

PROPERTIES TO LET

New affordable homes in Raasay

- ONE X 3 BED/6PERSON MID-TERRACE HOME, TO LET FOR £537.39* PCM •
- TWO X 2 BED/4PERSON END-TERRACE HOMES, TO LET FOR £507.90* PCM •
- PRIVATE GARDENS & SHARED PARKING •
- EPC RATING: TBC; COUNCIL TAX: TBC •
- APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED •

ADDITIONAL 2 HOMES AVAILABLE THROUGH LSHA, APPLY TO HIGHLAND HOUSING REGISTER

*A factoring charge is included in the rent
Applications must be received by CHT no later than **21 April 2024**

**APPLY
NOW!**

Due for
completion
May 2024



catoe/brown
architecture & landscape studio



Scan the QR code to download an
application form from the website
or call us to receive a copy by post



PROPERTY SPECIFICATION

The properties at Deer Park, Raasay are being built by James MacQueen Building Contractors Ltd. Funding for this project has been partly provided by The Scottish Government's Rural & Islands Housing Fund and Housing Association Grant. RDT have been supported in this project by Ecology Bank loan.

Property accommodation comprises:

Plots 1 & 3: entrance vestibule & hallway, storage cupboards, accessible shower room, 2 double bedrooms and open plan living space and kitchen/diner

Plot 2: entrance vestibule & hallway, storage cupboards, bathroom with shower over bath, 3 double bedrooms and open plan living space and kitchen/diner

Each property benefits from shared parking and private garden area with drying provision.

Properties will be available to let for:

- **£507.90 - 2 bed homes**
- **£537.39 - 3 bed home**

Rent is payable per calendar month in advance and RDT do not ask for a deposit.

A factoring charge is included the rental figure. Details of what this covers will be provided at time of offer.

The Energy Performance Certificate rating and Council Tax banding are to be confirmed.



Property specification

External Walls timber frame

External Finish dry dash painted render and Hardiplank cement board cladding.

Roof Finish sinusoidal metal with uPVC gutters & downpipes

Windows and Doors Nordan double glazed, dark grey timber

Heating/Water Air to Air via Air Source Heat Pump. Hot water via unvented cylinder

Ventilation extract fans

Waste water management shared septic tank

The design and specification of these properties is in line with Scottish Building Standards. Some of the above items are subject to change. No furnishings or white goods will be supplied. PLEASE NOTE these plans and dimensions are for illustrative purposes only and should not be used for ordering of furniture and floor coverings

