



Project Information

KINGDOM
Housing Association



Glenalmond Road, Rattray

BACKGROUND – Glenalmond Road, Rattray

This development is located on the northern outskirts of the village of Rattray in Perthshire, approximately 15 miles north of Perth.

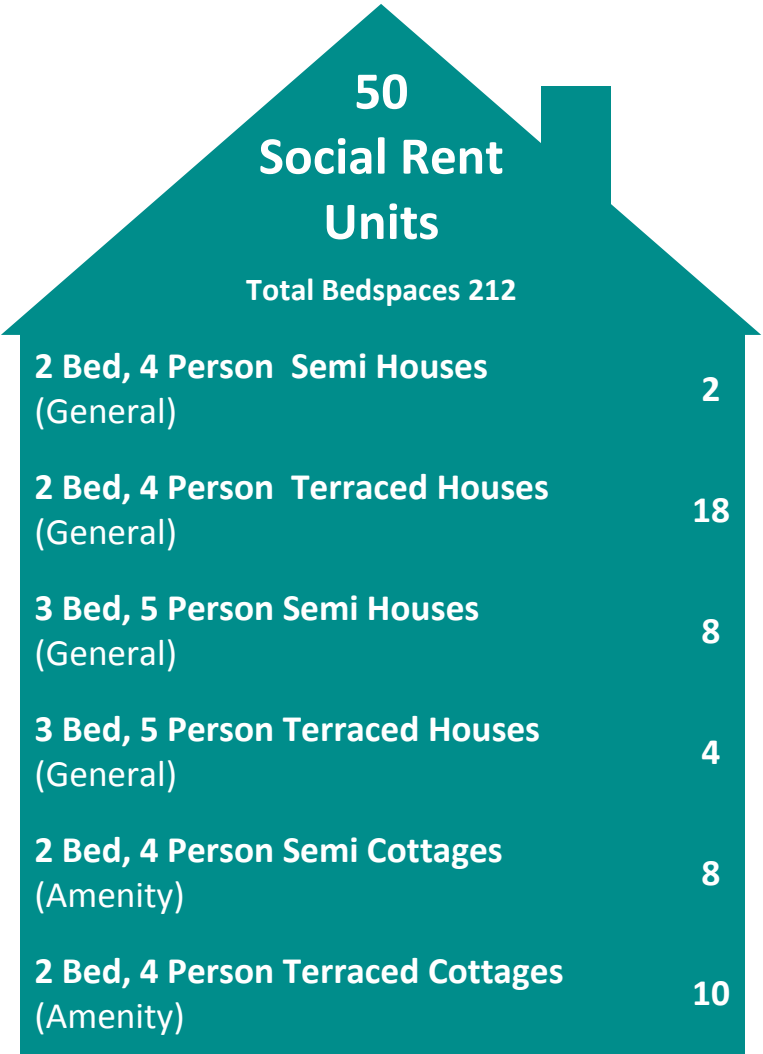
These units were the affordable element of a larger private development built by Springfield Properties.

The high level of particular needs properties provided was reflective of the housing needs in the area.

The finished units achieved Housing for Varying Needs, Secured by Design, KHA’s Design Standards and Building Control’s Silver Sustainability Standard.

The Sustainability features included enhanced insulation levels, Decentralised Mechanical Extract Ventilation, Gas Saver Units, Waste Water Heat Recovery, Water Butts in the gardens and Bat & Bird boxes in the eaves.

Two apprenticeships were secured on this project.

