

FETLAR DEVELOPMENT LTD

Project planning support (August 2014)



WHAT

Creating a community space and self-catering accommodation from a former convent.

HOW HIE HELPED

Project planning support: £7,500

- To commission a structural survey, valuation, options appraisal and Quantity Surveyor report.

Officer support:

- To assist with planning and feasibility work to ensure a strong application to the Scottish Land Fund.

OUTCOME

Professional advice and information to inform the business plan, and support to make their funding application.



BACKGROUND

Fetlar Developments Ltd (FDL) is the development trust for the Isle of Fetlar; the fourth largest of the Shetland Islands. It was set up in 2008 to address serious population decline and other issues affecting the island. Since formation, the population has grown from 48 to over 80.

FDL are community account managed by HIE and employ 1.25 FTE. They run the electric community minibus and have several projects in development including a renewables scheme. Tourism is a valuable sector of the local economy and FDL are keen to explore opportunities to provide much needed tourism facilities such as a greater diversity of accommodation, which will also generate income for the group and island.

PROJECT DETAILS

FDL is investigating the acquisition of the Society of Our Lady of the Isles (SOLI) convent and buildings to develop visitor self-catering accommodation and a community space for the island. To develop a robust sustainable business plan for the acquisition and development of the site, they needed to commission various professional reports to feed into the business plan which included an options appraisal, and projections for income and expenditure. FDL intends to submit an application to the Scottish Land Fund for assistance towards the building acquisition costs.

HIE'S CONTRIBUTION TO THE PROJECT

We worked with the group to identify the professional support required to develop the business case. This included a valuation of the property, a structural survey and appointment of an architect and quantity surveyor to advise on options for use and development. HIE funded the costs of this professional work which totalled £7,500. The funding recognised the additional expense of bringing consultants to the island to advise the group.

OUTCOMES

HIE support helped to:

- Increase the knowledge and skills of FDL to support the development of a strong business case for acquisition of the SOLI site.
- Develop strong applications for funding for acquisition and development.
- Broaden community consultation and engagement to enable community participation and determine support for the proposed project.

FOR FURTHER INFORMATION

Contact

E community.assets@hient.co.uk

W www.hie.co.uk

Contact

Fetlar Developments Ltd

E info@fetlar.org