



Project Information

KINGDOM
Group

CGI



Victoria Road, Kirkcaldy

BACKGROUND

This project is an off the shelf acquisition being developed by James Property Ltd.

The site occupies a former garage and will form a strong urban street frontage to Victoria Road with a more relaxed suburban feel.

The completed development will provide 39 Houses and Cottage Flats for Social Rent, including amenity and wheelchair friendly properties and 24 Apartments for Mid Market Rent. The Social Rent properties will be let by Kingdom Housing Association from the Fife Housing Register and the Mid Market Rent properties will be let through Kingdom Initiatives which is a wholly owned subsidiary of Kingdom Housing Association.

The Mid Market Rent apartments will be available from November 2017 (est.) and the Social Rent properties will be available in several phases from February 2018 (est.) to late 2018 / early 2019.

**63
Units**

Social Rent 39

Mid Market Rent 24

Total Bedspaces 212

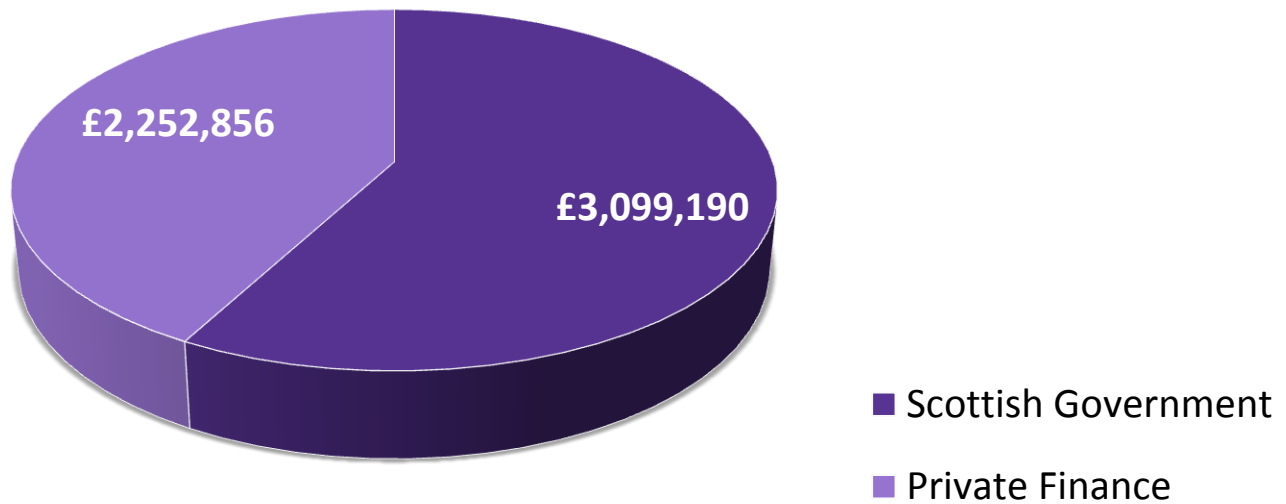
1 Bed, 2 Person Cottage Flat (Amenity)	2
2 Bed, 4 Person Cottage Flat (Amenity)	4
2 Bed, 4 Person Cottage Flat (Wheelchair)	2
2 Bed, 4 Person Cottage Flat (General)	18
3 Bed, 5 Person House (General)	8
2 Bed, 4 Person House (General)	3
4 Bed, 6 Person House (General)	2
2 Bed, 4 Person Apartment (General)	24

CGI

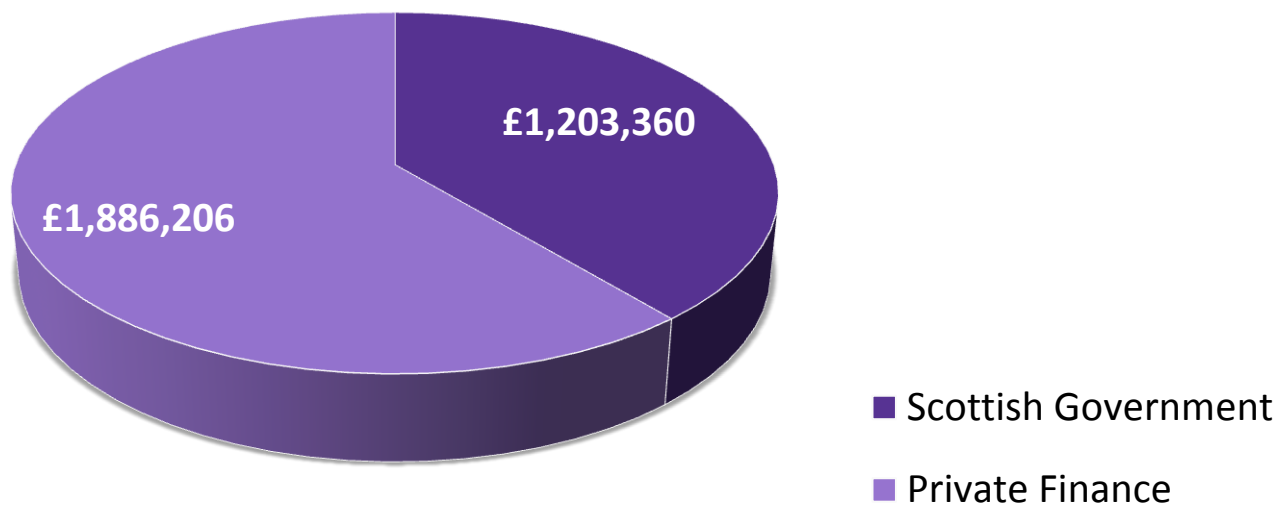


Funding & Costs

Social Rent - Total Funding £5,352,046



Mid Market Rent - Total Funding £3,089,566



		Per Unit	Total
Project Costs	SR	£137,232	£5,352,046
	MMR	£128,732	£3,089,566
Works Cost	SR	N/A	N/A
	MMR	(Off the Shelf Acquisition)	(Off the Shelf Acquisition)
Private Finance	SR	£57,766	£2,252,856
	MMR	£78,592	£1,886,206
Rents at First Allocation	SR	£317 - £402 per calendar month	
	MMR	£436 per calendar month	





Points to Note

- Energy Monitoring Meters will be installed.
- Water efficiency measures including Water Butts will be provided.
- Private garden space will be allocated to the Houses and Cottage Flats.
- Communal Parking will be provided throughout this development
- An Energy Rating of B (81-91) will be achieved.

Construction Period	April 2017 – March 2019 (est.)
Contract Type	Negotiated Off the Shelf Acquisition
Contractor	James Property Ltd
Architect	Davidson Baxter Partnership
Employers Agent	N/A
Engineer	Contractor Appointed
Principle Designer	Brownriggs

Kingdom Group Ltd

Saltire Centre | Pentland Court | Glenrothes | Fife | KY6 2DA
Tel: 01592 631661 | **email:** kingdom@kingdomhousing.org.uk
www.kingdomhousing.org.uk

