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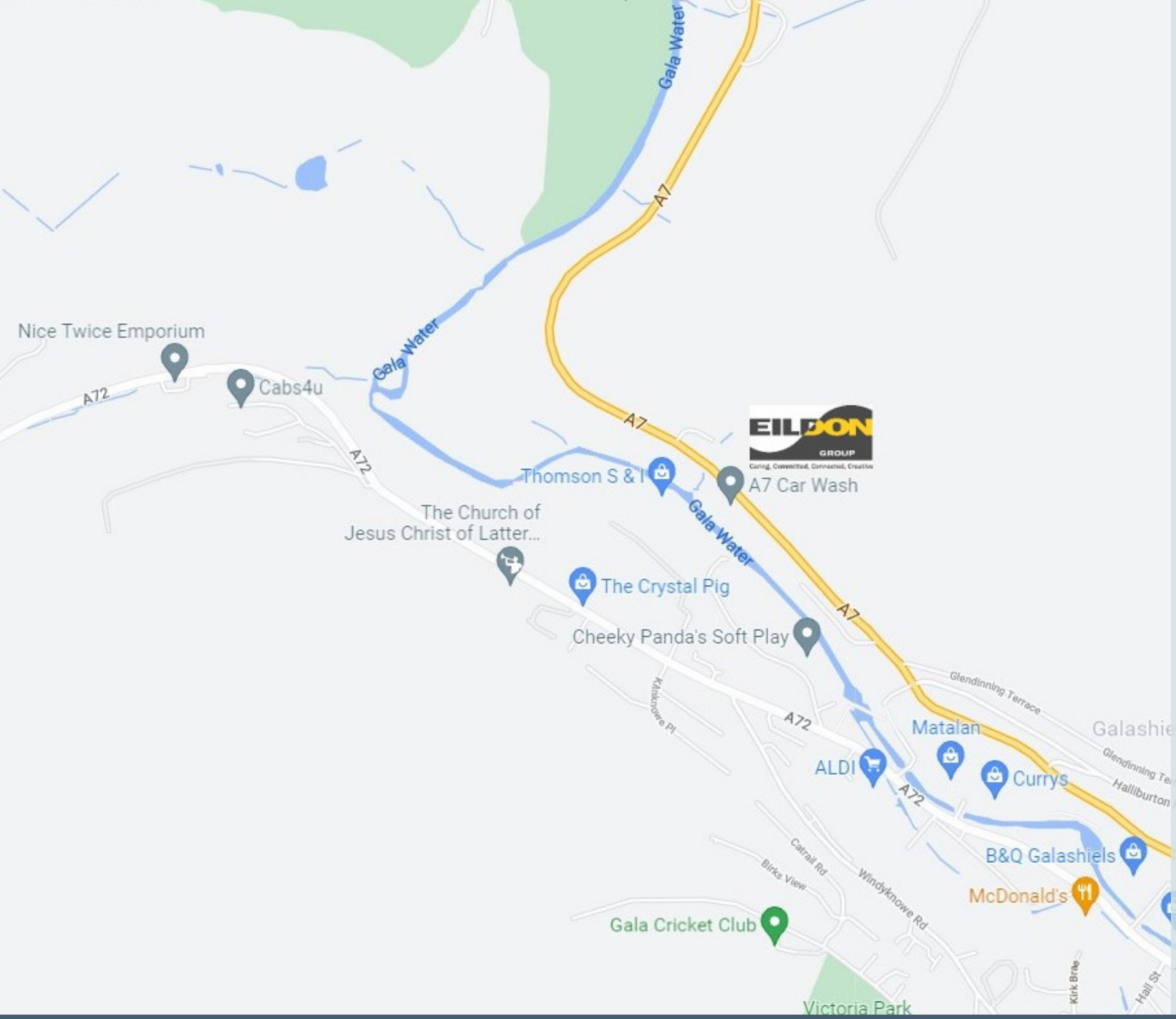
Phase 2.1a

12 New Homes

Broch View- Galashiels



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Galashiels is a town in the Scottish Borders in the historic county of Selkirkshire, on the Gala Water river. The town, with a population of around 12,600, is a major commercial center for the Borders region. The town is known for textile making, and is the location of Heriot-Watt University's School of Textiles and Design, Galashiels Academy and the main campus of Borders College at Netherdale. The town also benefits from six primary schools; Balmoral, Burgh, Glendinning, St Margaret's, St Peters and Langlee Primary School with a new community campus school being built over the next few years.

