

ISLAND LIFE

WELCOME

Welcome to issue two of Island Life. As we embark on a New Year residents on Kelham Island will notice some additions to the development. The Chimney House has been sold and will house a PR and creative agency as well as a cool new meeting venue. We are also in talks with several other commercial businesses and hope to be able to announce new arrivals soon. Phase 2 of the development, across the goit, is also underway and we'll keep you posted of all progress.

As always we'd like to hear what you think about life on Kelham Island, any suggestions or comments you have. Just contact me in the sales office where I'm always happy to help.

Julie Hawley
Kelham Riverside Sales ■



YOUR IDEAL NEW HOME

The start of a new year is a time when many of us make that important decision to move home, or take that leap onto the property ladder. It's a great way to kick off the year and really exciting too. Here at Kelham Riverside we are committed to doing all we can to assist every individual purchaser to buy their own home – no matter what their circumstances. We've been listening to our customers and in response to their needs we've introduced a shared equity scheme, giving everyone the opportunity to own the home they thought was out of reach.

The scheme is simple and works like this; choose the apartment you want to buy in the stunning Kelham Riverside development, get a mortgage for 75% of the value of the purchase price, but have ownership of the entire property! Sounds too good to be true? Well, it's not. Upon securing your mortgage, for as little as 5% deposit, you then take the further 25% as a loan, interest free for 5 years. Pay back the loan if you wish within those five years, or should it take you a little longer then you'll only pay the Bank of


England base rate plus 2% for up to 10 years after purchase. The beauty of this great scheme is, you will own 100% of your property from the moment you exchange and then have plenty of breathing space in which to pay back the final 25%. Terms and conditions apply.

Marie Wareing, 21, is one Kelham Riverside resident who has used the shared equity scheme to her full advantage. As a first time buyer, Marie didn't have the deposit most other developments required. After looking at several apartments in the city she settled on a home at Kelham Riverside and opted for the shared equity scheme which solved all her problems. She said:



I found this scheme very helpful. It meant I didn't need anywhere near as much deposit as I would have normally needed, and not having to borrow the full amount for the apartment helped me to get a mortgage offer. It is a really great scheme to get young people on the property ladder. I had to find out the legal ins and outs of the scheme and at first I thought it sounded complicated, but once I found out more, I knew the scheme was right for me and ideal considering the current financial climate. I looked at other apartments in Sheffield and found that the Kelham Island apartments were a lot more modern and done to a much higher spec inside and out than others I'd seen. Also, the apartments had a little more space for the price I was paying, so going for the shared equity deal was an easy decision to make... ▶



...I recognised Kelham Island as an up and coming youthful area and it is exciting to be part of this. The scheme was so quick and easy to set up too. I decided to purchase the apartment approximately around the end of October and we had exchanged contracts with the developer by December. I would definitely recommend this shared equity scheme to other first time buyers, if they are finding it hard to get on the property ladder, this scheme is there to help. 

So, as you can see, whilst Kelham Riverside cements its reputation as the hippest place to live in Sheffield, with the tranquillity of the riverside as well as the buzz of the city close by, the shared equity scheme is easy, hassle free and a fantastic and affordable solution for first time buyers. The scheme is excellent for making that first step onto the property ladder just that little bit easier for those that need it. To find out more about the scheme call Julie on 0114 2756830. ■



CHIMNEY HOUSE GETS NEW LEASE OF LIFE



**THE CHIMNEY HOUSE,
WAS ONCE THE HOME
TO A 'WORKING'
ELEPHANT USED AS
A FORK-LIFT TRUCK
IN THE MILLS**

We are delighted to welcome Sally Clark and Tim Hubbard to Kelham Riverside. The couple have purchased one of the island's most unique and iconic buildings, The Chimney House. Located just next to Kelham Island Industrial Museum, this fantastic building has been lovingly restored using skilled Sheffield artisans to create a fantastic event and meeting space for up to 70 people.

The ground floor will house Sally's PR agency and the upper floor is home to a multimedia design agency and a new innovative meeting place – The Meeting Room. The Meeting Room has been created to offer a creative space for people who are accustomed to, or want to meet in, a stimulating and cosmopolitan environment. Parts of the 93ft chimney, which runs through The Meeting Room, have been illustrated by Dazed and

Confused magazine and Sheffield-born artist Tom Newell giving it a distinctive look all of its own. For those that don't know the history of The Chimney House, it has an important heritage and was once the home to a 'working' elephant used as a fork-lift truck in the mills at Thomas Ward & Sons. As part of the restoration, and in recognition of the heritage, the building and the area, as much material as possible has been recycled, hand-crafted, polished and sustainably sourced.

