

The newsletter for the island of Shapinsay produced by the Shapinsay Development Trust.
Registered Charity No SC034818; Registered Company Number SC255127

Shapinsay Agricultural Association

Tuesday 8th August 2023



Stalls, Agricultural Stands, Beer Tent
There will be a Burger van for food through the day

Show Admission £5 Adult
Children Free

(Members wristbands available from Gemma Leslie £4)

Dance Admission £8 – doors open 8:30pm
Under 16 years free

Podiatry Services

Shapinsay Development Trust

are working with
**Gemma Reid (Qualified
Podiatrist of 17 years)** to
provide a podiatry clinic on
Shapinsay.

SDT have agreed to fund the initial
session, each session after this will
cost the individual £35 per session.
(if anyone is struggling to meet this cost, please let
Gemma or SDT know and we can look at options)

SDT will provide transport on the island to
ensure home appointments are accessible for
those unable to attend the clinic.

Clinic appointments and Home visit
appointments available. Contact
Gemma on 07739318622 or
gemma851@hotmail.com or contact
the boathouse for more information

Gemma will be over on August the 17th



RNLI Shapinsay Quoits, BBQ & Tabletop sale and Round Shapinsay Yacht Race 26th August 2023

Tabletop sale (with games and sideshows) 2-4pm

Book your table with Lisa-Marie on 711733

Quoits - 3pm

Names in to Lisa-Marie & Emma by 2.45

Live Music from 4pm

Barbecue from 4pm

Tea, Coffee, Soft drinks available

Souvenirs & Raffle

We hope to have a visit from the Lifeboat

**Follow us on Facebook RNLI -Shapinsay Fundraisers
for updates**

WALKABOUT PODIATRY SERVICE

**Gemma Reid, BSc Podiatry
Podiatrist**

HOME VISIT SERVICE

Treatment of a variety of foot problems
hpc Registered

Mobile: 0773 931 8622

Email: gemma851@hotmail.com

The Learning Link will be at the:

RNLI Table Top Sale 26th August 2-4pm

We will be available for a chat and
information about adult literacy,
numeracy and digital skills training.

We will be pleased to see you with
any queries and you could pick up a
freebie when you visit our stall!

Kirk News

Dear Friends,

The Shapinsay Church is considering becoming a Champing church! What does that mean? Champing offers folk an opportunity to escape to somewhere unique for an overnight stay and experience a church like never before. You get the whole church to yourselves – Champing™ is exclusive hire as alternative sleepover accommodation for individuals, couples, families or even small groups. It's also dog friendly – furry friends stay for free! Such stays then help support the maintenance needed to keep our historic church open for future generations.

We would be one of a very small number of worshipping communities who also do Champing. It's more common to have Champing in church buildings which are not used for worship anymore but others are able to offer champing around their normal weekly activities as we plan to do.

Are you welcoming to the concept of Champing in the Shapinsay church? We'd like to begin a community consultation – so if you have any ideas, please feel free to get in touch.

We also would like to pay someone to set up and tidy away afterwards. If you'd be interested in a zero hours contract (seeing as we don't know how much trade there's likely to be), please get in touch too.

I'm looking forward to hearing from you!

Rev Julia Meason
(JMeason@churchofscotland.org.uk,
874789/711275)

Shapinsay Development Trust are still searching for a suitable candidate for a wellbeing coordinator!

Are you driven, caring, compassionate, discreet, and good with people? Then you have the basic characteristics we are looking for!

Why not pop past the Boathouse, or give us a ring and find out more about what the role involves.

£23,899.92 pro rata

14 hours per week (flexible)

This post is initially funded till March 2024, but funding may be available to continue for longer

Your duties would include, but are not limited to:

Improving access to activities and services

Supporting service providers and to be able to delivery services for the island (i.e podiatry)

Ensuring that individuals and families are informed of services available to them.

Working with other Wellbeing coordinators to share knowledge and good practice



Closing date for applications is the 7th of August

2023 SWAPS awarded so far

F Leslie £482.79 adult training
CJ Battye £240 adult training
Chaney - £151.77 Youth - lessons
Community Association - £1500 to ensure that activities can run at the Community Centre for free
Community Association - £260 as a one off towards cleaning the playpark toilets
Mellor - £262.50 - Youth - lessons
Shapinsay Primary School - 748.36 trips, transport
E Boyd - Driving Lessons

Young People

We welcome applications from individual young people for sporting, educational / training or environmental activities development up to a maximum of 60% of any activity, to a maximum of £600 per person per financial year

Adults

We welcome applications from individual adults for sporting or environmental activities or training and development up to a maximum of 60% of any activity, to a maximum of £600 per person per financial year

Community Groups

We welcome applications from community groups for social, heritage or environmental activities, training and development or equipment.