Galashiels is an active town offering an excellent variety of leisure, sporting and shopping facilities with good road links to the surrounding Border towns as well as Edinburgh, Newcastle and Carlisle which are easily accessible. Galashiels and Tweedbank train stations travel direct to Edinburgh Waverley.

Galashiels - 12 new homes

Property Information

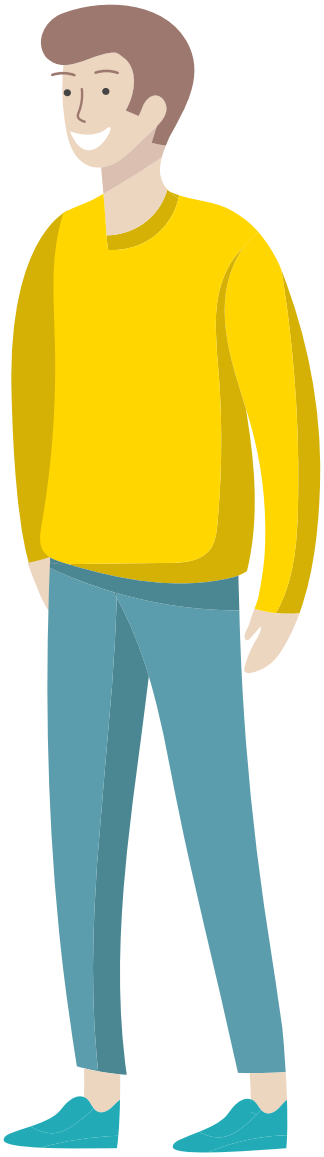
- 11 new homes are now fully occupied as part of Phase 1.
- The first part of the second phase will bring an additional 12 homes, with further homes coming in later phases.
- The heating is air source heating pumps.
- Non designated parking spaces.
- Each property has a rear private garden.
- The Energy Performance Certificate rating is band B.

Typical kitchen within the properties

Property Addresses

1 Broch View TD1 2FJ
2 Broch View TD1 2FJ
3 Broch View TD1 2FJ
4 Broch View TD1 2FJ
5 Broch View TD1 2FJ
6 Broch View TD1 2FJ
7 Broch View TD1 2FJ
8 Broch View TD1 2FJ
10 Broch View TD1 2FJ
12 Broch View TD1 2FJ
14 Broch View TD1 2FJ
16 Broch View TD1 2FJ

All above properties -
Council Tax Band D



Heating

1. Why is Gas Central heating not an option?

Using gas as a fuel source is not future-proof with the Scottish Government aiming to be emission net zero by 2045. Individual gas boilers are shown to significantly increase the energy demand of a home and produce large quantities of greenhouse gas emissions. We foresee the need to move away from gas fired heating systems which could require another retrofit in the near future if gas boilers were installed.

2. What is an Air Source Heat Pump?

Air-source is a renewable, carbon net-zero heating solution that has been in use in the UK for over two decades. With improvements in technology, air-source is a very efficient electric heating system and much more efficient and environmentally friendly than oil and gas. Air-source heating is now widely adopted in UK homes and larger commercial buildings including schools and hospitals.

3. How does it work?

An air-source heat pump can be thought of as a refrigerator working in reverse using the same technology. These pumps take heat out of the outside air and turn it into heat inside of the pump to create temperatures of up to 60 degrees Celsius which can then be circulated around the heating system.

The air-source heat pump can still work efficiently at temperatures as low as -21 degrees Celsius as even below freezing there is still energy in the air that can be used to generate heat.

