

St. Ronan's Wells, Innerleithen



Calculation of the offer price for the Asset Transfer request.

	£	£
Independent Valuation		210,000
Estimated building costs:		
Re-roofing and structural roof repairs	50,000	
Replace all cast iron gutters and rainwater goods	15,000	
Re-point chimneys	3,000	
Access scaffolding	15,000	
Repair/Renew rotting windows, doors and joinery	30,000	
Re-decorate joinery and walls externally	10,000	
Remove defective wiring and re-wire residential parts	15,000	
Install modern central heating in residential parts	20,000	
Replace defective ceiling lining in main hall	5,000	
Renew dilapidated kitchen and bathroom in residential	25,000	
Redecorate throughout residential and old bath area	30,000	
Community income generated from accommodation over 5 years £100 per night for 180 nights per year (See * below)	90,000	
Value of managing gardens for past 20 years at £100 per week for 25 weeks per year.	50,000	
Total	358,000	
Deficit		-148,000
Proposed offer to purchase		£50,000

Overview:

- A one-night stay in the Scottish Borders offers significant local community value, contributing to a regional visitor economy that generates roughly £96 million annually. It supports local jobs, sustains small businesses, and helps maintain services such as cafes, restaurants, and shops. Key community benefits include:
- **Economic Impact:** With average overnight visitor spend per trip in Scotland ranging over £300, a single night's stay contributes significantly to accommodation providers and local hospitality. We have used a conservative value of £100 per night per rental since it is self-catering accommodation and people may well bring their own food.
- **Support for Local Services:** Visitors often visit local attractions, enhancing the viability of tourism-related businesses.
- **Heritage Preservation:** Tourism revenue helps preserve and maintain the rich culture, historic abbeys, and towns within the Scottish Borders.
- **Community Vitality:** Tourism provides opportunities for local businesses to connect and collaborate, fostering a vibrant local economy.
- According to data, short-term lets and similar accommodation options often support local households, though they also bring challenges related to demand on infrastructure.

The offer of £50,000 recognises the renovation work on the hall and the maintenance of the property by SBC in the past 25 years.

Two examples: Bellhaven Community Gardens, NHS Lothian: Market value £625,000, paid £45,000. Percentage reduction 93%; Tourist Information Office in Kirkcudbright sold for £1.