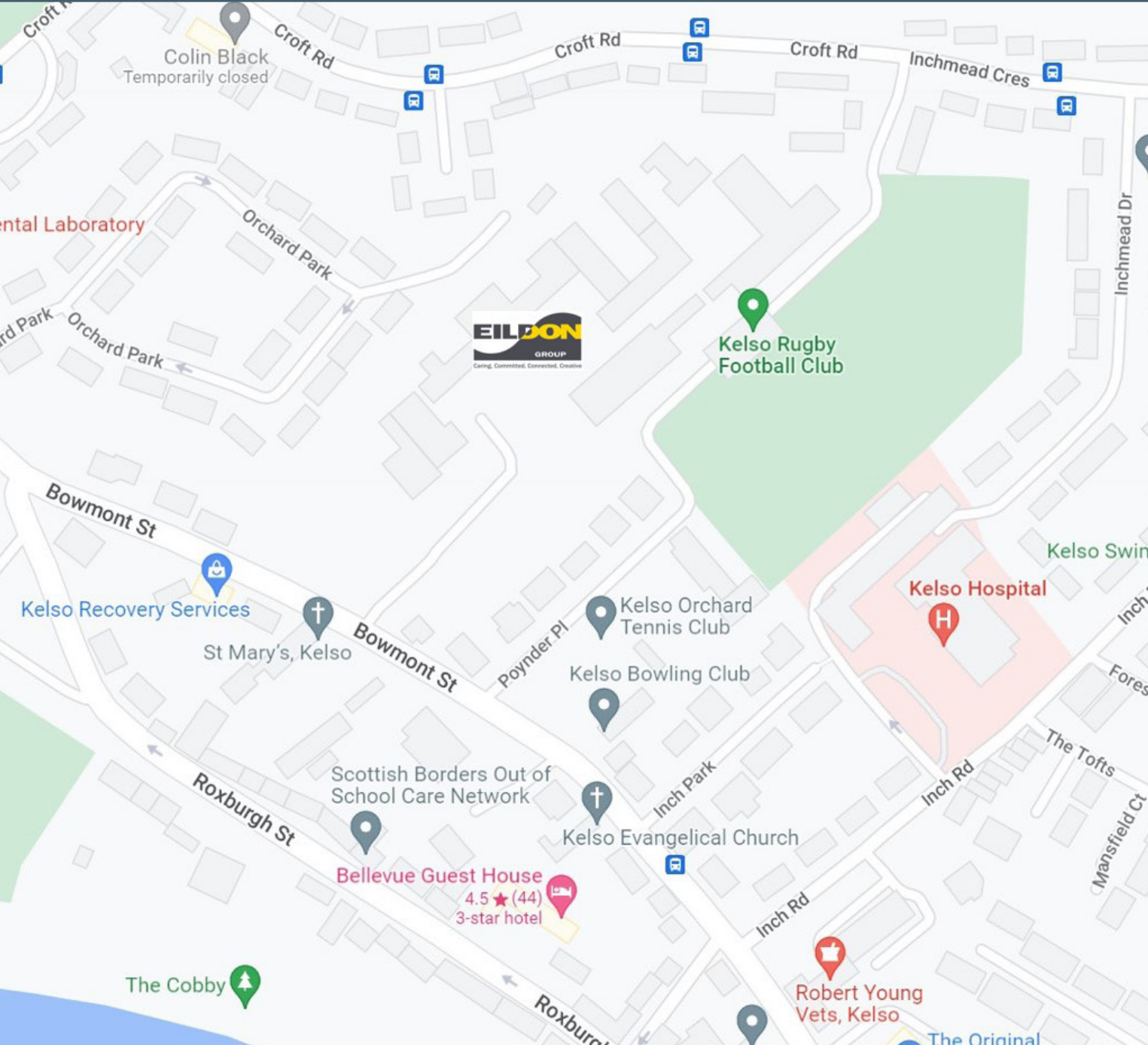




16 New Homes
Poynder Gardens - Kelso



Kelso is a market town in the Scottish Borders with a population of around 5,600. It is situated at the confluence of the River Tweed and River Teviot. The town is famous for its attractive town square, the largest in Scotland. It is served by good bus and road links to the surrounding Border towns, as well as onward to Edinburgh, Newcastle and Carlisle.

The town square is less than 10 minutes' walk from Poynder Gardens and offers a range of amenities including restaurants, hotels, pubs and a range of shops. There are two supermarkets on the outskirts of the town. There is a health centre nearby and Borders General Hospital is less than 15 miles away. Kelso is the gateway to the Cheviot Hills, surrounded by rolling countryside, ideal for walking, cycling and other activities, including a swimming pool, ice rink, rugby, tennis, football and bowling clubs.