4. How is my heating controlled with an air-source heat pump?

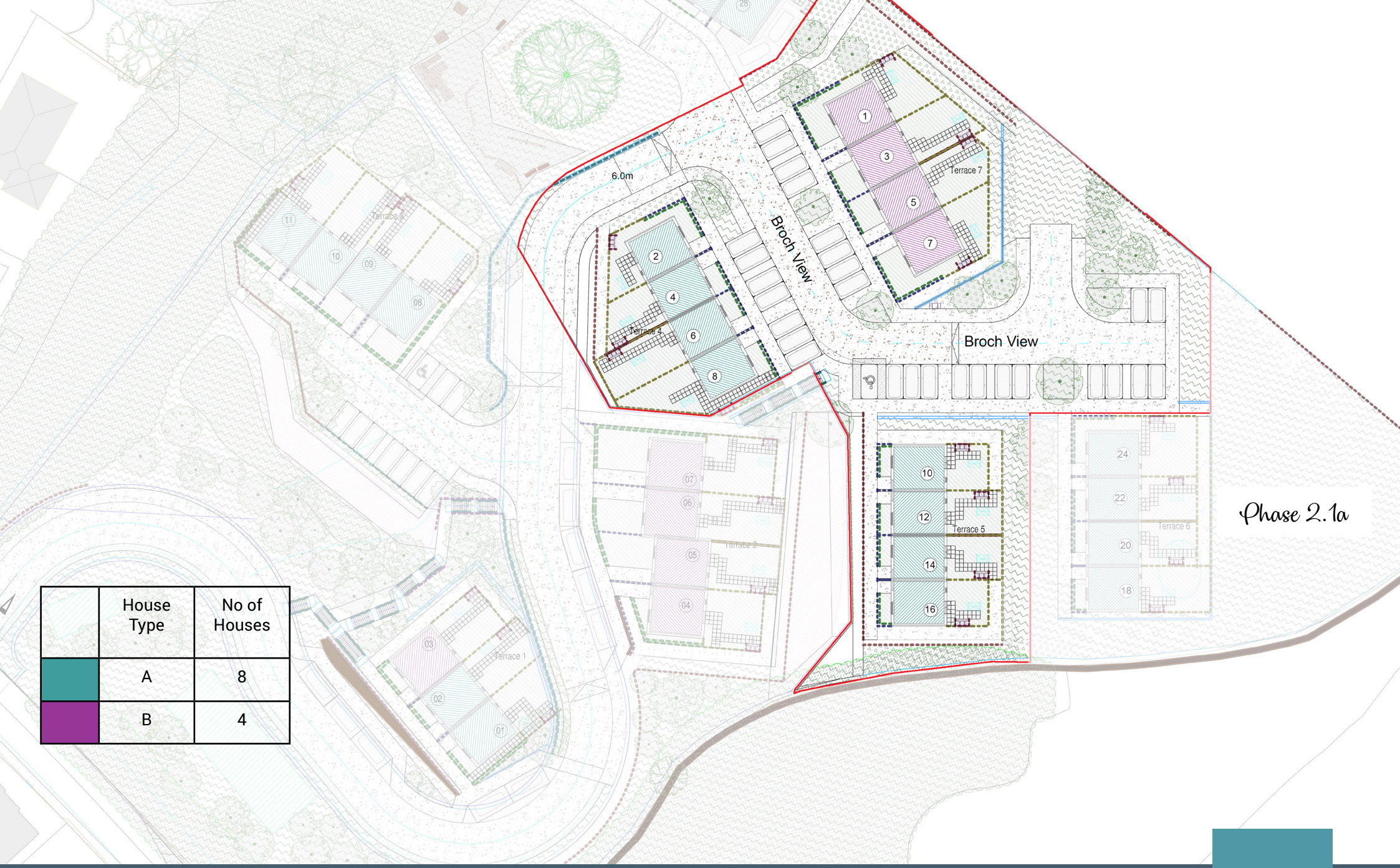
A wall mounted thermostatic controller is used to set the internal air temperature and to set the thermostat to a comfortable temperature. The air-source heat pump will maintain that temperature. Timers will be installed for controlling hot water and heating on a schedule.

5. Are the external pumps loud?

Modern quality heat pumps are typically Quiet Mark accredited which means they run mostly silent. Under heavy load, a slight hum can be heard but you shouldn't really hear it unless you were directly next to the heat pump.

