



Project Information

KINGDOM
Housing Association



CGI

Harbour View, Alloa

BACKGROUND

These units are the affordable element of Phase 4 of the Lochay Homes development at Harbour View, Alloa.

The site is located on the southern edge of Alloa, close to the River Forth and around 0.5 miles from the town centre.

The first phase of the development completed in March 2019 and provides 19 houses and 9 flats for social rent – 28 new homes altogether. The second phase provides 18 new build flats and completed in July 2019

The units are retained by Kingdom HA who are responsible for the management and maintenance of these.

Although the designs were fully developed before negotiations began with Lochay Homes, these were tweaked to better reflect Kingdom's requirements in terms of compliance with Housing for Varying Needs, Secured by Design and KHA's Design Standards.

Landlord

Kingdom Housing Association

46 Social Rent Units

Total Bedspaces 195

Phase 1:

2 Bed, 4 Person Common Access Flat (General)	6
2 Bed, 4 Person Common Access Flat (Amenity)	3
2 Bed, 4 Person Terraced House (General)	2
3 Bed, 5 Person Terraced House (General)	2
2 Bed, 4 Person Semi Detached House (General)	6
3 Bed, 5 Person Semi Detached House (General)	8
3 Bed, 5 Person Detached House (General)	1

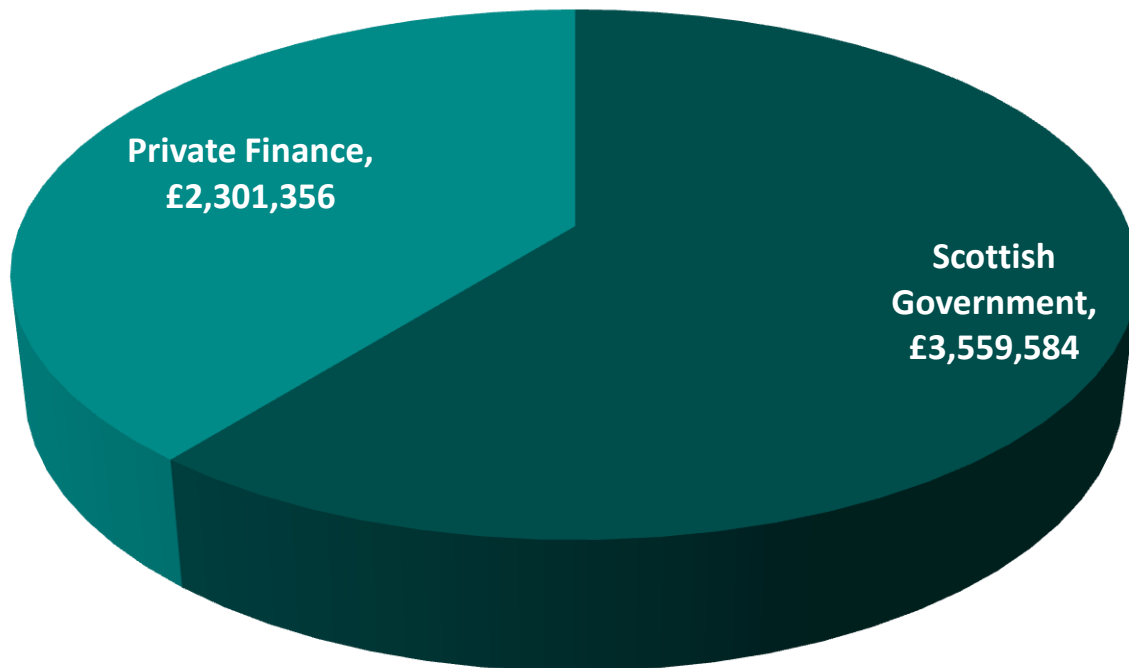
Phase 2:

2 Bed, 4 Person Common Access Flat (General)	12
2 Bed, 4 Person Common Access Flat (Amenity)	6



Funding & Costs

Total Funding £5,860,840



PHASE 1:		Per Unit	Total
Project Costs	SR	£133,725	£3,744,298
Works Cost	SR	£96,692	£2,707,373
Private Finance	SR	£55,647	£1,558,114
Rents based on 18/19 assumptions	SR	£319 - £411 per calendar month	

PHASE 2:		Per Unit	Total
Project Costs	SR	£117,591	£2,116,642
Works Cost	SR	£87,477	£1,574,580
Private Finance	SR	£41,291	£743,242
Rents based on 19/20 assumptions	SR	£322 per calendar month	



Points to Note

- An Energy Rating of B (81-91) have been achieved.

Construction Period	Phase 1: September 2017 – March 2019 Phase 2: July 2018 – July 2019
Contract Type	Negotiated Design & Build Contract
Contractor	Lochay Homes Ltd
Architect	WD Harley
Employers Agent	David Adamson & Partners
Engineer	CRA (Alloa) Ltd
Principle Designer	Lochay Homes Ltd