Overall it offers a fabulous range of amenities to tenants living at Poynder Gardens.

Property Information

We have 16 two and three bedroom homes in the grounds of our new Extra Care development Poynder Apartments and have been built sympathetically in the same art deco style.

A local lettings plan is in place for these homes, which sets out our approach to meeting specific local needs and to achieving a balanced mix of tenants.

- 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 and bathroom within the properties

Property Addresses

- 1 Poynder Gardens TD5 7AB
- 2 Poynder Gardens TD5 7AB
- 3 Poynder Gardens TD5 7AB
- 4 Poynder Gardens TD5 7AB
- 5 Poynder Gardens TD5 7AB
- 6 Poynder Gardens TD5 7AB
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- 12 Poynder Gardens TD5 7AB
- 13 Poynder Gardens TD5 7AB
- 14 Poynder Gardens TD5 7AB
- 16 Poynder Gardens TD5 7AB
- 18 Poynder Gardens TD5 7AB

All of the above properties are 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?

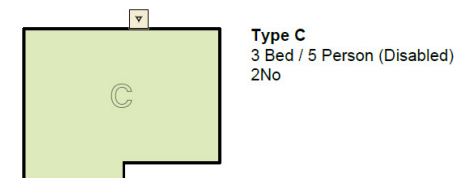
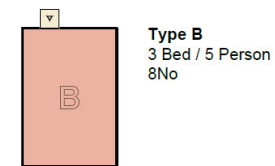
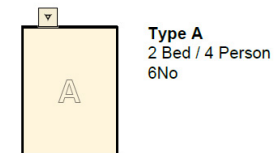
A wall mounted thermostatic controller is used to set the internal air temperature and to set the thermostat to a comfortable temperature. The air-source heat pump will maintain that temperature. Timers will be installed for controlling hot water and heating on a schedule.

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.

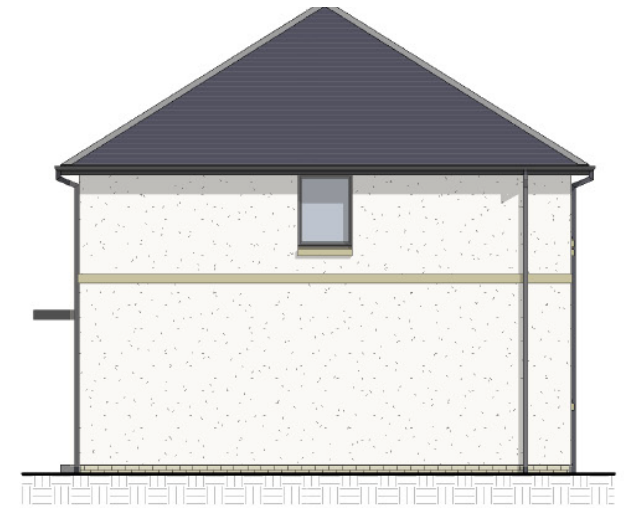
6. Will my energy bills increase?

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.





