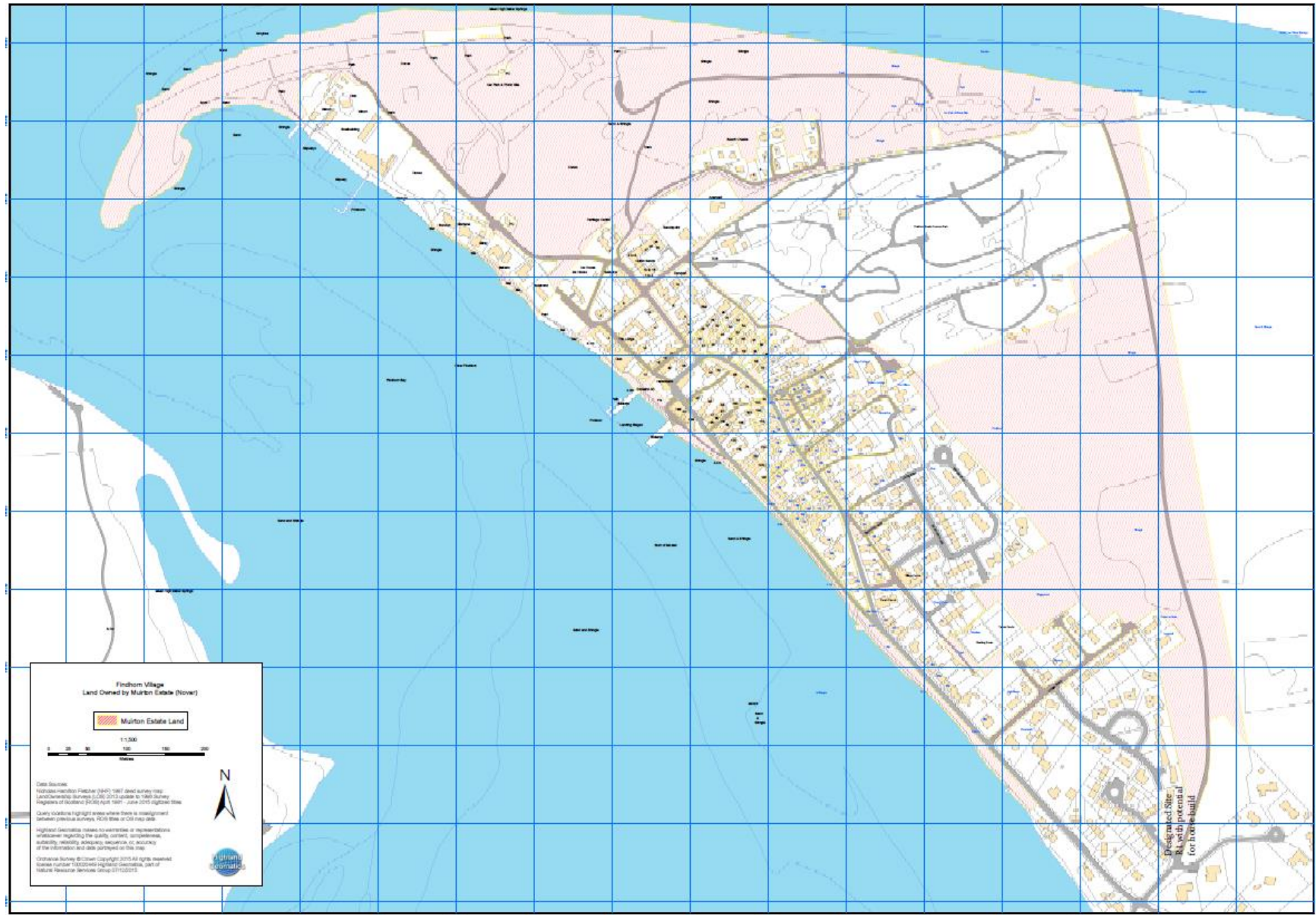
10 What are the risks?