6. Will my energy bills increase?

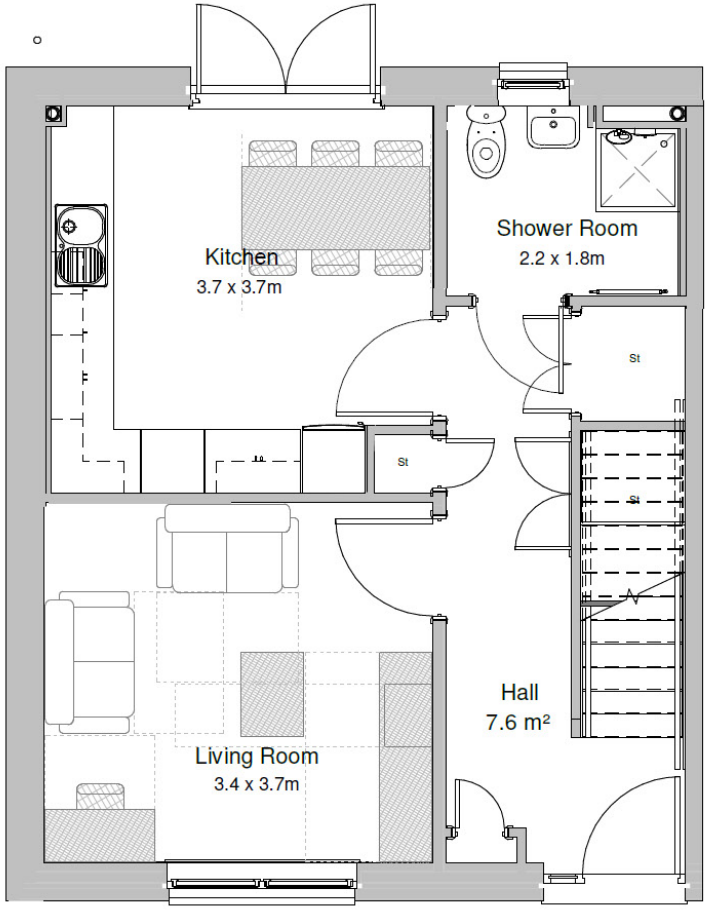
Energy bills are generally lower when compared to standard electric storage heaters. Savings will depend on the amount of use and how high the temperature is set at the thermostat. We expect a drop in energy bill costs generally when transitioning to an air-source heat pump from another electricity powered heating system.



