

Project Information



Inverkeithing – Aerial View

Fraser Avenue, Inverkeithing Ph1

BACKGROUND – Fraser Avenue



The Fraser Avenue Regeneration project will create a development of high quality, distinctive properties and with a strong local identity for the existing community to live in and around. The new high quality homes have been designed to meet a range of existing housing needs and to meet community aspirations.

This first phase started on site in May 2017 and will provide 53 new homes for affordable Social Rent. The units will be retained by Kingdom who will be responsible for the future management and maintenance of these.

The properties have been designed to meet Housing for Varying Needs, Secured by Design, KHA's Design Standards and the Building Control's Silver Sustainability Standard Specification.

53 Social Rent Units

Total Bedspaces 242

2 Bed, 4 Person Terraced House (General)	13
3 Bed, 5 Person Terraced House (General)	15
4 Bed, 6 Person Terraced House (General)	4
6 Bed, 9 Person Terraced House (General)	1
2 Bed, 4 Person Bungalow (Amenity)	2
3 Bed, 5 Person Bungalow (Amenity)	1
2 Bed, 4 Person Wheelchair Bungalow (Wheelchair)	2
3 Bed, 5 Person Wheelchair Bungalow (Wheelchair)	1
2 Bed, 4 Person Cottage Flat (Ground Floor Amenity)	14

Landlord

Kingdom Housing Association



Context

Fraser Avenue is a residential street in Inverkeithing that consists of 3-storey common access flats built in the 1950-60s and owned by Fife Council. The street is bounded by popular council estates on either side featuring high levels of private ownership.

Fraser Avenue is currently classed in the 15% most deprived areas of Scotland. The social problems associated with the area have been exacerbated by the poor quality of the existing flats which are not energy efficient. As a result existing residents are at risk of fuel poverty.

Due to high turnover and low demand the area was designated an 'Estate Action Area' by Fife Council in 2004. The Council explored redevelopment proposals for a number of years and in 2011 it took the decision to demolish all properties and for replacement new build affordable housing to be provided by an RSL.

Kingdom Housing Association was appointed as the preferred RSL partner following a competitive tender process. This required submission of a funding bid and presentation to an Assessment Panel in early 2015.

Key Objectives

The overall Regeneration Aim is to create a development of high quality, distinctiveness and local identity, which is sustainable, meets housing needs, delivers quality and recognizes aspirations, affordability and value for money.

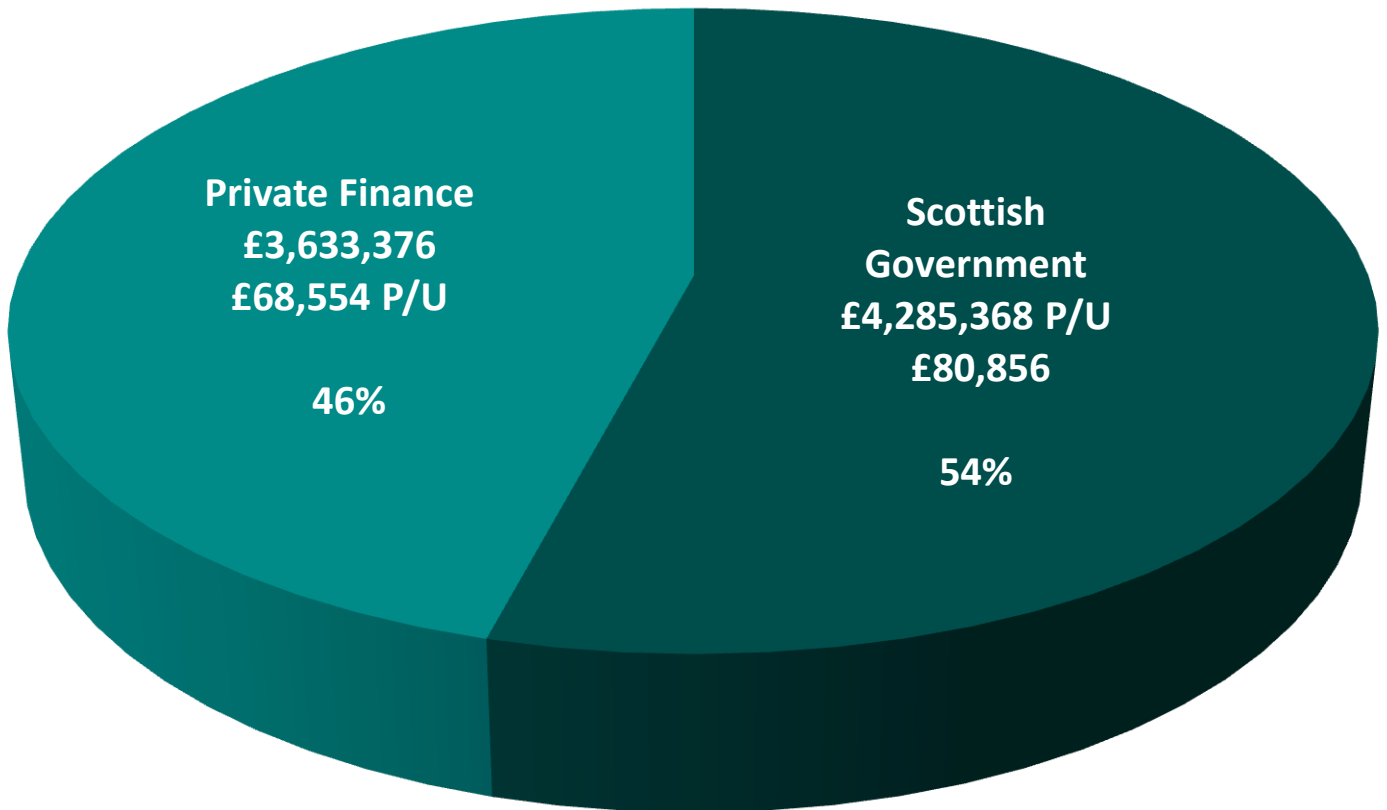
Key project objectives include:

