

Project Information



Kirkland Farm, Ballingry

BACKGROUND

Springfield Properties have delivered 140 new affordable homes in Ballingry, Fife. The properties form part of a larger development situated on the former Kirkland Farm land to the east of the town.

The first phase (35 units) was completed in November 2019, while the second phase (42 units) was completed in September 2020. Phase 3 (63 units) started on site in July 2020 and was completed in July 2022.

The development provided a mix of two, three and four bedroom houses, amenity bungalows and cottage flats.

The new homes are designed to meet Housing for Varying Needs, Secured by Design, Kingdom's Design Standards and Scottish Government's Greener Standards Specification.

The finished units have achieved Building Control Silver Standard level based on insulation levels and sustainability features such as Dual Zone Heating, Gas Saver Units, Installation of Water Butts and Waste Water Heat Recovery Systems.

140
Social Rent
Units

Total Bedspaces 565

Phase 1 – 35 Units:

2 Bed, 3 Person Bungalows (Amenity)	11
2 Bed, 4 Person Houses (General Needs)	12
3 Bed, 4 Person Houses (General Needs)	8
3 Bed, 5 Person Houses (General Needs)	4

Phase 2 – 42 Units:

2 Bed, 4 Person Houses (General Needs)	26
3 Bed, 4 Person Houses (General Needs)	14
3 Bed, 5 Person Houses (General Needs)	2

Phase 3 – 63 Units:

2 Bed, 3 Person Bungalows (Amenity)	4
2 Bed, 4 Person Cottage Flat (Amenity & General Needs)	4
2 Bed, 4 Person Houses (General Needs)	28
3 Bed, 4 Person Houses (General Needs)	19
3 Bed, 5 Person Houses (General Needs)	2
4 Bed, 6 Person Houses (General Needs)	6