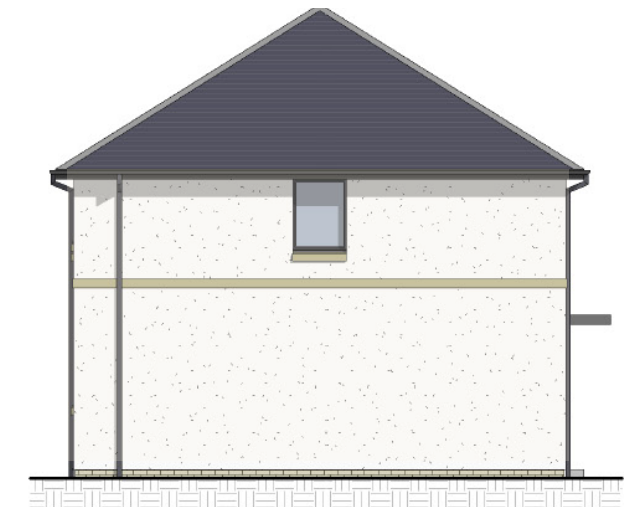
Rear Elevation



Side Elevation

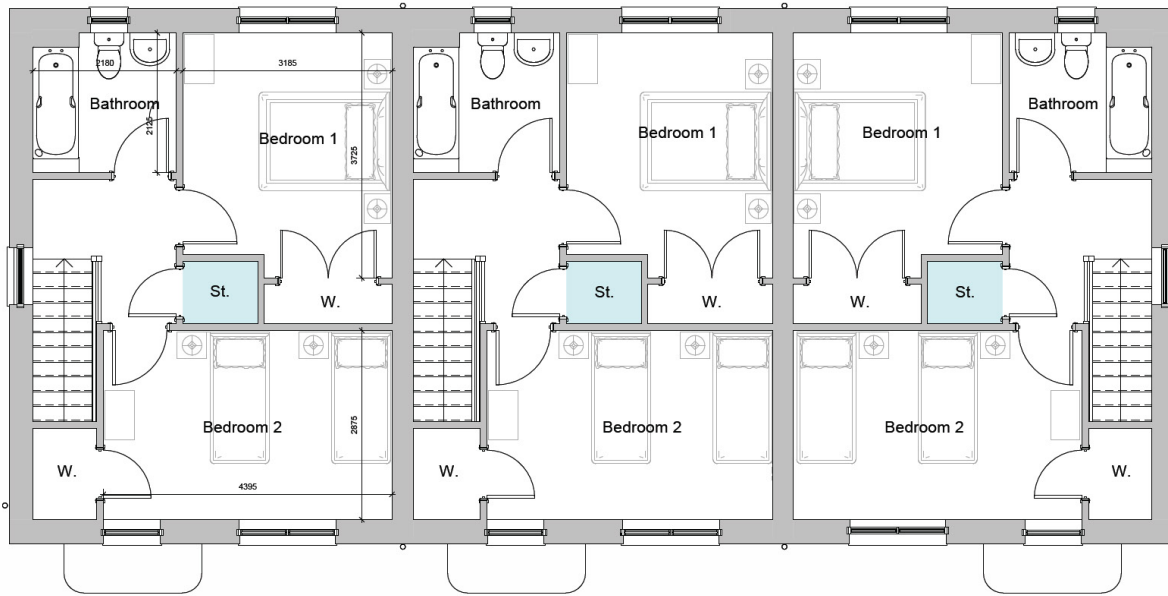


Front Elevation



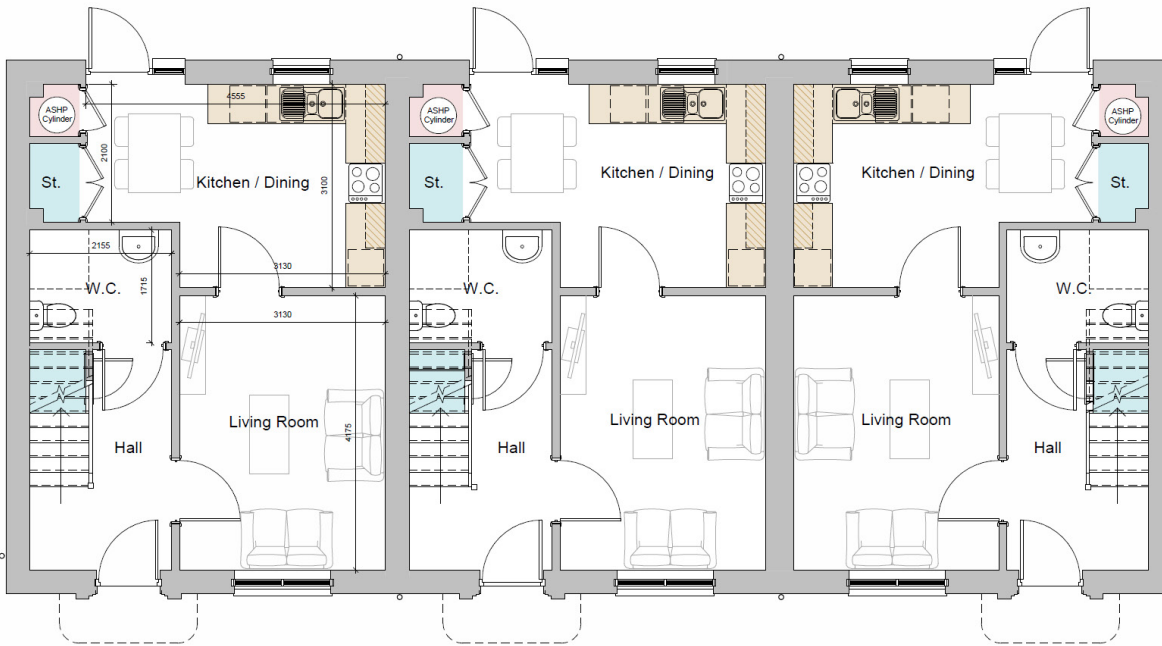
Side Elevation

House Type A - 2 Bedroom 4 person House



First Floor

First Floor	
Room	Dimensions
Bathroom	2.18m x 2.125m
Bedroom 1	3.185m x 3.725m
Bedroom 2	4.395m x 2.875m



