

Project Information



KINGDOM
Group



Kingdom Park, Kirkcaldy

BACKGROUND - Kingdom Park, Kirkcaldy

This development was located at Kingdom Park, Kirkcaldy, close to the A92 major link road and provided 76 new affordable homes for Social Rent and Mid Market Rent.

The units were the affordable housing provision for the larger private development taken forward by Persimmon Homes Scotland.

The development provided a diverse housing mix of larger family homes, apartments and cottage flats. The project started on site in December 2020 and completed in October 2022.

The properties are highly energy efficient and meet Housing for Varying Needs as well as the Association's own design standards. They have achieved Building Controls Full Bronze and Silver Aspect 1 & 2 standard of sustainability.

Kingdom's new homes have been designed with the current and future needs of the residents in mind, therefore offering a property which can adapt as the needs of the residents change.

The Social Rent properties are owned and managed by Kingdom Housing Association and the Mid Market Rent properties are owned and managed by Kingdom Initiatives.

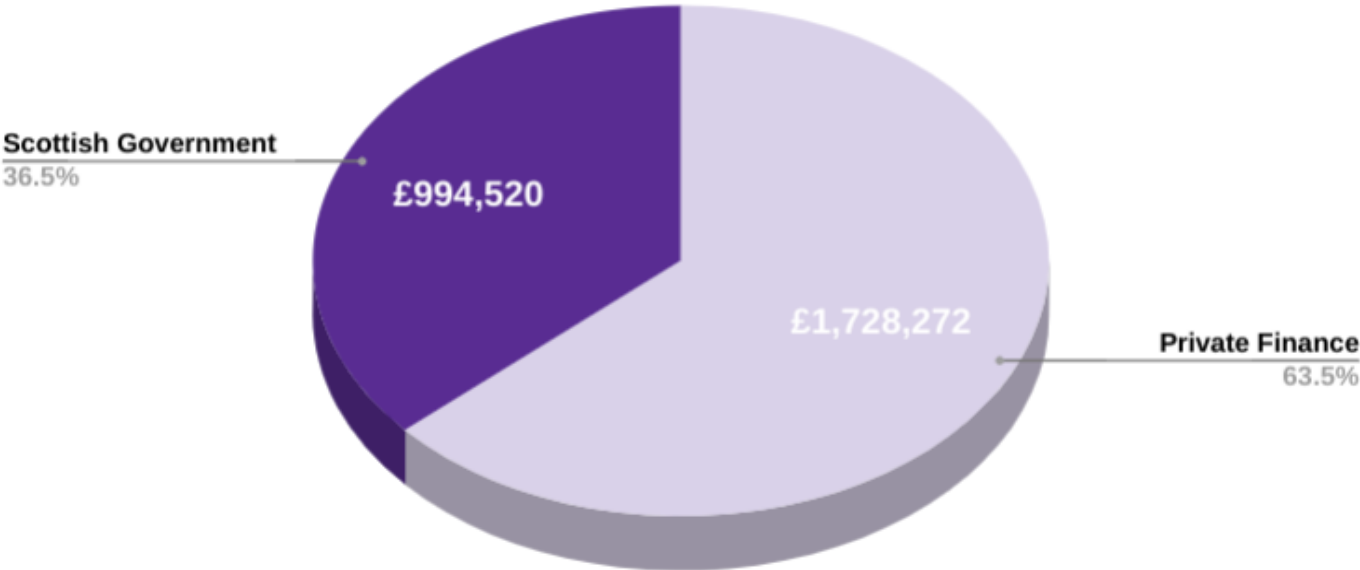
20 Mid Market & 56 Social Rent Units Total Bedspaces 310	
<u>Mid Market Rent Units:</u>	
4 Bed, 6 Person Houses (General Needs)	2
2 Bed, 3 Person Common Access Flats (General Needs)	6
2 Bed, 4 Person Common Access Flats (General Needs)	12
<u>Social Rent Units:</u>	
4 Bed, 6 Person Houses (General)	4
2 Bed, 4 Person Houses (General)	24
2 Bed, 4 Person Cottage Flats (General Needs & Amenity)	28

Landlord
KHA (SR) / KI (MMR)

