



Project Information

KINGDOM
Housing Association



Bertha Park, Perth Phase 1

BACKGROUND – Bertha Park, Perth Phase 1

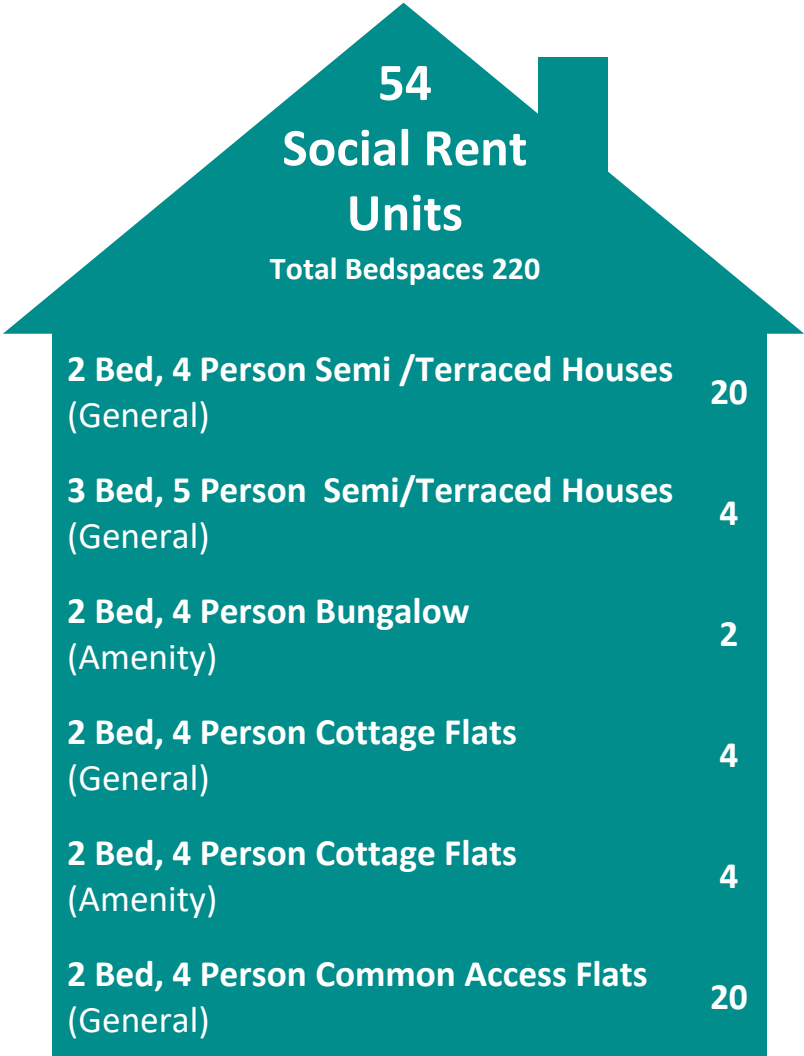
Bertha Park is situated on the outskirts of Perth, just off the Inveralmond Roundabout.

The masterplan for this project includes approximately 3000 properties, a medical centre, a new High School, sports facilities, retail and commercial units, junction improvements and the construction of the new Tay Cross Link Road.

The first phase of the project comprised of 54 social rent units. The project started on site in October 2018, and was completed in December 2019. The units were the affordable housing element of the larger private housing development that is being taken forward at Bertha Park.

The properties are owned by Kingdom Housing and managed by Fairfield Housing Co-operative, who allocate and maintain the properties.

Phase 2 of the Bertha Park project comprised of 58 affordable units and was completed in December 2020. There are also further phases planned for future development.

