



SEAVIEW HOUSE, LYBSTER

COMMUNITY BUSINESS AND ENERGY RESOURCE CENTRE

LLCCDC are in the process of setting up a social enterprise to carry on the work of South East Caithness Development Group/LLCCDC in the Latheron Lybster and Clyth Community Council area following the ending of the "Initiative at the Edge" programme.

Seaview House is located on harbour road, approximately 70yds from the Main Street and on the right hand side of the road. It is owned by Highland Council and was previously a Children's Home before being converted into flats for social housing providing tenants with short-term interim accommodation, and had three, one bedroom flats and one two bedroom flat all in need of major renovation. Most of the building lay empty for over 4 years, and the last tenant moved out over 2 years ago. A 25 year lease has been agreed with Highland Council.

Plans have been drawn up for a proposed renovation to provide a range of working spaces including offices and a large meeting/training room, sufficient to accommodate the

range of activities already identified, and with sufficient flexibility and space to incorporate new activities. An exhibition area is to be developed to promote CO2 reduction for our area.

Some renovation work has started and some of the garden areas around the building has been cleared of weeds. Decoration in one area of the building has commenced. Low energy lighting and a new front door is scheduled to be fitted by the end of February. Other renovation work will be developed once funding has been secured.

Seaview House will offer a potential resource for new businesses/enterprises that emerge on the site.

An Allotments Association has been established. Several open meetings took place over the past few months and several people have registered an interest in obtaining a plot. It is intended that work will start in February to develop the site. It is also intended that



we run gardening classes for the people who have never grown anything before. There will be 4 small training plots available to beginners for 1 year where they can then use the skills they have learned on their own gardens at home.

We are investigating the use of solar panels and a log boiler to provide domestic hot water and heating for the building.

Eric Larnach is the Resource Centre Manager and Anne Sutherland is the Community Powerdown Officer.

For further information please contact us by telephone on:
01593 721 283

or by email:

ericlarnach@btconnect.com

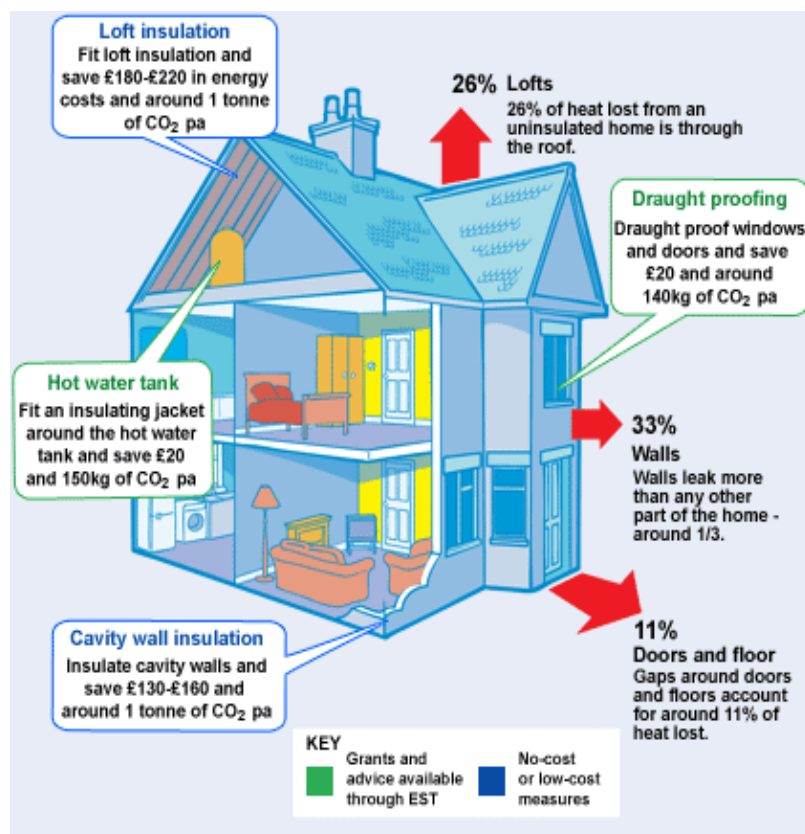
anne.sutherland17@yahoo.co.uk

COMMUNITY POWERDOWN



An Open day on Energy Awareness and Renewable Energy was held in Lybster Outdoor Bowling Hall, Energy Awareness was promoted at Latheron Agricultural Show, visits have taken place to both Lybster and Dunbeath Day Care Centres promoting the message of CO₂ reduction and Energy Saving. Community Powerdown & Highland Council Waste Management Team attended the Clyth Christmas Fayre providing information with emphasis on reducing waste and encouraging reduce, reuse, re-cycle. Regular articles have appeared in the local monthly village newsletter ("The Blether") promoting Powerdown and the importance of saving energy.

Electricity Monitors are currently on loan (at no cost to the householder) in several homes, for a 2-3 week period. This enables a household to monitor the amount of electricity they are using within the home as a cost per hour as well as showing the amount of greenhouse gas emissions produced by the utility supplier as a result.



In consultation with Energy Saving Trust (EST) a Home Energy campaign was organised for the village of Lybster. A mail-shot to 240 homes was organised and resulted in a 36% return of HEC forms (86 forms). Word of mouth resulted in a further 13 HEC forms being completed and returned to EST. The follow up resulted in 11 cavity wall insulations and 34 loft insulations. The overall carbon savings of this campaign was 1,510.58 tonnes. Various publicity materials on energy awareness and the promotion of Powerdown were included in the mailshot. We are intending to run a further campaign during 2010.

A meeting of the Fabric Committee for both Dunbeath and Lybster Churches was organised with Colin Risbridger, EST and Jon Priddy, Community Energy Scotland (CES) to discuss various issues relating to the heating of the buildings.

LLCCDC/Community Powerdown has been instrumental in the setting up of Lybster Allotment Association and we are currently awaiting the outcome of a funding application to Climate Challenge Fund (CCF) to develop allotments and Polytunnels in Lybster.

Funding has been secured for installation of low energy lighting and loft insulation at Seaview House through the CARES programme and funding for a new PVCu front door has also been secured.

An application has been submitted to CCF to create a designated area within Seaview House as a Resource Centre for Energy Awareness and Renewable Energy, although the whole building will be an example of good practice in the reduction of CO₂. An application is being developed for installation of Solar Panels for domestic hot water and a log boiler to provide heating for the building through Community Energy Scotland (CARES) programme, some match funding will be required. An application has also been submitted to CCF to develop a Healthy Eating Project in conjunction with the harvesting of the proposed allotments and Polytunnels. The courses will concentrate of the use of local produce and food waste management. Partnership working with the local Health Visitor NHS, Surestart Caithness, Highland Council and Course Tutor has taken place on the development of the Healthy Eating Projects.

The Powerdown Officer will support the Eco Schools Projects for the local primary schools Lybster and Dunbeath.

Recycling points have been set up:

Mobile Phone to the local post office and at Seaview House.

Old Christmas Cards to Seaview House - the cards will used to produce new cards for next year, gift tags, gift boxes etc.

Unwanted Wood to Seaview House - the best pieces will be used for raised beds within the allotments and Polytunnels, creation of garden tubs/window boxes etc. Waste pieces will be used in the wood burner to provide heat for the building.

Plastic tubs/trays to Seaview House - to be used for sowing of seeds and potting up of seedlings within the allotments and polytunnels.