

PROPERTY TO LET

AFFORDABLE HOMES - CREAG MHOR GARDENS, ARISAIG, PH39 4NJ

- **THREE X 2 BED HOMES AVAILABLE TO LET FOR £494 PCM*** •
- **THREE X 3 BED HOMES AVAILABLE TO LET FOR £535 PCM*** •
- **PART OF SMALL COMMUNITY LED DEVELOPMENT** •
- **MODERN, ENERGY EFFICIENT DESIGN** •
- **APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED** •

*1 month's rent payable in advance

**Apply
now!**

Due for completion
Jan 2024



Scan the QR code to
download an application
form from the website



www.chtrust.co.uk • info@chtrust.co.uk • 01463 233 549

Suite 4, 2nd Floor, Moray House, 16-18 Bank Street, Inverness, IV1 1QY

Communities Housing Trust is a Company Limited by Guarantee (SC182862) and a Scottish Charity (SC027544)

ACT Landlord Registration No: application pending · CHT Letting Agent Registration No: LARN1906024 · VAT Registration No: 980 7002 27

PROPERTY SPECIFICATION

The properties at Station Road, Arisaig are being built by Ardnamurchan based contractor, S&K MacDonald Homes. Funding for this project has been partly provided by The Scottish Government's Rural Housing Fund.

Constructed by



Funded by



In partnership with

RALPH OGG & PARTNERS
CHARTERED QUANTITY SURVEYORS

mccolm
CIVIL & STRUCTURAL ENGINEERING



The property accommodation comprises:

TWO BEDROOM to accommodate a maximum of 4 persons
vestibule, storage cupboards, hallway, kitchen/diner, living room, bathroom with over-bath shower, 2 double bedrooms with built in wardrobes

THREE BEDROOM to accommodate a maximum of 6 persons
vestibule, storage cupboards, hallway, living room, kitchen/diner, bathroom with over-bath shower, WC, 3 double bedrooms (2 with built in wardrobes)

The properties are built to a high specification providing economical to run, easy to heat homes.

The EPC rating is B and the Council Tax banding will be confirmed in due course. ACT ask for 1 month's rent as deposit which will be held by Safe Deposits Scotland. A service charge may be payable for grounds maintenance and this will be confirmed at the time of let.

ALL PROPERTIES:

External Walls: Timber frame standard construction

External finish: white render and timber cladding

Roof Finish: Slate finish with black uPVC rainwater goods

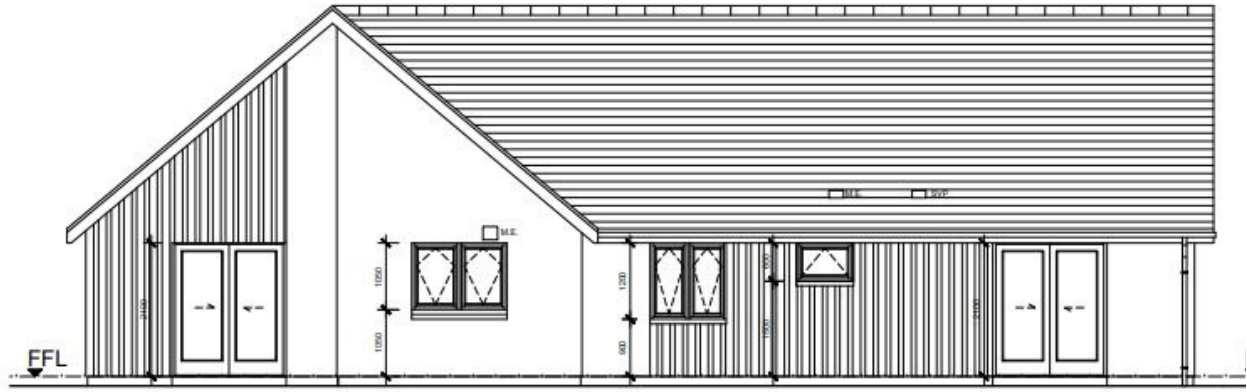
Windows and Doors: uPVC double glazed windows, composite external doors, uPVC French door

Heating/Water: Air-to-air heat pumps and unvented hot water cylinder

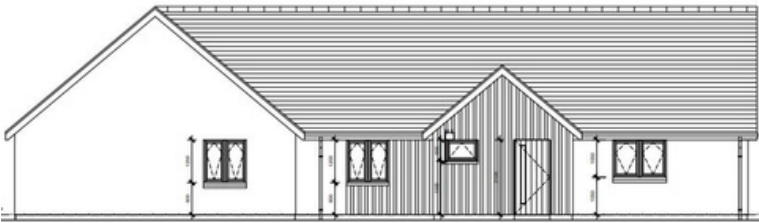
Waste management: connection to mains sewer

The design and specification of these properties is in line with Scottish Building Standards. Some of the above items are subject to change. No white goods will be supplied.