Other activities

We welcome applications from individuals or community groups for activities other than those mentioned above. This will be discussed at a full board meeting and a decision will be made by the full board.

All SWAP applications go to the board for assessment and approval. If approved the successful applications will be informed in writing

Shapinsay Community Council

INVITE TO TENDER SHAPINSAY BIKE SHELTER

Tenders are invited for the works to erect a bike shelter at Shapinsay Pier Car Park

To receive a copy of the tender documents and a description of works, please contact the Clerk to Shapinsay Community Council on the details below

The closing date for tenders is 5pm on

28th August 2023

Janice Follwell, Clerk

Ha'Quoy

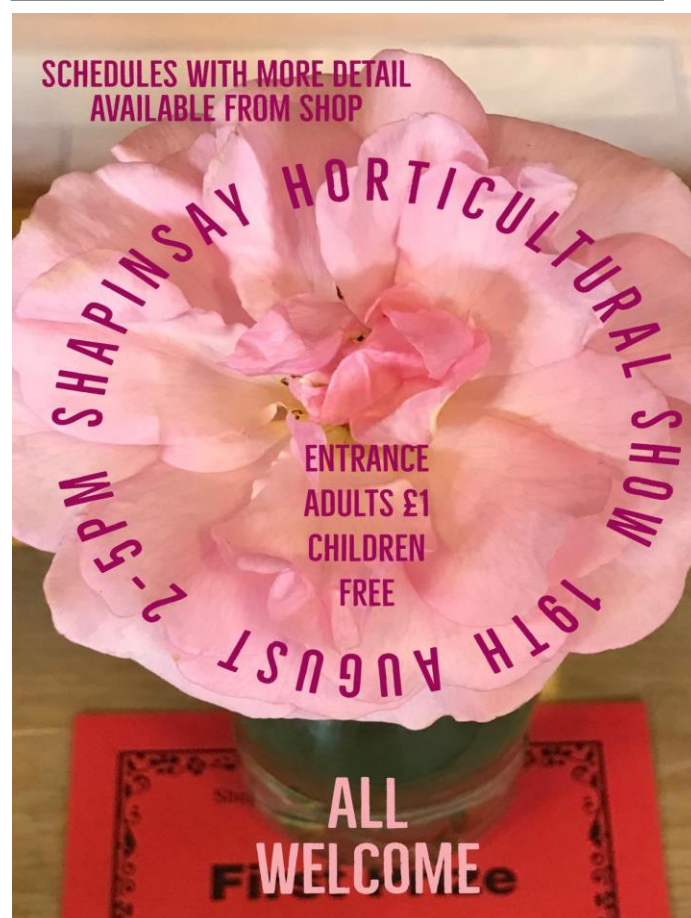
Balfour

Shapinsay

KW17 2EB

shapinsayclerk@gmail.com

(01856) 711 323





July 2023 Shapinsay Housing Projects Balfour Cottage & 2 Balfour Village (Rullinvoe)



The story so far:

The need for additional housing provision was identified in our 5year development plan in 2020 as one of our 5 main priorities set out by the community. We would like to build on the success of The School House and No9 Balfour Village. We were able to secure the short-term future of our two-teacher school by getting families for both homes as well as provide rental income for the Trust. To ensure a longer-term future for the island and the school we must keep our eyes peeled for potential opportunities as they arise.

When we cast our net wide to attract the right family for number 9, we were able to ascertain that there is a demand out there for families wishing to relocate to Shapinsay, that meet the criteria set out in our letting policy, which gives us a remit to continue.

Housing for our elderly and young folk are also a priority, with that in mind, when we were offered Balfour Cottage, it was too good an opportunity to miss. We have plans for young folk at our site on Sryan brae (above the power station).

It was agreed by the members that buying Balfour Cottage and using it to create accessible housing (with a 1 bedroom carer unit for if it becomes necessary) was an important project for the Trust. With that in mind, we applied for funding from Scottish Land Fund towards the purchase. We were successful in securing a grant in January 2023 and were able to complete the purchase around the end of February 2023.





As you can see from the photos, Balfour cottage has long, narrow corridors, thick stone walls, is damp throughout and in need of extensive renovation.