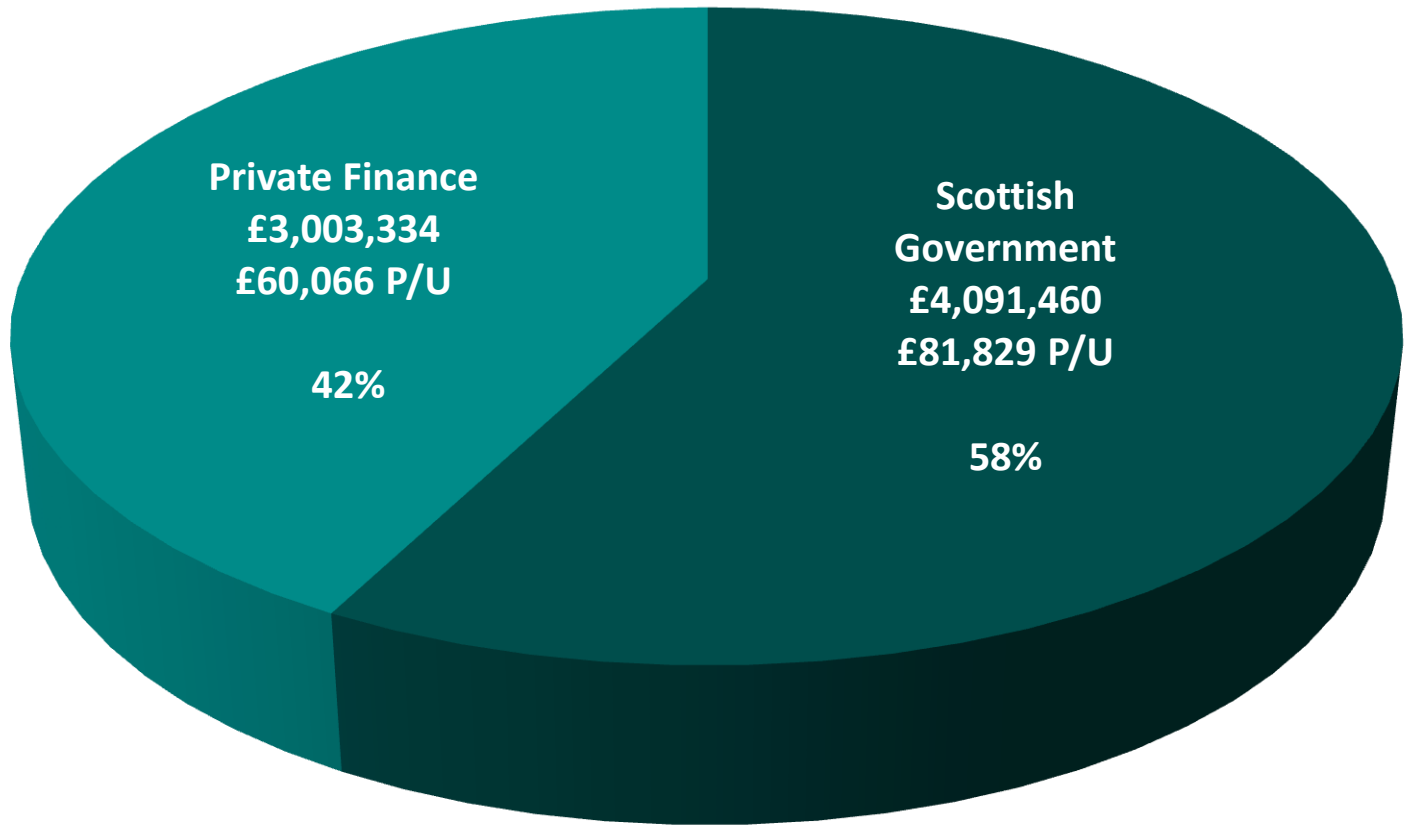


Landlord
Kingdom Housing Association



Funding & Costs

Total Funding £7,094,794



		Per Unit	Total
Project Costs	SR	£141,895	£7,094,794
Works Cost	SR	£124,906	£6,245,295
Rents at First Allocation (19/20)	SR	£371 - £416 pcm	





Points to Note

- **AHP Provision** - Target 25% (50 Units) Provision as per target.
- **Gold Secured by Design** accreditation obtained.
- **This project was completed in 2 phases.** Phase 1 (26 units) was completed in August 2019. Phase 2 (24 units) was handed over in January 2020.
- **Sustainability** - Building Control Silver Sustainability Level
- **Energy Rating** - An Energy Rating of B (81-91) was achieved.
- **Community Benefits** – 1 Joiner and 1 Bricklayer apprenticeship. A Schools visit took place in January 2020.
- Project achieved **Gold Secured by Design** accreditation.

Construction Period	May 2018 – January 2020
Contract Type	Negotiated Design & Build Contract
Contractor	Springfield Properties PLC
Architect	Springfield Properties PLC
Employers Agent	John Duguid Partnership
Engineer	Bill Henderson Consulting Engineer Ltd
Principle Designer	Springfield Properties PLC