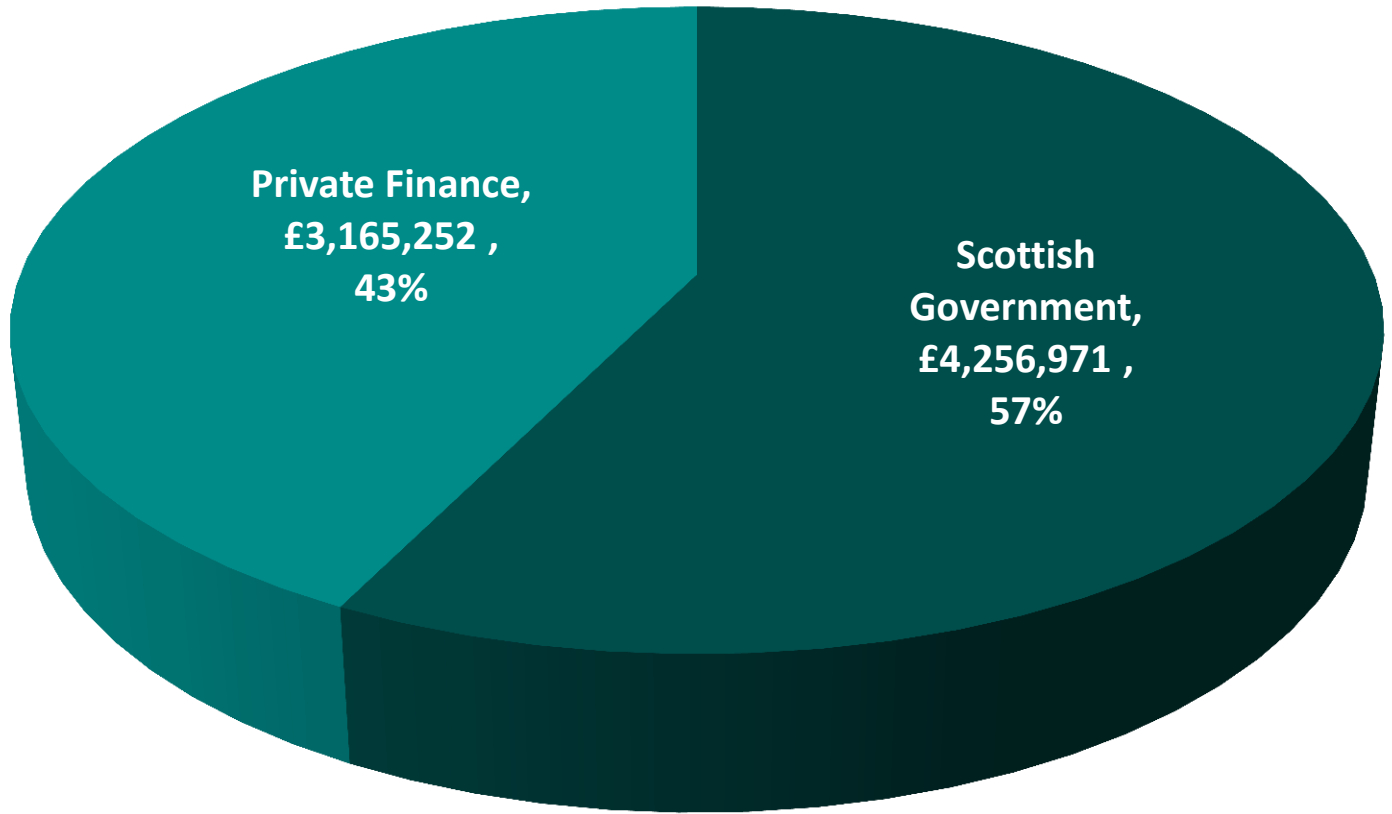


Landlord
Kingdom Housing Association



Funding & Costs

Total Funding £7,422,223



		Per Unit	Total
Project Costs	SR	£137,449	£7,422,223
Works Cost	SR	£124,155	£6,704,370
Rents at First Allocation (19/20 rates)	SR	£321 - £410 pcm (est.)	



Points to Note

- **AHP Provision for Phase 1** - Target 25% (58 Units). The 4 unit shortfall will be provided on a later phase of the project.
- **Sustainability** - Building Control Silver Standards has been achieved.
- **Air Source Heat Pumps have been installed for the houses and cottage flats / Gas Central Heating for the common access flats**
- **Energy Rating** - An Energy Rating of B (81-91) has been achieved.
- **Community Benefits** - Delivered in line with the CBA Matrix.
- Project has achieved **Gold Secured by Design** accreditation.

Construction Period	October 2018 – December 2019
Contract Type	Negotiated Design & Build Contract
Contractor	Bertha Park Limited
Architect	Contractor's Own
Employers Agent	John Duguid Partnership
Engineer	Contractor's Own
Principle Designer	Contractor's Own