The Chimney House is already working with some of the best and unique brands of Sheffield from food, drink, art/sculpture to accommodation. The aim is to show visitors at The Meeting Room a stimulating city offering, designed to inspire future visits to Sheffield. It's a fantastic idea and one that nobody else in the city is doing. We wish them every success! ■



KELHAM INDUSTRIAL MUSEUM

Sheffield's Kelham Island Museum had record attendance figures to its renowned Victorian Christmas Market, which attracted over 12,000 visitors during the two day event.

"We are really keen to hear any comments about the Victorian Market and any ideas or suggestions for the types of events you would like to see held here at the Museum, as the opinions of our neighbours are really important to us." said Nikki Connolly, Events and Marketing Officer.

New for 2010, and adding to the exciting attractions at the Museum, will be a permanent display opening in mid-March – the new Hawley Gallery. The Gallery will include exciting displays exhibiting the tool collection of the Ken Hawley Collection Trust. The Hawley Collection is an internationally important collection of edge-tools, cutlery and measuring tools, mainly from Sheffield, but with complementary material from Britain and the rest of the world.

To find out more information about our opening programme of talks and activities, visit www.simt.co.uk. Museum Admission: Adult: £4, Concessions: £3, Accompanied Children: FREE.

And a final note ... the Café at Kelham Island is currently closed, but it hopes to reopen with a new tenant shortly – so watch this space! ■



DRINKING AND DINING

There's plenty to enjoy at the award-winning bars and pubs on the Island. The Milestone, which won 'Restaurant of the Year' and 'Best Bar Dining Operation' in the Eat Sheffield Awards 2009 has a monthly calendar of food events, which are always fully booked. The restaurant has also recently launched The Milestone Gift Vouchers. These vouchers can be used towards Cooking and Cocktail Making Classes, or for a fabulous meal in the gastro pub or restaurant, courtesy of a loved one. Events coming up soon include pig week from 22nd February and Forgotten Cuts week from 5th April.

Throughout March, the Fat Cat will be hosting a Spring Beer Festival featuring 80 seasonal real ales, cider and perry all

virtually new to the pub! There'll also be live music and hot & cold food. To find out more follow the pub on at www.twitter.com/sheffield3 or visit www.kelhambrewery.co.uk

The pub also has some great local products on sale including cheese, and locally produced pork pies, all made with Kelham Island beer. And don't forget Monday night is Quiz and Curry Night for only £2.95!

Congratulations to Kelham Island Tavern, which has been named best pub in the UK by Camra for the second year running. The real ale pub was described by judges as a "small gem" and was praised for its quality of beer and attention to detail. ■



WHAT THE RESIDENTS SAY!

Cousins Nick and Joel Gray, both took advantage of Kelham Riverside's 'Try before you Buy' rental deal to secure their new homes on the Island. Both thought the deal was the best way for the to get a step closer to buying their own properties. Now after renting for a year they have opted to sign up to the shared equity scheme, giving them a leg up onto the property ladder a lot sooner than they had thought possible.

Speaking about why they chose Kelham Riverside as their new home Joel said: "The 'Try before you Buy' scheme was perfect for my needs as it allowed me to make sure that living here was the right choice – which it definitely is. The whole process was smooth and well managed and Julie has

been fantastic, she's so helpful and knows a lot about the local area.

Nick added: "When I looked around Kelham Riverside for the first time I fell in love with it immediately. It's really exciting to be part of the formation of a new community. The best thing about it is that it's so close to the city centre but yet it's not noisy or polluted and living next to the river is so peaceful. By using the fantastic 'Try before you Buy' and shared equity schemes on offer living here has been made much more affordable. If you're a first time buyer or a single person looking to buy a top quality property then Kelham Riverside is the best option on the market! ■

THE CREATION OF A COMMUNITY

The community at Kelham Riverside is really starting to come together and it's lovely to see residents becoming good friends, arranging social activities and forming a pleasant atmosphere and welcoming neighbourhood feel. If you are new to the development and want to find out about activities, get together's or social events – or you want to arrange something for residents to be part of – then why not become a member of the Kelham Riverside Community Alliance (KICA). It is a local group set up to foster community spirit and cohesion in the Kelham Island area. To find out more contact KICA secretary Tony Richardson at tr43@blueyonder.co.uk ■



USEFUL NUMBERS

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