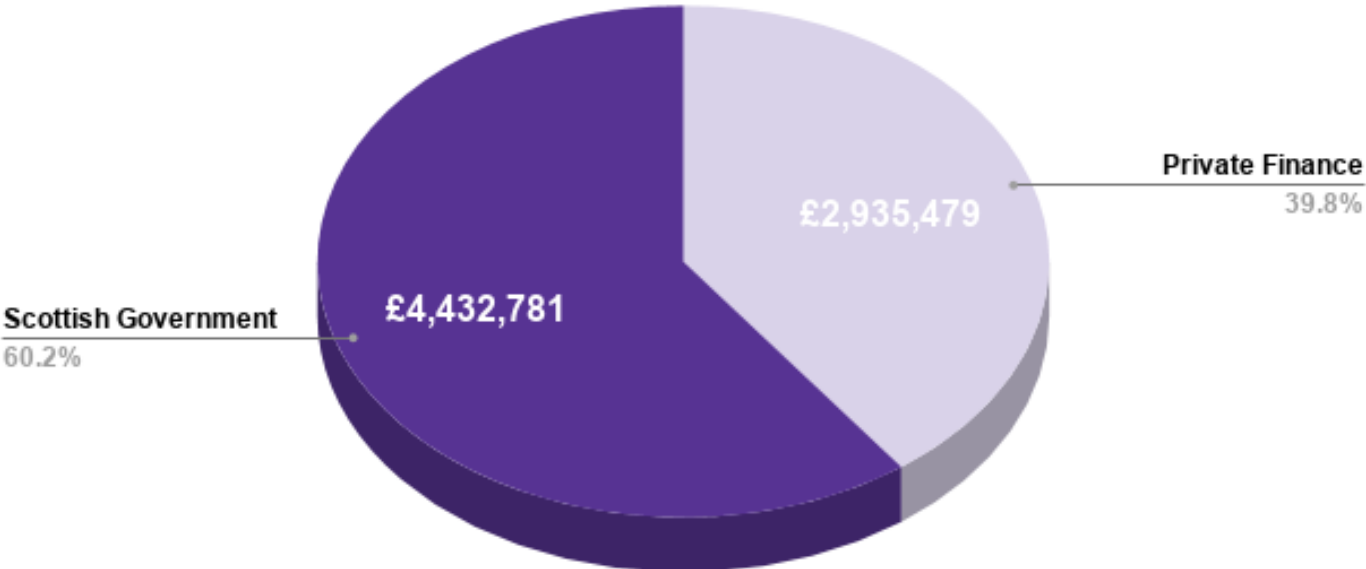


Funding & Costs

MMR Total Project Funding £2,722,792



SR Total Project Funding £7,368,260



Units: 20 Mid Market Rent / 56 Social Rent		Per Unit	Total
Scottish Government Funding	MMR	£49,726	£994,520
	SR	£79,157	£4,432,781
Private Finance	MMR	£86,414	£1,728,272
	SR	£52,419	£2,935,479
Project Costs	MMR	£136,140	£2,722,792
	SR	£131,576	£7,368,260
Works Costs	MMR	£114,216	£2,284,317
	SR	£118,392	£6,629,929
Rents 2022/23	MMR	£470 - £734 pcm.	
	SR	£393 - £469 pcm.	



Points to Note:

- **Secured by Design** has been achieved.
- **Sustainability** - An energy rating of B (81-91) has been achieved
- Building Control's **Full Bronze and Silver Aspects of 1 & 2** has been achieved
- **Photovoltaic panels** have been installed
- **Community Benefits** - 2 jobs created and 2 sustained apprenticeships.
- A **sprinkler system** has been installed in the MMR Common Access Flats at a cost of £36,012
- **Floor coverings, blinds and a fitted oven & hob** have been provided in all the MMR properties at a cost of £120,469
- **Washer/dryers** have been provided in the MMR properties at a cost of £8,354

Construction Period	December 2020 - October 2022
Contract Type	Design & Build
Contractor	Persimmon Homes Scotland
Employers Agent	Hardies
Principal Designer	Persimmon Homes Scotland
Architect	Contractor Appointed
Engineer	Contractor Appointed