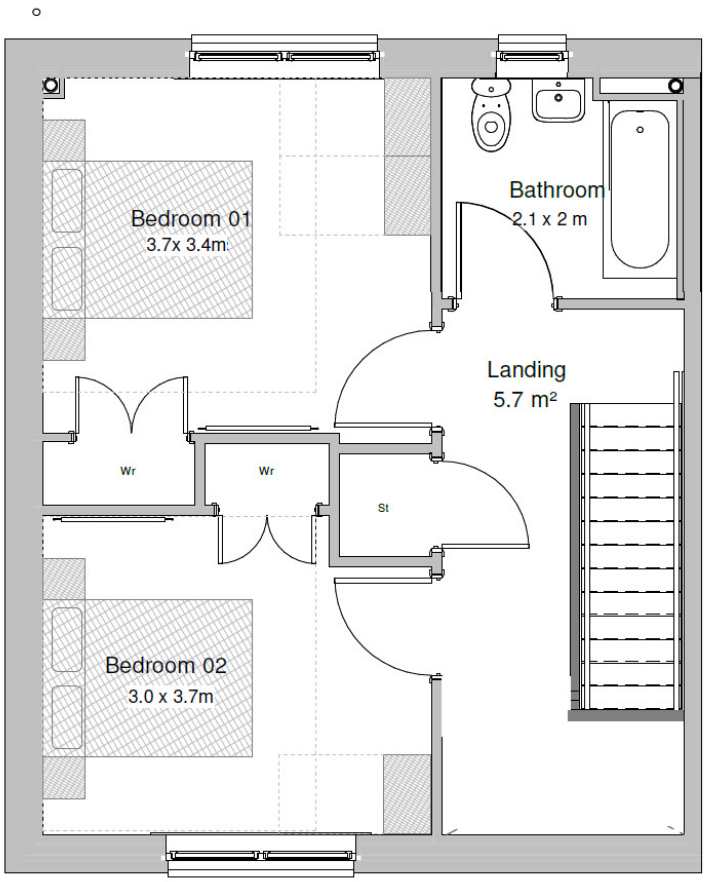
	House Type	No of Houses
	A	8
	B	4

Phase 2.1a

Site Layout



Ground Floor



First Floor

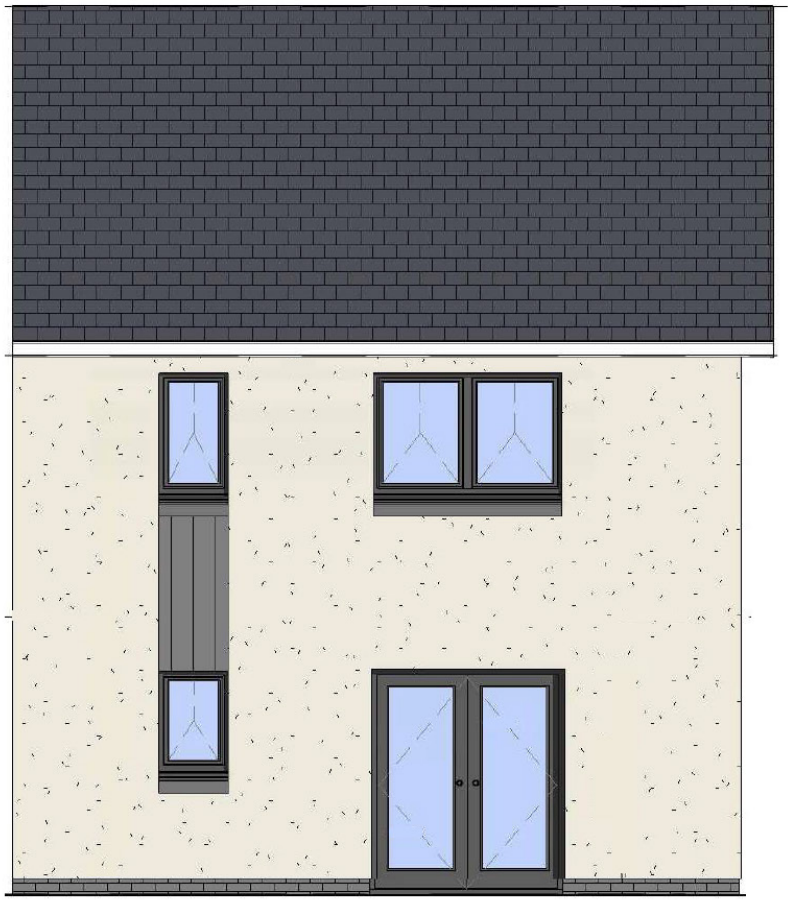
First Floor	
Room	Dimensions
Bathroom	2.1m x 2m
Bedroom 1	3.7m x 3.4m
Bedroom 2	3.0m x 3.7m

Ground Floor	
Room	Dimensions
Living Room	3.4m x 3.7m
Kitchen	3.7m x 3.7m
Shower Room	2.2m x 1.8m

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)