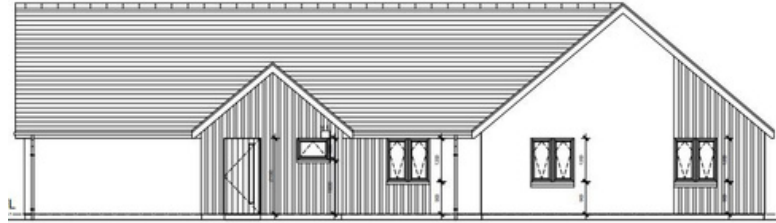
FLOOR PLANS AND LOCATION



South West Elevation - Block 01



North East Elevation - Block 02



South East Elevation - Block 03



Block 1

1 Creag Mhor Gardens, PH39 4NJ

- 2 bed/4 person
- £494

3 Creag Mhor Gardens, PH39 4NJ

- 3 bed/6 person
- £535

Block 2

5 Creag Mhor Gardens, PH39 4NJ

- 2 bed/4 person
- £494

7 Creag Mhor Gardens, PH39 4NJ

- 3 bed/6 person
- £535

Block 3

9 Creag Mhor Gardens, PH39 4NJ

- 3 bed/6 person
- £535

11 Creag Mhor Gardens, PH39 4NJ

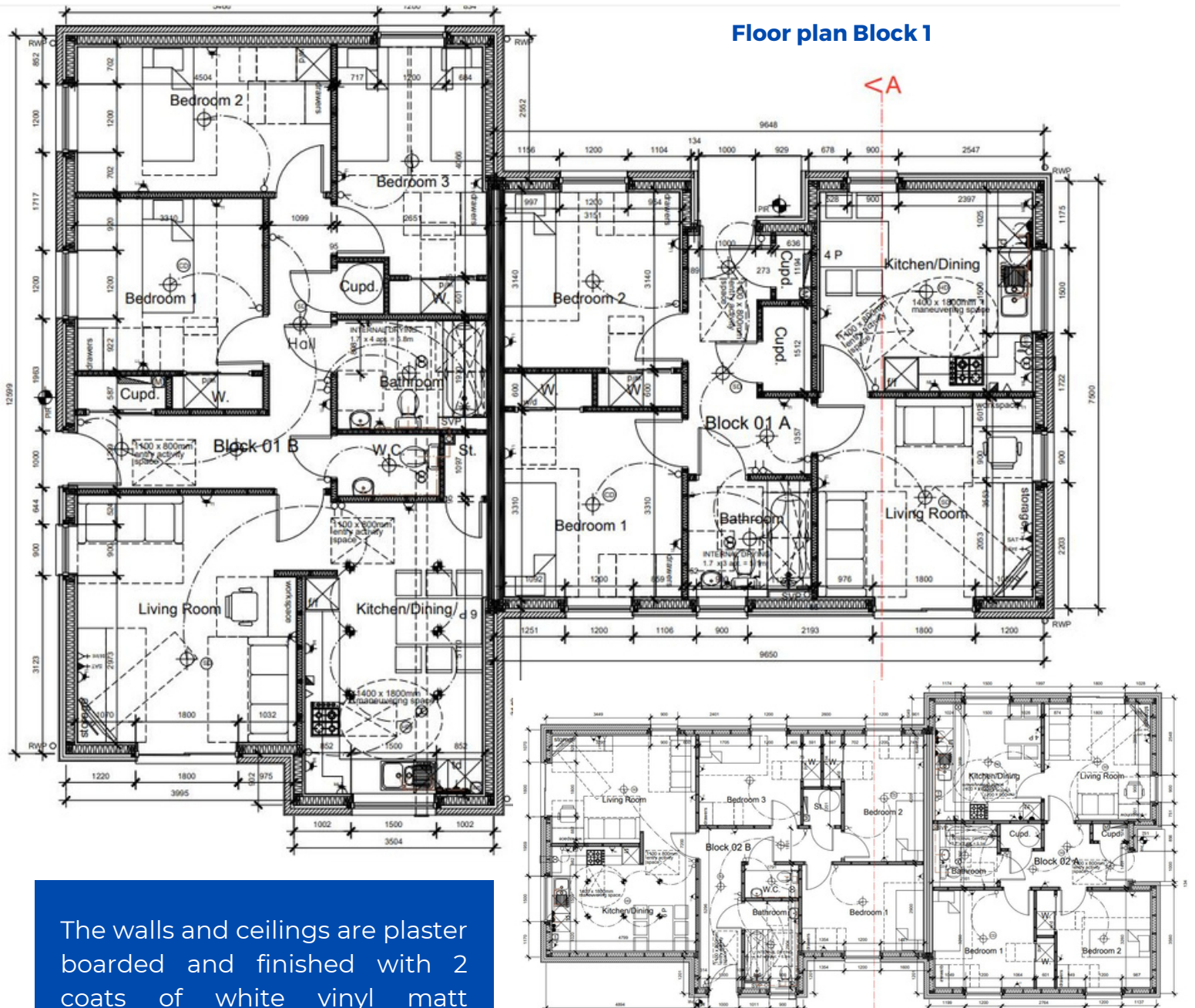
- 2 bed/4 person
- £494

Heating is provided via an Air Source Heat Pump and Air to Air heating system. Hot water is provided via unvented cylinder. The properties have been built to a high level of air tightness and mechanical extraction fans have been installed to provide the required adequate ventilation. Tenants will be provided with instructions and guidance on how to use the heating and ventilation systems.