TFVCC has completed a detailed risk register (please see Appendix 7).

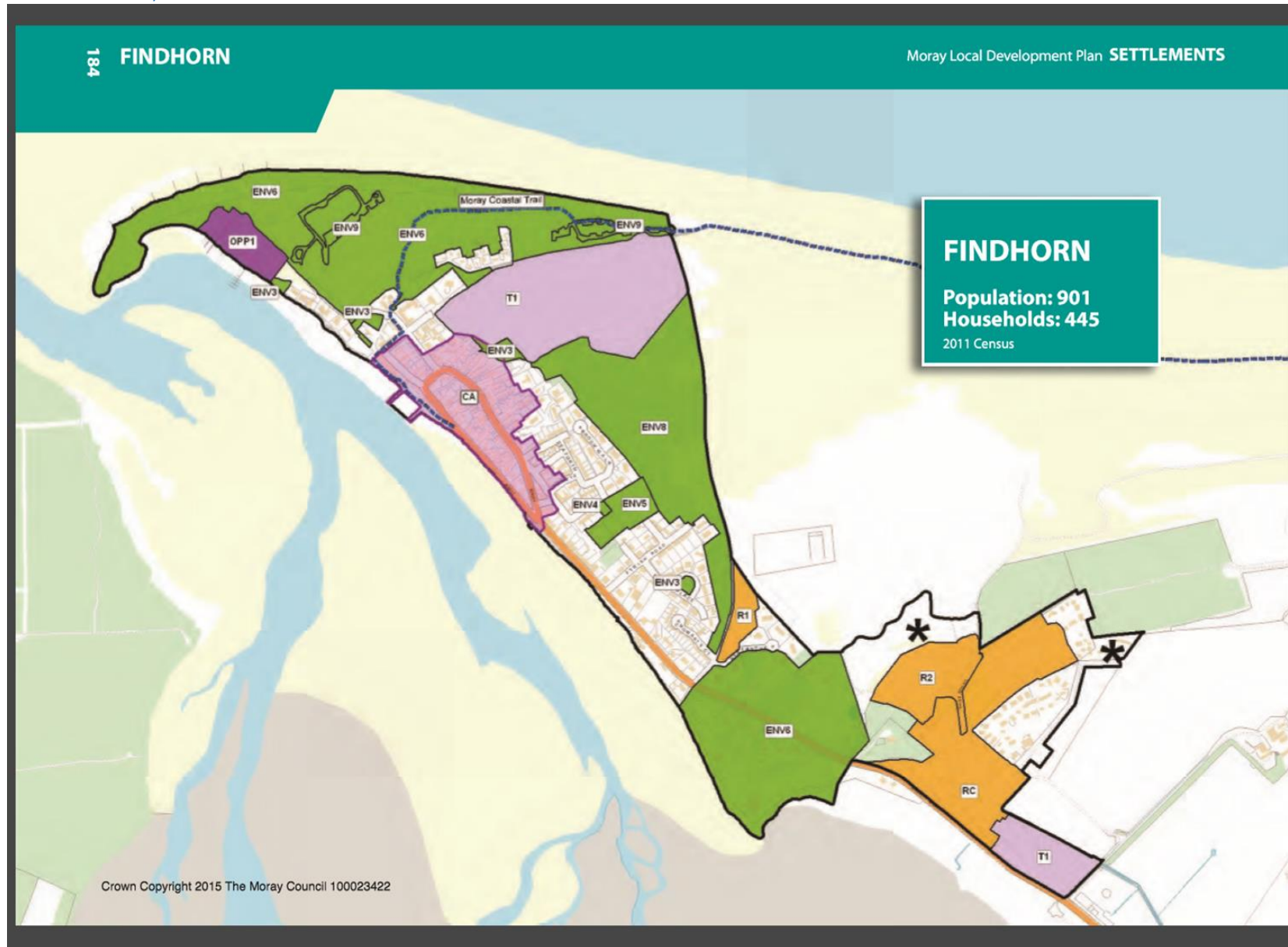
The two top risks are:

- Failure to achieve SLF and match funding for purchase. In mitigation, TFVCC have been through a robust options appraisal process and social enterprise planning process. TFVCC have had ongoing community engagement about the site and have a track record in raising donations to fund land purchase. Should the target level of grant or donations not be achieved, TFVCC will use a crowdfunding approach and also consider a higher rate of loan funding – although the latter will impact cash surpluses.
- Failure to achieve targeted levels of occupancy and income. TFVCC have forecast for underoccupancy, with business plan levels of income calculated on 85% of full occupancy. The site was historically fully occupied for garage letting, and this would continue should tenants for workshops and studio / office space not be identified. The flexible approach to the development plan and the short timeline to convert the spaces mean that work can be put in hand once potential tenants are identified, reducing the risk of empty developed space.

10.1.1.1 Tfvcc: Novar Land transfer



10.1.1.2 Moray Council Settlement Plan - Findhorn



10.1.1.3 Findhorn: Development Themes and Opportunities,

Source: Feasibility and Business Plan supporting Novar Purchase, 2014

Development Themes and Outcomes

- 5.2 Opportunities are grouped below under the following four themes in response to the key challenges identified by the community set out in section 4. Outcomes are indicative achievements by the fifth year of community ownership.

Theme 1: Build Economic and Social Capacity

Outcome 1: TFVCC will have a secure income to cover core operating costs.

Outcome 2: Findhorn businesses will report increased economic confidence.

Outcome 3: Infrastructure (watersports and camping space) will have been enhanced, and activities involving young people in environmental and recreational activities will have increased.

Theme 2: Protection, Enhancement and Learning about Local Environment, Biodiversity, Heritage / Culture through Sustainable Living

Outcome 4: Findhorn Bay Local Nature Reserve will be community owned and there will be a management plan in place to ensure it is an exemplar of sustainable management.

Theme 3: Excellence in Village Setting and Visitor Experience

Outcome 5: At the end of the first year following purchase we will be working towards a village master plan setting out vehicle traffic arrangements, walking, cycling and sitting opportunities, play and recreation, signage and interpretation, finishes and materials.

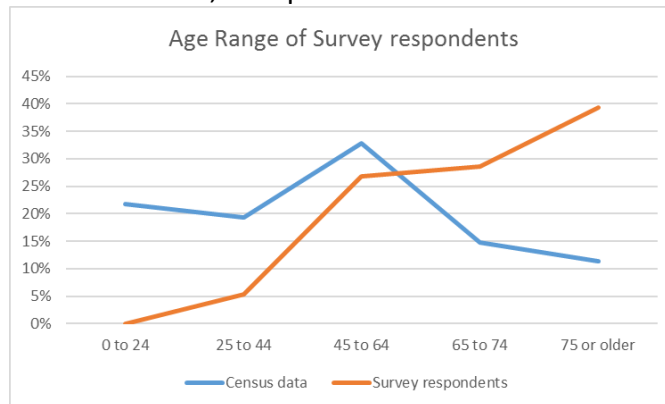
Theme 4: Support a Healthy Mixed Demographic in Findhorn

Outcome 6: The age structure will begin to move closer to the Scottish average (i.e. become younger).

10.1.1.4 Detail of Garage Site Community Survey

The survey was circulated by the Findhorn Village Conservation Company to all households in the village in August 2106.

60 were returned from 341¹ households, a response rate of 18%.