The rationale:

Why does the trust need houses? Besides having a very clear direction from the community in the Development plan that housing is necessary, another of the top 5 elements of the Development Plan is sustainability. We need to ensure the long-term sustainability of the island. This includes assisting the school to maintain numbers of pupils, helping young folk to stay, to ensure that there are working age people on the island, and ensuring that there is housing on the island that meets the needs of our older generation who live in properties that are no longer suitable for their needs. The development trust also needs to ensure long term sustainability, with a continued revenue stream to keep the trust running. Beyond the life of our wind turbine, we don't know what the future holds in terms of renewable energy, so we need to ensure that we have some income to safeguard the future of services such as the car, the out of hours ferry, the SWAP grants and so much more.

Balfour Cottage next steps:

Balfour cottage is in need of extensive renovation to bring it up to modern living standards and we are considering our options going forward. We have had an architect look it over and draw out a few options. The board have narrowed it down to get the best use of space, ensuring that the houses are fit for purpose. Looking ahead, the existing property will need the floor dug up, insulated and a new floor poured, it will need a new roof, new windows, new doors, false chimneys to create the same aesthetics, all internal walls removed, strapped, lined and insulated and extensions added to create the space required for 3 x 2-bedroom accessible housing and a 1-bedroom unit on the end.

With all that in mind, we asked the question of the council whether we could knock it down and rebuild, keeping the same look in the front but gaining much more space by knocking down thick walls and being able to insulate properly, creating a much more efficient home and also saving 20% of the whole project costs by saving on VAT as new builds do not incur VAT charges.

There are 2 options for Balfour cottage:

A) Renovate and add extensions

B) Replace existing house with similar façade

We would like to invite anyone who would like to look around Balfour Cottage and find out more to come along on to the property on Tuesday the 1st of August between 11am and 12 pm, or 2-4pm, alternatively Saturday the 5th of August 2-3 pm and have your say. If you cannot drop in during those times, but would like to take part in the discussion, please call or drop past the Boathouse any time we're open, or email boathouse@shapinsay.org.uk. Alternatively fill in the form on the back page and post it or pop it past the Boathouse or email your reply.

Number 2 Balfour Village (Rullinvoe)



We were approached by the owner of Rullinvoe and have been offered the opportunity to purchase the 3-bedroom property. Rullinvoe was smoke damaged after a fire on the second floor in 2022 and has been uninhabited since.

The second floor was renovated after the fire, so it needs very little done with it. The ground floor on the other hand, needs a lot of work.

We applied for a grant to cover the feasibility element and were awarded £5000 from the Scottish Land Fund to cover architect and QS fees as well as a business plan. As part of the phase 2 grant application towards purchase, we need to show evidence of extensive public consultation, so we are using the newsletter as part of that to ensure that every single household has the information and has the opportunity to have their say. For the trust it is an excellent opportunity as a much simpler, much faster way to get a house ready for a family as the house is already half way to being ready.

Scottish Land fund can fund up to 95% of the purchase and feasibility costs with average awards ranging from 75%- 85% dependent on various project factors.

Rural Housing Fund Rural Housing Fund will fund renovation costs aligned to Scottish Government benchmarks. We envisage Approx 75% of these costs to be covered. The remaining 25% would normally be made up of a combination of OIC housing grants, OIC housing loans and an SDT contribution. The split will vary dependent on each islands individual circumstances

Balfour Cottage won't be ready to start until next year as the funding for a project of that scale is slightly more complicated. The building work for a large project will also take longer, especially if we go for renovation option. For SDT the purchase of Rullinvoe is a great opportunity for a quick win to get another family in a house within 12 months. We anticipate that if we are approved for the grant, that we would be able to complete the sale by January 2024 and would have renovation complete within 3-6 months.

Balfour Cottage

In relation to Balfour Cottage, I'd prefer to see the existing building kept and SDT to find the funding to cover extra 20% VAT ☐

In relation to Balfour Cottage, I'd prefer SDT to try and save the 20% VAT and create more space and energy efficiency within the new homes by knocking it down and rebuilding, as long as the frontage is in keeping with the old building ☐

In relation to Balfour Cottage, I'd prefer SDT to try to save the 20% VAT and create more space and energy efficiency within the new homes by knocking down and rebuilding, I have no opinion on what the front of the house should look like ☐

In relation to Balfour Cottage, I have no strong feelings on whether it should remain or be rebuilt ☐

Comments I'd like to add:-----

Rullinvoe

In relation to Rullinvoe, I agree that the Development Trust should proceed with the purchase ☐

In relation to Rullinvoe, I disagree that the Development Trust should proceed with the purchase ☐

In relation to Rullinvoe, I do not feel I can agree or disagree with the purchase ☐

Comments I'd like to add-----

I am filling in this survey on behalf of a household ☐ an individual ☐

How many people are in your household ☐

PLEASE RETURN TO THE BOATHOUSE BY MONDAY THE 7TH AUGUST