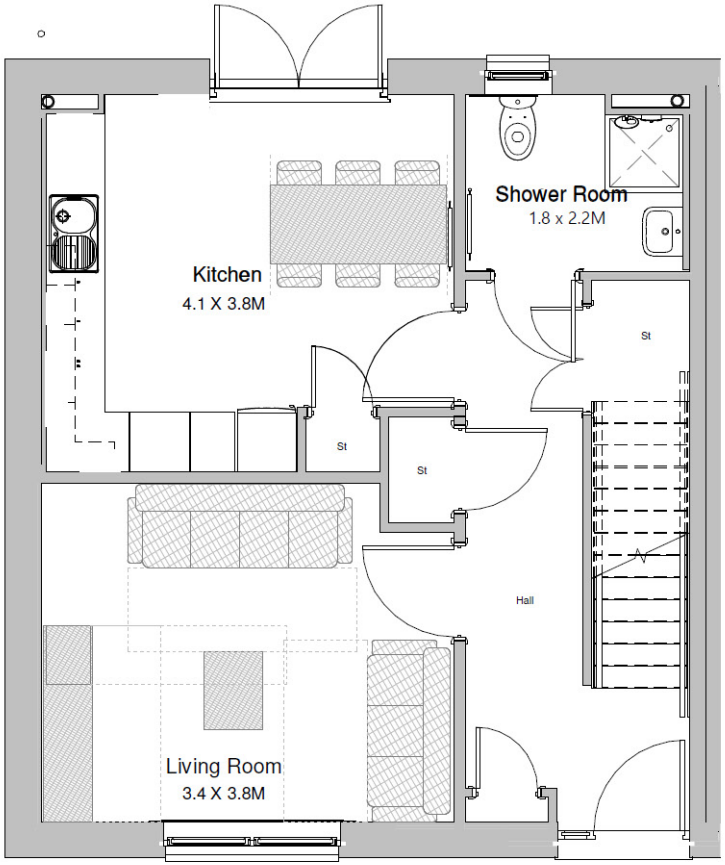
House Type A - 2 Bedroom 4 person House

FRONT DOOR

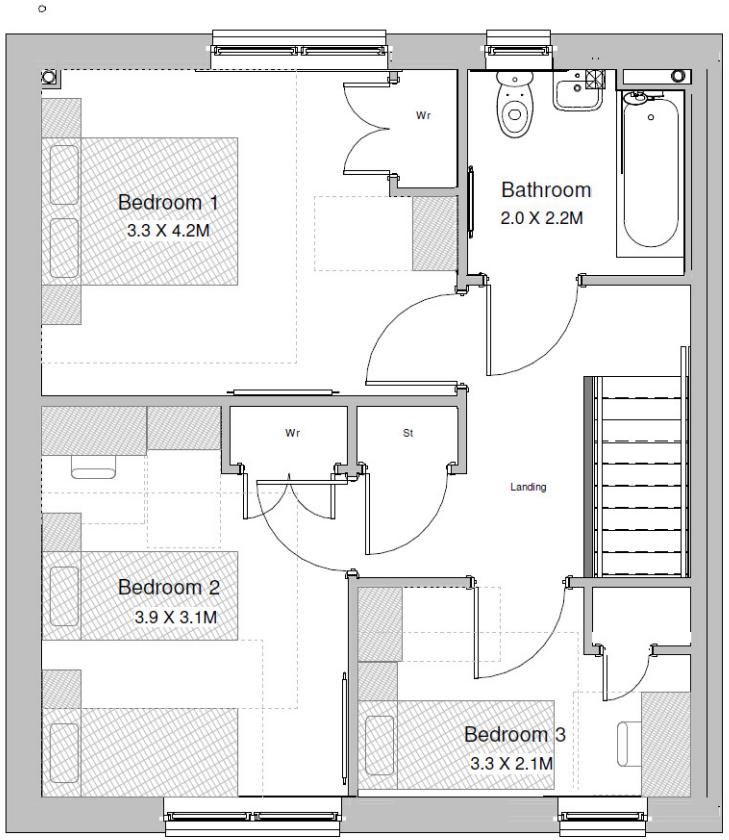


BACK DOOR

House Type A - 2 Bedroom 4 person House



Ground Floor



First Floor

First Floor	
Room	Dimensions
Bathroom	2.0m x 2.2m
Bedroom 1	3.3m x 4.2m
Bedroom 2	3.9m x 3.1m
Bedroom 3	3.3m x 2.1m

Ground Floor	
Room	Dimensions
Living Room	3.4m x 3.8m
Kitchen	4.1m x 3.8m
Shower Room	1.8m x 2.2m

(Dimensions are approximate and should not be relied upon for ordering carpets or furniture)

House Type B - 3 bedroom 5 person House

FRONT DOOR

BACK DOOR

House Type B - 3 bedroom 5 person House

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EILDON HOUSING ASSOCIATION – HOW TO CONTACT US

We welcome your feedback – there are many ways to let us know what you think.

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