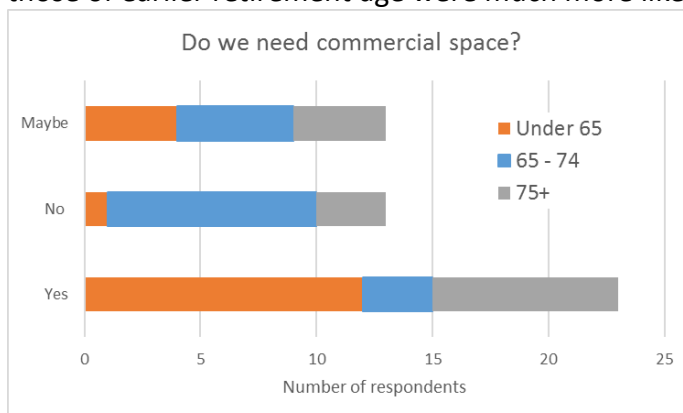
The surveys were disproportionately returned from older respondents, as shown in the chart below. This is very usual for community surveys: younger adults and adults of prime working age tend not to answer surveys due to general life pressures.

Respondents answers were analysed by age group, to determine whether different age groups tended to have differing views from others.

Question 1. Do you think there is a need for local Workshop spaces, office space, or other forms of commercial space in Findhorn?

Almost half, 47% of respondents answered “yes”, with 25% “no” and 28% “maybe”.

People of working age were much more likely to answer “yes” or “maybe” to this question, and those of earlier retirement age were much more likely to answer “no”:



People suggested a very wide range of potential uses, with those that were “small”, “non-noisy” being emphasised. There was a clear link to Findhorn’s marine heritage, with maritime-based businesses being suggested; also crafts, artistic workshops; bike workshops; retail units; then a range of beauty and therapy uses.

[illegible]

Although overall the responses were split almost evenly between the categories, they varied substantially by age group. Those over 75 were most likely to suggest either “none” or “sheltered housing”, and rarely agreed with any commercial uses. Those under 65 were most likely to suggest a mix of commercial and workshop space, or mixed housing and commercial, and rarely to suggest no development or sheltered housing.

	development would then be in keeping with the area not to house build, if developed and owned FVCC
3	1) TFVCC should definitely proceed with the purchase 2) we are not sure how much other development land will be available for workshops or housing for If none were available, Is it garage site would make a good, sheltered housing facility as it is so central
4	I think it would be a very good thing to do. I think there should be sheltered accommodation somewhere in the village not necessarily there.. Garages for rent would be great on this site
5	Would be good to have title and community ownership so that those who live in Findhorn could have a say on what type of housing, workshops, office space that is needed
6	Mixed use accommodation provides the ideal work/living relationship and has been the essence of Traditional villages throughout the UK. The Garage sites are outstanding for development of this kind
7	Within the village context of Findhorn. I am concerned about the disappearance of non-residential buildings over the years. Distant communities need work space to keep a young working community
8	What about "shared" ownership housing and workshops for first time buyers that way workers will be able to buy shared house affordably in Findhorn. The part owner ships would also pay monthly amount management, maintenance etc
9	Small offices or units built in terraces that could have walls that move to make bigger units
10	Workshops are fine as in arts, crafts, office space, but not in industrial as in garage workshop or boat building or repair using power tools as it is a residential area. Sheltered housing with warden
11	How about making a car park - taking cars off the street
12	Garages should be kept as is but with workshops and offices on periphery. Inner courtyards for raised beds for flowers or vegetables for community use
13	I am willing and keen to be part of this community on this site. Simplicity and affordability and suitable for multiple uses
14	I would not be happy if the new buildings are flats and be sold to second home owners and be used as holiday flats.
15	Use the land for car boot sale. If we could buy the land. then we could raise money in the meantime until work started on the garage site. We could count about £200 per Sunday. If this was going on it could be really popular as there is no car boots being held in the vicinity. When the farmer at Kinross held the car boots every Sunday there was always loads of people who attended. This is a good and free idea.
11 6	Workshop spaces are very creative and sometimes it seems important part of village life a coming together of all ages and abilities to make things and have tea
17	Bring a diversity into the community rather than a village occupied by 2 home owners and retired people and support our elderly when we develop more ways to live in the village as independent as possible