FLOOR PLANS AND LOCATION

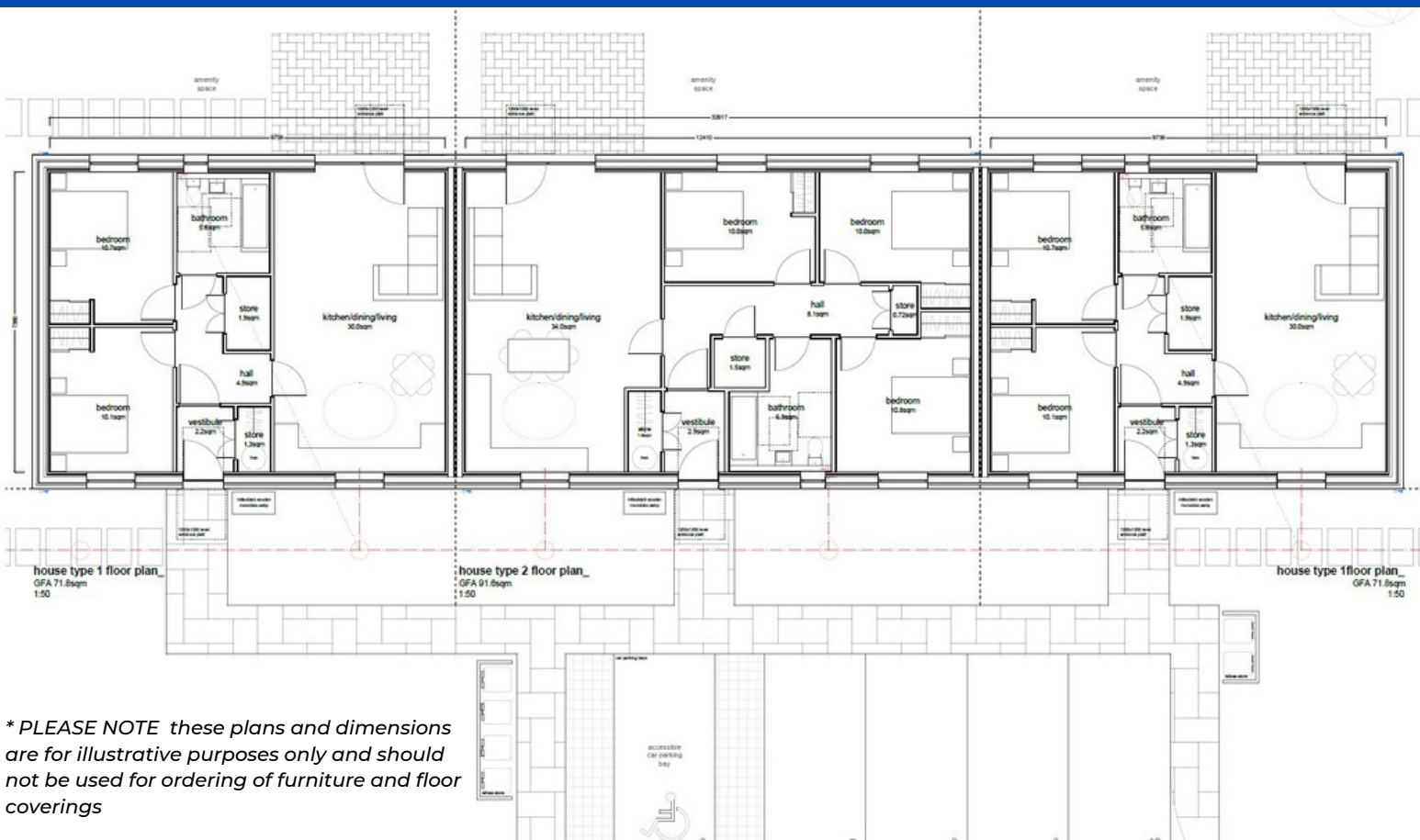


The properties have been built to a high level of airtightness and mechanical extraction fans have been installed to provide adequate ventilation. Tenants will be provided with instructions and guidance on how to use the heating and ventilation systems.

The walls and ceilings are plaster boarded and finished with neutral coloured emulsion, and all timber finishings will have a white paint finish. The floors are concrete and no floor coverings are included.

All internal doors are solid core ply with a varnished timber finish. All glazing to doors and side panels is laminated.