Landlord

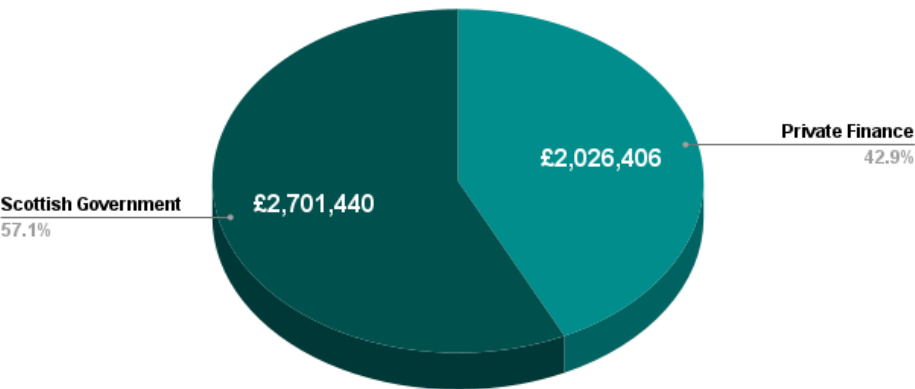
Kingdom Housing Association



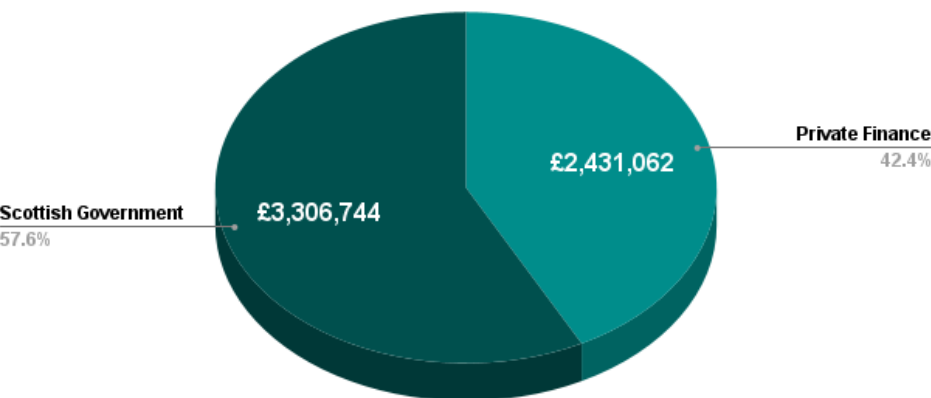
CGI of view from the street

Funding & Costs

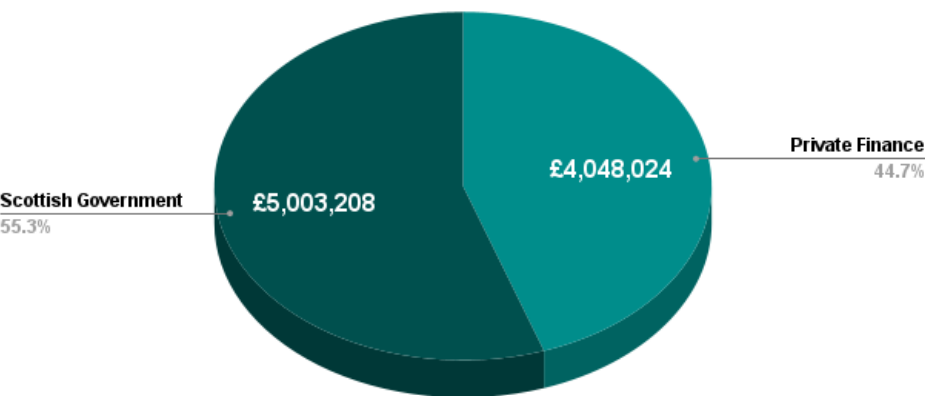
Phase 1 - Total Funding £4,727,846



Phase 2 - Total Funding £5,737,806



Phase 3 - Total Funding £9,051,232



Funding & Costs (continued)

Phase 1:		Per Unit	Total
Project Costs	SR	£135,081	£4,727,846
Works Cost	SR	£121,588	£4,255,564
Private Finance	SR	£57,897	£2,026,406
Rents 2022 / 23	£404 - £463		

Phase 2:		Per Unit	Total
Project Costs	SR	£136,614	£5,737,806
Works Cost	SR	£123,265	£5,177,121
Private Finance	SR	£57,882	£2,431,062
Rents 2022 / 23	£410 - £463		

Phase 3:		Per Unit	Total
Project Costs	SR	£143,670	£9,051,232
Works Cost	SR	£130,324	£8,210,436
Private Finance	SR	£64,254	£4,048,024
Rents 2022 / 23	£380 - £475		

Points to Note

- **Sustainability** – Building Control Silver Standards have been achieved based on features such as:
 - **Waste Water Heat Recovery System** – This is a system that uses a heat exchanging process to transfer the remaining heat from shower waste water and increase the heat of cold mains water coming into the system. Less energy is then used to increase the heat of the preheated mains water to the required temperature.
 - **Flue Gas Heat Recover Unit** – This unit is connected directly to the flue of the boiler. Its highly efficient plate heat exchanger extracts residual energy from the flue gases exiting from the boiler. This energy is then used to pre-warm the water that is fed into the combi boiler, reducing the amount of gas required to reach the desired hot water temperature.
 - **Water Butts** – These store rainwater from the roof in a recycled plastic container, ready for use during dryer spells.
- **Energy Rating** – An Energy Rating of B (81-91) has been achieved.
- **Community Benefits** – A total of 12 Work Placements, 14 Job Creations, 5 Apprenticeships & 13 Sustained Apprenticeships have been delivered over the 3 build phases.
- The project has achieved **Secured by Design** accreditation.

Construction Period Phase 1 Phase 2 Phase 3	August 2018 – November 2019 August 2018 – September 2020 July 2020 – July 2022
Contract Type	Negotiated Design & Build Contract
Contractor Employers Agent Architect Engineer Principal Designer	Springfield Properties Pottie Wilson Contractor's Own Contractor's Own Brownriggs

Completed Houses – Phase 1



Completed Houses – Phase 2



Completed Bungalows – Phase 3