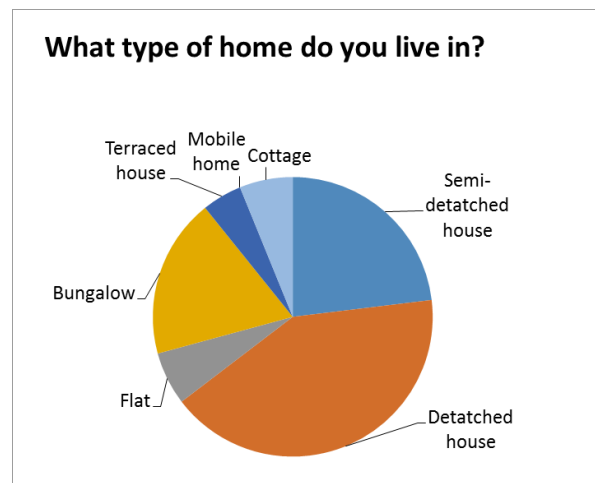
18	It is essential to keep garages, workshops etc. available in a living village rather than it all being developed as expensive housing or holiday accommodation
19	The organisation I run, Moray Carshare could help reduce parking needs if more people from the village joined. currently we have 21 such members
20	Sheltered housing for the elderly would be a good use for the site
21	A good idea
22	Functional site for village clubs to hold fund raising car boot sales, BBQ's, picnic area
23	Alternate to option, a quite small residential care home for 10-15 residents
24	No houses on the site
25	I strongly believe the site should be used for income to the village
26	In addition to option A I suggest the open area within the site fulfils 2 options : 1 parking (machine charging £1 ; 2 community space -village fairs / car boot sales
27	Take the opportunity if viable will be very difficult to buy this or similar in the future

10.1.1.5 Housing Needs Survey

The survey was circulated by the Findhorn Village Conservation Company to all households in the village. 75 were returned from 341 households, a response rate of 23%. 67 responded that they were in their main home, and only these respondents were asked to continue to complete the survey.

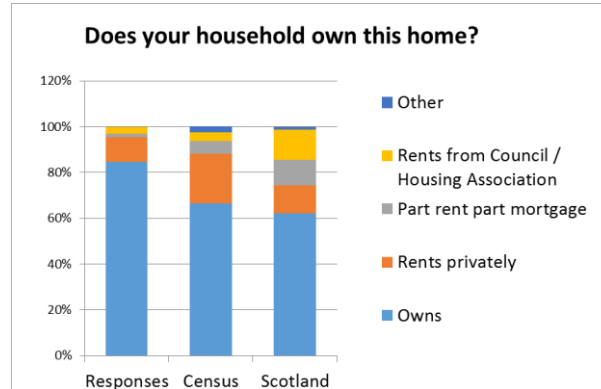
11 All respondents living in Findhorn

11.1.1.1.1.1.1 What type of home do you live in?



The largest number of responders lived in a detached house; together with those who lived in “bungalows” or “cottages”, this totalled 66% of respondents. Compared to Census 2011 data, more respondents than the local Census lived in a detached property: 66% compared to 57%. People from flats and terraced houses were slightly less likely to respond compared to the Census.

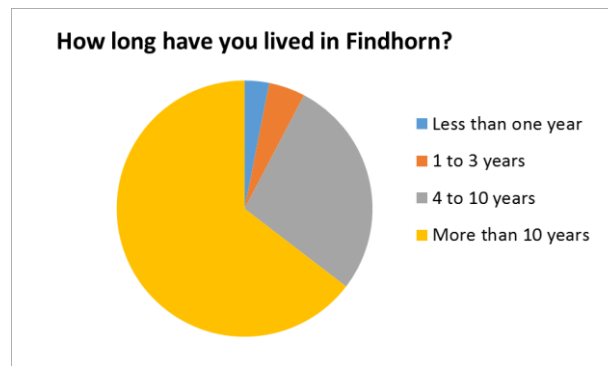
11.1.1.1.1.2 Does your household own this home?