- Co-ordinate a phased redevelopment of Fraser Avenue
- Promote a coherent overall development within the constraints of the retained area
- Promote high quality standards of planning and urban design; create a modern and attractive place to live
- Provide a safe, secure and pleasant environment
- Create a development which is sustainable and energy efficient (Silver Standard)
- Promote the involvement of tenants and residents in the design and decision making process
- Provide housing which is accessible and adaptable by observing Barrier Free and Housing for Varying Needs principles
- Meet the demands of the area in terms of housing needs



Funding & Costs

Total Funding £7,918,744



		Per Unit	Total
Project Costs	SR	£149,410	£7,918,744
Works Cost	SR	£130,480	£6,915,439
Rents at First Allocation (18/19 rates)	SR	£346 - £449 per calendar month	





Key Dates

August 2011	Fife Council agreed that the only realistic option for the future of Fraser Avenue was the full demolition and the redevelopment for low rise housing.
March 2015	Fife Council appointed Kingdom Housing Association to be the RSL Delivery Partner for the Fraser Avenue Regeneration Project following a competitive tender process. Kingdom Housing Association will build and manage the new housing.
April 2016	Planning in Principle Approval received in April 2016 for demolition and redevelopment of the regeneration area.
August 2016	Kingdom carried out first stage of tenant choice consultation (Floor Layouts).
October 2016	Kingdom carried out street renaming consultation. This established a high level of support for renaming the street.
February 2017	ARC Planning consent for Phase 1 was received.
March 2017	Phase 1 demolition completed.
March 2017	Enabling works started.
May 2017	Main works started on site.
October 2018	Phased completions commenced allowing the first of the new tenants to move into their new homes. (As at February 2018 - 40 of the 53 new homes have been allocated with the remaining 13 due to be handed over at end of March 2019).

Regeneration Phasing Plan

Demolition of the existing properties is expected to take place in four phases. The first units were demolished in March 2017 to allow the first phase of 53 new homes to be built. Five phases of new build housing are planned, the extra phase being the development of housing in the Old Cricket Area.

The estimated number of new homes being provided is 189. This will comprise a mix of single-storey special needs provision, two and three-storey family housing and cottage flats. Each property will have its own private entrance and private garden.

Fraser Avenue will be realigned to create two new main streets. Community consultation was carried out to agree the new street names.

This new street pattern will offer the opportunity to give the area a new, positive identity and give the area a fresh start. Existing links with neighbouring streets will be overlooked to improve the feeling of security.

The regeneration plans also include the provision of 3 new shops (bakery, chip shop and convenience store) at Hillend Road which are being funded by Fife Council. Kingdom Initiatives have been appointed by Fife Council to provide the project management and clerk of works services for this. Completion of the shops is expected to tie in with completion of the phase 1 new housing.



Community Engagement & Benefits

High levels of community / tenant engagement are planned throughout the lifetime of the regeneration project including:

- Workshops
- Focus and Consultation Groups
- Surveys
- Tenant Choice for returning residents

A number of community benefits are being delivered as part of the building works including:

- Construction Academies; creating employment and training opportunities
- Education initiatives including the local schools
- Community artwork/play areas and pocket parks

A Community Benefits and Sustainability Strategy has been produced and an Action Plan is being progressed on this basis.





Points to Note

- **Sustainability** - Building Control Silver Standard will be achieved.
- **Energy Rating** - An Energy Rating of B (81-91) will be achieved.
- **Community Benefits** – Employment and training placements, School Initiatives and Community artwork will be provided.
- **Tenant Choice** – returning tenants from the estate have been given the opportunity to choose their preferred ground layout and internal/external fixtures and fittings.
- **Gold Secured by Design** accreditation will be obtained.
- **Solar Photovoltaic** panels and real time electric energy display meters will be installed to help tenants reduce their energy use and lower fuel bills.
- **Breathable Wall System** being used to help improve indoor air quality and create a healthier living environment.
- **Building Performance Evaluation** being taken forward in partnership with Glasgow School of Art to determine the actual in-use performance of 8 of the new homes in Phase 1.
- **Commendation for Innovation in Housing** received from The Saltire Society in 2017.

Construction Period	May 2017 – March 2019 (est.)
Contract Type	Competitive Design & Build Contract
Contractor	Campion Homes
Architect	7N Architects
Employers Agent	Langmuir & Hay
Engineer	Scott Bennett Associates
Principle Designer	Scott Bennett Associates
Landscape Architect	Rankin Fraser
Sustainability Specialist	Carbon Futures