Ground Floor

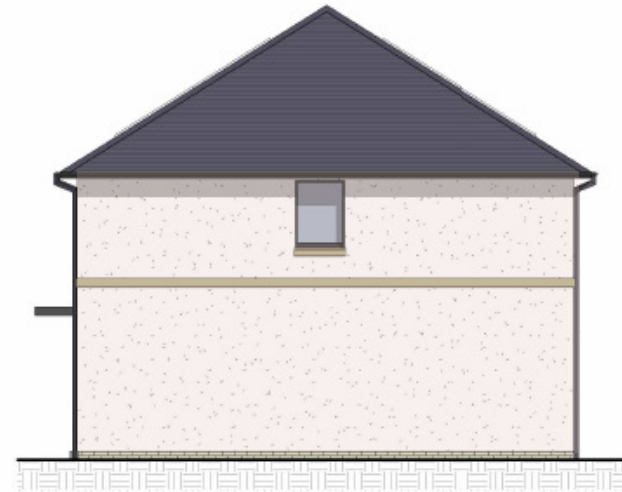
Ground Floor	
Room	Dimensions
Living Room	3.13m x 4.175m
Kitchen / Dining	4.555m x 3.1m
W.C.	2.155m x 1.715m

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



Rear Elevation

Scale: 1 : 100



Side Elevation (Hip End)

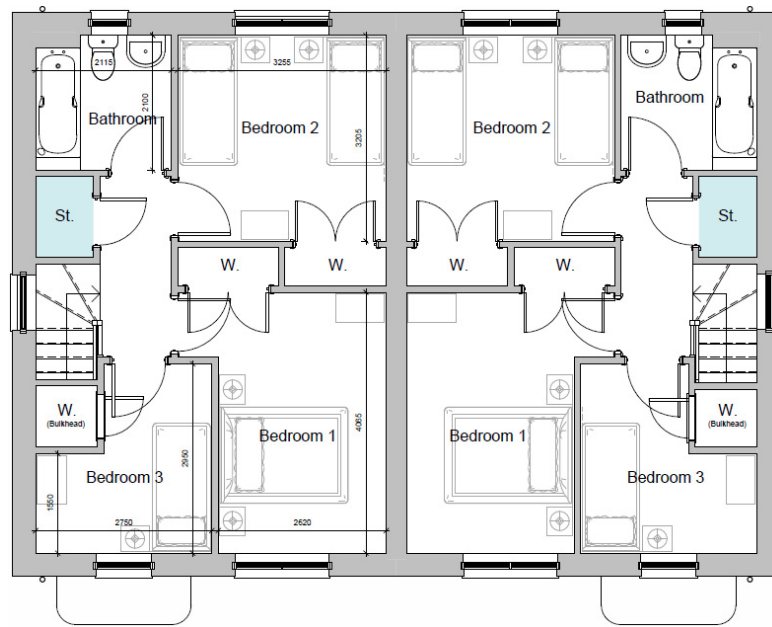
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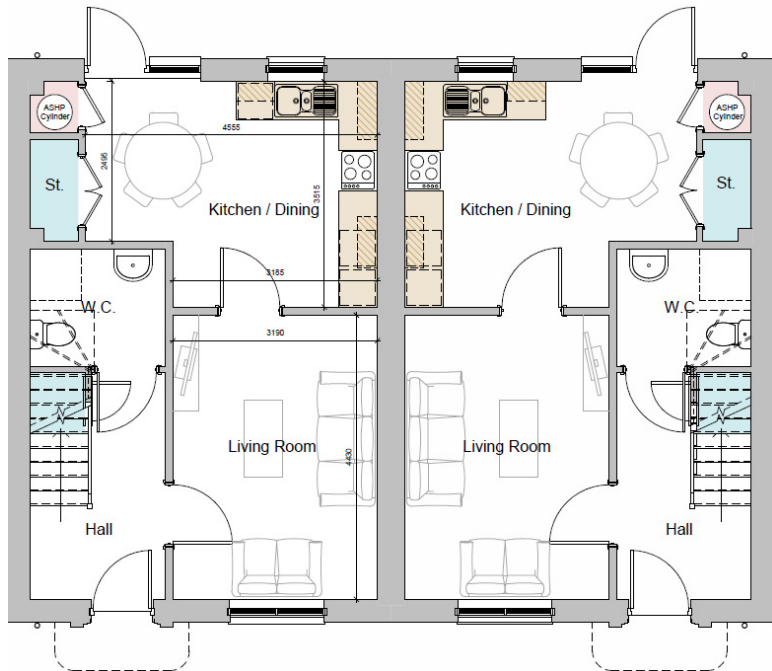
Front Elevation