Findhorn has a high proportion of home ownership compared to the Scottish population, at 67% for the 2011 Census compared to 62% for Scotland. A very significant proportion of respondents were home owners, at 85%.

The next highest group of respondents were private renters, who were 11% of respondents compared to 22% of Census 2011 for Findhorn. There were only 5% of respondents from the social rented sector, compared to 10% for Census 2011.

11.1.1.1.1.3 How long have you lived in Findhorn?



Most people who responded were long-time residents of the village; 65% of respondents had lived in the village for more than 10 years, and 28% for between 4 and 10 years.

11.1.1.1.1.4 How many people are in your household?

This question asked respondents to split the people living in the household by gender and by age. Looking at the results, most responses were from 1 and 2 person households:

Size of household	Number of responses
1	27
2	30
3	3

- A person aged 45-64 looking to sell their current home and to rent.

3 of these were looking for a 1-bedroom unit, and the fourth was looking for a 2-bed unit.

The respondents stated the requirements as within one year or between one and three years.

No-one stated that they were on the current Housing List. Only one person was looking to rent.

Findhorn does have flatted accommodation of this size and there are two-bedroom detached cottages with large gardens for sale at £300,000.

13 Housing and Community Needs

13.1.1.1.1.1.1 If a housing need is identified, would you support a small development of affordable housing for locals?

66% of respondents answered “yes”, 22% answered “maybe” and 12% answered “no”. 58 people answered this question.

29 people provided a comment. People’s responses reflected:

- the need for affordable housing for young people;
- the need for range of people living in the community and therefore more affordable homes;
- the number of holiday homes and lets pushing up rental prices.

Please see table, over.

13.1.1.1.1.2 Table: Please comment on the need for affordable housing in Findhorn.

We need more people in Findhorn

In the past it was sold to sitting tenants and I don't want that to happen again

We need to enable young people to live and work in Findhorn

Findhorn housing is very expensive. Affordable housing permits a range of backgrounds/ethnicities/incomes in a village that could become isolated from the general population

Depends where it is. Also I want more support for any endeavours to get the empty homes in the village lived in

We need to encourage more families to move to the village

Depends on the definition of small no corner cutting as relaxes the design blending in with existing buildings

To give a more balanced community and give the young a chance to get on the property ladder

There are too many houses in the village most of them are empty because they are holiday homes. I wish that something could be done but I know nothing can

Provides a mix of population

There are enough houses in Findhorn without building more

The village badly needs more young residents

I have seen young skilled people born in the village moving elsewhere as there is no affordable housing

Too many empty holiday homes - no affordable lets - very few children live here.

All income levels need opportunity

This would be the best way to attract younger people for diversification of community

Housing is not affordable

Local rents are too expensive as they are holiday rents

Local people unable to afford to buy houses in Findhorn

Opportunity for first-time buyers, Opportunity for downsizing

Depends on how "small"

If it is for general people from Findhorn

It depends on where its proposed to be. I would be more supportive of any endeavours to get the empty homes in the village, filled

To keep young local people in their village

The demographics of the village appear to be heavily weighted towards older age groups. If you want to survive we need to address this balance.

1) depends on the definition of small 2) no corner cutting as to regards of design requirements and blending in with existing buildings.

This would be for starter homes for younger people. They could not afford the current high prices in Findhorn

Families can't afford houses in this village. The prices are too high.

Are too many holiday homes in Findhorn. The shortage of houses push the prices up making them out of reach of most people

13.1.1.1.1.3 Do you know anyone else who wants to move to Findhorn?

51 people answered this question. 36 said “no” and 15 said “yes”. No further useful detail was provided.

13.1.1.1.1.4 What special housing needs do you think the Village should provide?

40 people answered this question.