* PLEASE NOTE plans and dimensions are for illustrative purposes only and should not be used for ordering of furniture and floor coverings

FLOOR PLANS AND LOCATION

Floor plan Block 1



The walls and ceilings are plaster boarded and finished with 2 coats of white vinyl matt emulsion, and all timber finishings will be painted.

The floors are self levelled concrete screed and no floor coverings are included.

All internal doors are hollow core ply with a paint finish. The windows and external doors are designed, constructed and installed to Section 2 of 'Secured by Design' (ACPO, 2009). All glazing to doors and side panels is laminated.

The exterior of the home is partially clad in timber, which has not to be painted and it will gradually lighten with age.

Garden areas have been completed to a specification agreed and approved by CHT.

** PLEASE NOTE plans and dimensions are for illustrative purposes only and should not be used for ordering of furniture and floor coverings*

ELIGIBILITY

Communities Housing Trust will allocate the properties based on a community led allocation policy. The main principles of the allocation policy will be based on the eligibility criteria set out below

Priority will be given to those who are either,

- (i) living in the area where the property is located,
- (ii) have immediate family there,
- (iii) work, or have an offer of employment, in the area,
- (iv) or have a need to live there.
- (v) Those currently living outwith the area who can add social and economic benefit by moving to the area.

The home must be your only and permanent residence and should be suitable for your current housing needs.

Should applications from single people be considered a priority for allocation, there may be the opportunity to allocate two bed properties to two applicants from different households, where appropriate. The allocation would be offered on a joint tenancy basis. Please let us know if you would like your application to be considered for a joint tenancy option as well as a single tenancy. If you have agreed this arrangement with another applicant, you should confirm who this would be on the application form. Please note that single applications will also be considered on their own merit.

ALLOCATION CRITERIA

Communities Housing Trust (CHT) is a registered charity and social enterprise focused on building sustainable rural communities across central and northern Scotland.

Arisaig Community Trust is a registered charity and limited company, run by dedicated volunteers, for the benefit of local residents. This project aims to provide affordable rented properties for residents whose current housing is unsuitable.

CHT will be allocating the properties at Station Road on behalf of Arisaig Community Trust and all application enquiries should be directed to CHT.

In line with Arisaig Community Trust's key aims, CHT will consider the following when assessing shortlisted applicants:

- Local people who are finding it difficult to find a home in the community in which they need to live or work
- Current accommodation - tenure/condition/insecurity of let/residents who are considered homeless using government criteria, etc
- Community connection or requirement to reside/return to live in the community
- Financial appraisal - prioritising people who cannot afford to rent or buy local housing suitable for their current needs
- Household size, ages and number of adults/children

APPLICATION AND ALLOCATION PROCESS

1. Complete CHT's application form and enclose the required supporting documentation. The application form can be downloaded from the Communities Housing Trust (CHT) website, or sent out by post. If an applicant requires assistance to complete the form, please contact CHT. The application deadline is **9 October 2023**. All applications must be **RECEIVED** by this date.
2. CHT will assess the applications and allocate the homes according to ACT/CHT's allocation policy. All applicants will receive a letter to let them know if they have been successful or not. CHT will be solely responsible for the allocation of these properties and all enquiries or communication regarding the allocations should be directed via CHT
3. Successful applicants will be sent confirmation of their offer and arrangements will be made to view the properties.
4. You will be kept up to date as to when the home will be ready for occupation and a tenancy start date will be agreed.
5. Successful applicants will be issued with a Private Residential Tenancy (PRT) Agreement as required for all tenancies by Scottish Government (Private Housing (Tenancies) (Scotland) Act December 2016). You can find further information on the PRT here: <https://www.gov.scot/policies/private-renting/private-tenancy-reform/>
6. Rent is paid one month in advance on the first day of your tenancy and on the same date each month thereafter. A deposit of 1 month's rent is also payable prior to the first day of the tenancy. ACT will lodge the deposit with a recognised Tenancy Deposit Scheme, full details will be provided at the time of let.



The details within this brochure are for information only and do not form the basis of any contract.

CHT accepts no responsibility for any errors or omissions in this brochure.

CHT offers no financial or legal advice - potential applicants should seek appropriate legal & financial advice.