Scale: 1 : 100

House Type B - 3 bedroom 5 person House



First Floor



Ground Floor

First Floor	
Room	Dimensions
Bathroom	2.115m x 2.1m
Bedroom 1	2.62m x 4.065m
Bedroom 2	3.255m x 3.205m
Bedroom 3	2.75m x 2.95m

Ground Floor	
Room	Dimensions
Living Room	3.19m x 4.43m
Kitchen / Dining	4.555m x 3.515m

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



Rear Elevation



Side Elevation

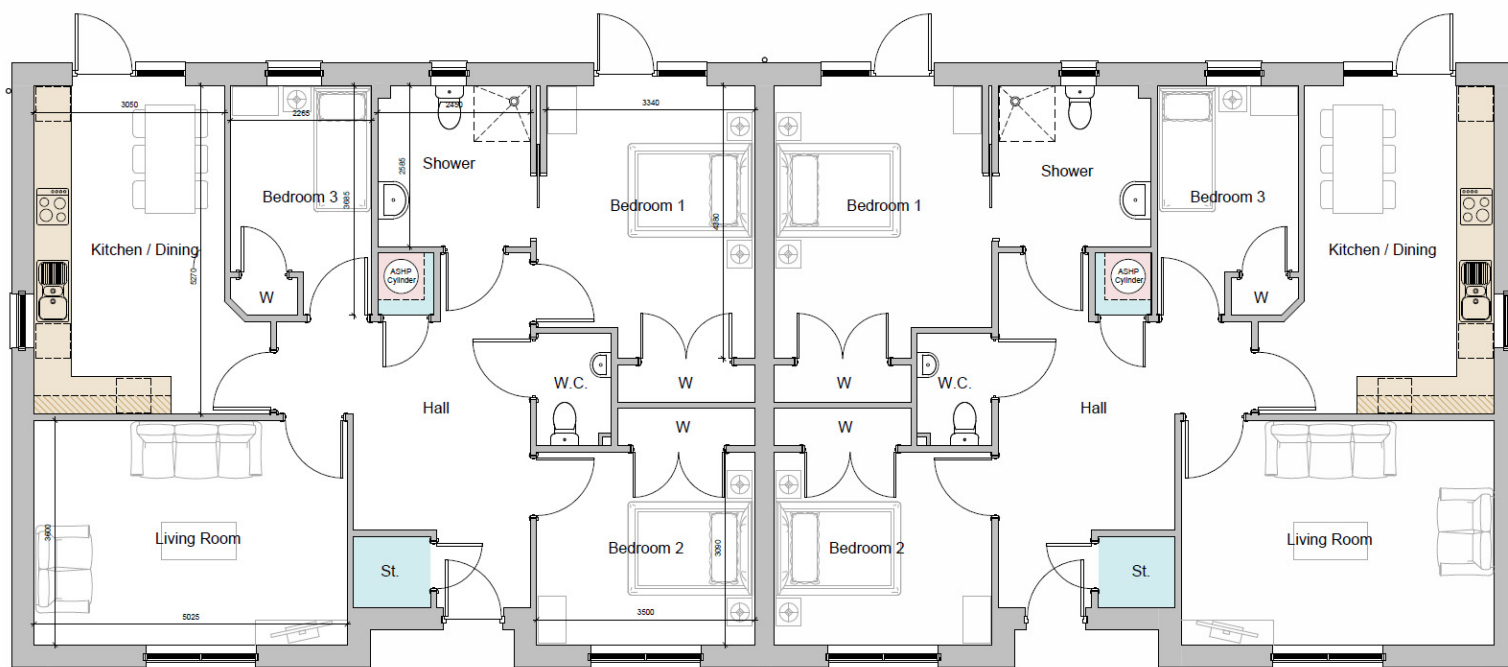


Front Elevation



Side Elevation

House Type C - 3 bedroom 5 person bungalow



Ground Floor

Ground Floor	
Room	Dimensions
Kitchen / Dining	3.05m x 5.27m
Living Room	5.025m x 3.6m
Shower Room	2.45m x 2.585m
Bedroom 1	3.34m x 4.38m
Bedroom 2	3.5m x 3.090m
Bedroom 3	2.265m x 3.685m

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



Caring, Committed, Connected, Creative

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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