Affordable housing – 13

Sheltered housing – 11

Comment only – 16. Comments were as below and focused on three themes:

- Housing for elderly people (9 responses)
- Affordable housing particularly for young people (8)
- Housing for people with disabilities (6)

Housing for disabilities

flats with 1 or two bed rooms

young families and young single adults and sheltered housing for the elderly

a care home for the elderly

one dwelling

I don't know what the present provision of demand is

a cluster like original village

1 bed flats

Single person housing, 2 bed houses for small families

Younger people with special needs

affordable housing for young families and local people for all ages

Elderly and young people who would like to live independently

Affordable house

For single elderly

Better provision for those with disabilities, particular those who find walking difficult or impossible.

Sustainable housing for elderly and care facility for elderly and/or disabled.

Small single story terraced housing for retired. Or starter homes or disabled or carers

Assisted living for the elderly

If a need is identified, sheltered housing

This would be for starter homes for younger people. They could not afford the current high prices.

Low-cost housing, housing for the elderly

13.1.1.1.1.1.5 What other sites in Findhorn might be used for housing?

20 people responded. The five main suggestions were:

- Dunes area (4)
- Garage site (4)
- Land east of Findhorn (2)
- The Caravan site (2)
- Buy properties coming on to the market and redevelop (2).

13.1.1.1.1.1.6 Should we provide housing for care, social and other public service workers?

53 people answered this question.

Yes – 52% Maybe – 13% No – 34%.

Comments to this question (11) mainly required housing for care workers for older people (6). One person commented that “If there is a diverse and affordable range of housing, people will get attracted and come to live here appropriate to jobs available”.

13.1.1.1.1.1.7 Do you think the Village should consider providing housing / day care for older people in the community?

52 people answered this question.

Yes – 60% Maybe – 33% No – 8%.

Comments showed some ambivalence about whether the FVCC should provide care, and of what sort:

Yes to housing, not sure about care - Moray Council responsibility?

Find horn has a large elderly population but facilities more locally would be appropriate with rental prevision

small care home 10-15

day care

There are good care homes in Forres. Findhorn would be a popular location but affordable care for people in their present homes would be better

I need more on what the elderly need

bit selfish... might need them one day!! have to say I feel like some of the more advanced readers where i say I can rent forever for elderly or young people can rent,

I do not wish to see Findhorn developed specifically or majorly as a retirement community. Diverse population of mixed ages and possessions and provide a wonderful Community for lively elderly living

Would like to see pavements made safer for the elderly by police warden patrols to put a stop to cycling on Pavements

Consideration should be given to the many. Can new homes (with Affordable selection) be built on garage site

13.1.1.2 Directors Skills Analysis

13.1.1.3 Risk register

Risk Category	Risk	Probability (1-3)	Impact (1-3)	Risk Score (1-6)	Mitigation	
Funding	Cannot achieve sufficient	2	3	6	Ongoing discussions with SLF. Clear strategy for raising match funding.	Addi fund
Operational Finance	Income generating projects not delivered / do not deliver sufficient income to provide maintenance of capital investments and of loans	1	3	6	Carry out maintenance and management on a volunteer basis. Advertising outside the immediate area of Findhorn to find tenants. "Build to let" approach to development – short timescale for development means TFVCC can commence development when tenants identified.	Delay deve redu deve garag alwa dema gene and c
Funding	Cannot achieve sufficient funds for development	2	2	4	Proposed mix of loans and grants provides some flexibility on timing of development. Relationship with Triodos and evidence of good management will assist in loan extensions.	Delay deve redu deve garag alwa
Organisa-tional	Cannot attract / retain enough volunteers with commitment and skills to take the project forward	2	3	3	Low risk initially from dedicated Board. In the medium to long term, the P&L forecasts paid assistance for management and maintenance to reduce burden on volunteer Trustees.	
Community	Community do not engage with projects and/or assist with implementation process	1	2	2	Trust will continue to engage with community for ongoing use of central area of site in addition to letting space.	