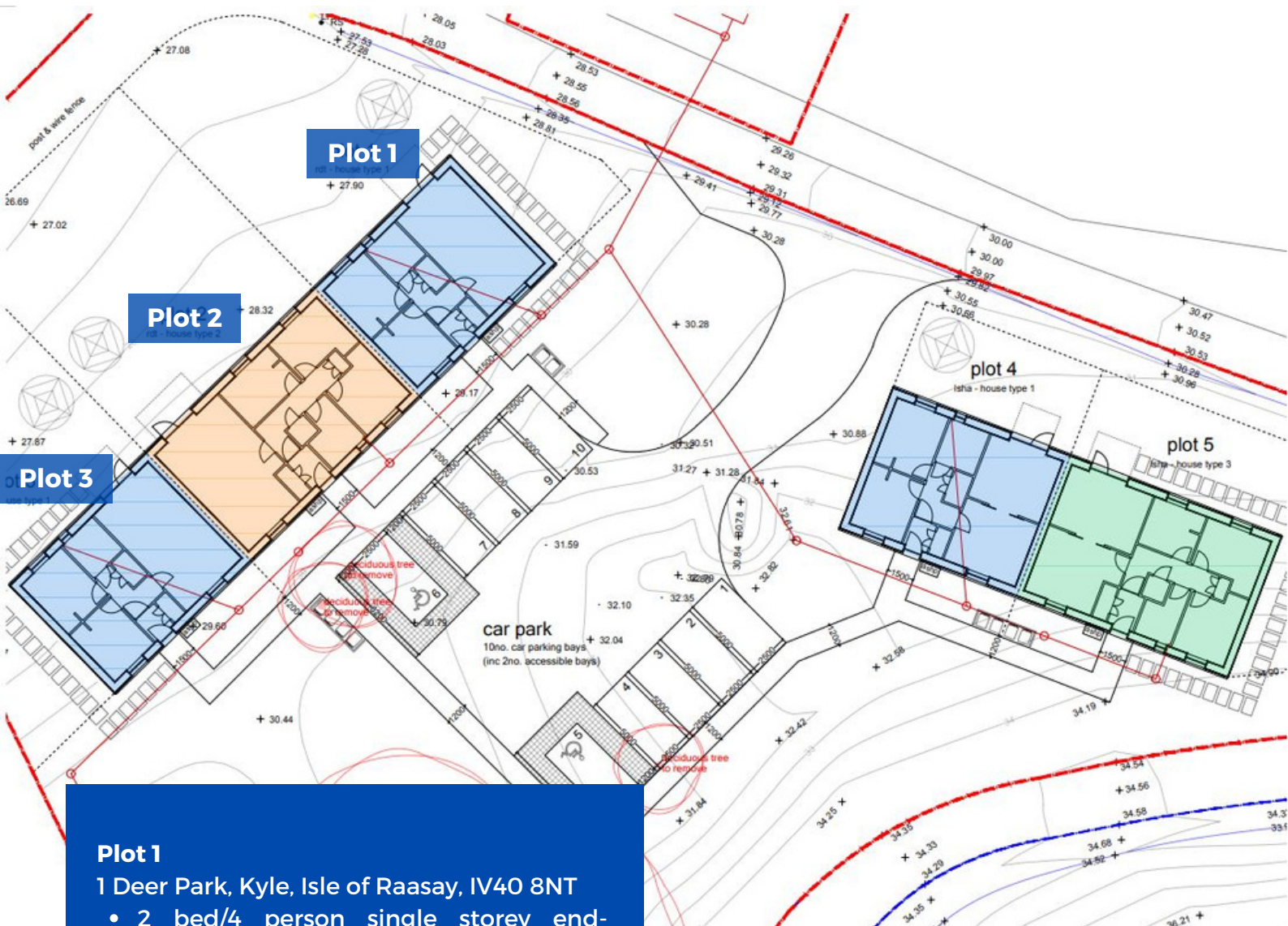
Garden areas will be completed to a specification agreed and approved by CHT and RDT.



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

FLOOR PLANS AND LOCATION

DEER PARK - Pairc Nam Fiadh



Plot 1

1 Deer Park, Kyle, Isle of Raasay, IV40 8NT

- 2 bed/4 person single storey end-terrace bungalow
- **£507.90**

Plot 2

2 Deer Park, Kyle, Isle of Raasay, IV40 8NT

- 3 bed/6 person single storey mid-terrace bungalow
- **£537.39**

Plot 3

3 Deer Park, Kyle, Isle of Raasay, IV40 8NT

- 2 bed/4 person single storey end-terrace bungalow
- **£507.90**



This is a joint development with LHASA who will let Plots 4 & 5 as Social Rent.

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ALLOCATION CRITERIA

Communities Housing Trust are a Highland based Scottish charity working with communities to create long term affordable housing solutions.

Communities Housing Trust allocate 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

We will prioritise those who

- live in the area where the property is located,
- have immediate family there,
- work, or have an offer of work, in the area,
- have a need to live there
- currently live outwith the area who can add social and economic benefit by moving/returning to the area.

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

TO APPLY FOR A LSHA HOME:

You must apply for LSHA homes through the Highland Housing Register:

https://www.highland.gov.uk/info/925/council_housing/244/apply_for_a_house

CHT will not be involved in the allocation or management of housing association properties



APPLICATION AND ALLOCATION PROCESS

1. Complete the application form and enclose the required supporting documentation. The application form can be downloaded from 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 **21 April 2024**; please note all applications must be RECEIVED by this date.

2. CHT will assess the applications and allocate the homes according to our allocations policy. All applicants will be notified to let them know if they have been successful or not. **No RDT staff or board members will be involved in this process.**

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 tenancy start date and on the same date each month thereafter.

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.