



southern uplands partnership  
*living land, living community*

## ECO OFFICE & WORKSPACE

### What next?

If you are excited by this idea and would like to explore becoming an Eco Office project partner, we would be very pleased to hear from you.

### Please contact:

#### Pip Tabor

Southern Uplands Partnership,  
Studio 2,  
Lindean Mill,  
Galashiels, TD1 3PE.  
Tel: 01750 725 154  
Email: [piptabor@sup.org.uk](mailto:piptabor@sup.org.uk)

or

#### Flora McDowall

Southern Uplands Partnership,  
190 King Street,  
Castle Douglas,  
DG7 1DB  
Tel: 01556 506 888  
Email: [floramcdowall@sup.org.uk](mailto:floramcdowall@sup.org.uk)



southern uplands partnership  
*living land, living community*

### The Aim

The Southern Uplands Partnership aims to build the first state of the art office building with a low-zero carbon footprint in the south of Scotland. This building will provide an anchor tenant, rural development enterprises and small business start-ups with flexible, high quality, affordable workspace. The 'Eco Office' will also be an educational demonstration site showing how construction choices can reduce CO<sub>2</sub> emissions at all stages of a buildings lifespan.

This ground breaking building will cost in the region of £1.2m to complete over two years and partners are currently being sought to play a leading role in its delivery. Contact is sought with landowners who could provide a site, renewable contractors/suppliers who would like to become involved with the construction and potential anchor tenants requiring 20 or more desk spaces.

### Why is the building special?

- Zero carbon building with low environmental costs
- Innovative workplace community and regeneration hub
- Supports new/small businesses
- Attracts new business into the region
- Pilots construction technology
- Brings training and education opportunities
- Economic, social and environmental benefits to the local community
- Contributes to the policies of regional and national development agencies
- Supports the continued project work of the Southern Uplands Partnership

## About the Southern Uplands Partnership

### 'Keeping people living and working in the Southern Uplands'

The Southern Uplands Partnership (SUP) is a registered charity and company limited by guarantee, formed in 1999. SUP has an open membership of over 150 groups across Dumfries & Galloway, South Lanarkshire and the Scottish

## Eco Office Progress

With support from Communities Scotland, The Lottery and Dumfries & Galloway Council, SUP has already undertaken feasibility work and a design feasibility study. We now have

Borders. We encourage sustainable rural development through partnership working and have a portfolio of projects and a history of successful fund raising going back over eight years.

a prospectus available which details the context of the project, its aims and objectives and the business case for the building, as well as the capital and revenue costs.

## The prospectus also explains the buildings environmental credentials

- Use of local contractors and construction materials
- Ability to install small scale renewable energy equipment
- Potential to collect and utilise grey water and treat effluent
- Maximise solar-access and wind energy

## Could you be a project partner?

We are now looking for a community or estate **project partner** prepared to make a significant contribution to the delivery of the Eco Office.

The majority of grants are made on the condition that 'match funding' is in place - i.e. grants will only be made if there are

equal, existing funds (or resources with a financial value in terms of land or services) committed to the project. To this end we are looking for a partner willing to provide a site - or possibly an existing building suitable for redevelopment - on a long term, peppercorn lease or as a gift to the charity.

## We would hope that our project partner would benefit from their involvement with us through

- A more sustainable local estate/community
- Use of the facility, possibly as an anchor tenant
- Showing care for the environment and that they take climate change seriously
- Linking to a cutting edge development and any business opportunities that it might generate
- Being part of a new approach to sustainable rural development in the Southern Uplands

## Site Profile

Our intention is to provide up to 40 work spaces, this would require a site area of around 600m<sup>2</sup>. Ideally site characteristics would include proximity to sewers and public utilities, good access site lines, car and bike parking space and a good likelihood of planning permission being granted.

High occupancy levels are vital, so the

location would be attractive to the private, public and voluntary sectors as well as community organisations within the drive to work area. SUP would arrange surveys to establish that there is the necessary demand for office space and local community support for the project. A model for this process, undertaken with a community partner, has already been developed and tested.

